



Multifamily Application Training

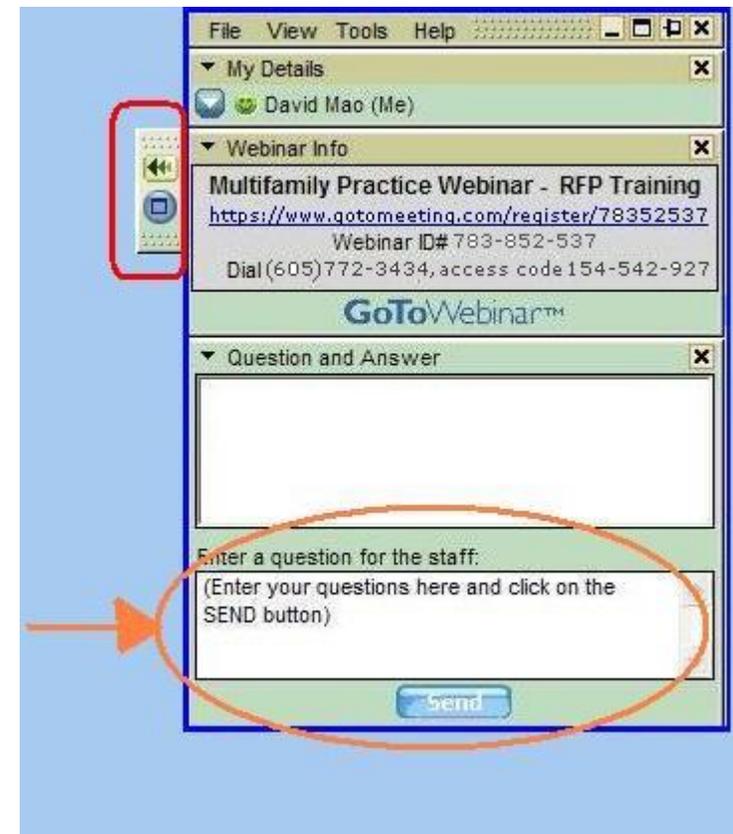
2009 Consolidated Request for Proposals

2010 Housing Tax Credits Round 2



Using GoToWebinar

» How to submit questions





Multifamily RFP Application Training

Audio: Call in using your telephone.

773-945-1010, access code 436-215-182, audio key [audio key]



Diana Lund
RFP Coordinator
Minnesota Housing



Kasey Kier
Housing Tax Credit
Allocation Lead
Minnesota Housing



Susan Thompson
Underwriter
Minnesota Housing



Amy Long
Supportive Housing Lead
Minnesota Housing



Julie Ann Monson
Underwriter
Minnesota Housing

Agenda Overview

- **Assistant Commissioner, Bob Odman**
- **Research Director, John Patterson**
- **Funding Availability, Priorities and Application Changes**
- **Green Criteria Updates**
- **Program Updates:**
 - » **Challenge**
 - » **Housing Tax Credit Updates**
 - » **Publicly Owned Housing Program (POHP)**
 - » **Supportive Housing**



**Please hold as we
transition to the
next speaker....**



**Minnesota
Housing
Assistant
Commissioner
Bob Odman**



**Please hold as we
transition to the
next speaker....**



Minnesota Housing Research Director John Patterson

Community Profiles

- **Objectives:**
 - » Identify high need communities
 - » Identify the type of investment needed
- **Basis:**
 - » Agency mission and program objectives
 - » **15 indicators, for example:**
 - Foreclosure rate
 - Homeownership rate
 - Job growth
 - » **4 categories of need**

Categories of Need

- **Lack of Affordable Rental Housing**
- **Workforce Housing**
- **Community Stabilization**
- **Economic Integration**

Community Profile Lay Out

- **County and large city analyses**
- **Sections:**
 - » **Background**
 - » **4 Need Categories (Maps)**
 - » **15 Indicators (Maps)**
 - » **15 Indicators (Data Tables)**

Using Community Profiles

- **Discussion draft**
- **To be improved over time:**
 - » **Smaller geographies – census tracts rather than counties and cities**
 - » **Feedback from partners**
- **Still provides useful information**
- **Combine profile information with local and neighborhood-level data**

Transit Maps

- **Transit oriented development is a priority**
- **Distance from development/project to transit**
- **Metro transit lines**
- **Greater Minnesota transit lines**

Multifamily Construction Costs

- **Cost containment is a priority**
- **Examining costs more closely:**
 - » **Industry data from RSMeans**
 - » **Past projects funded by Minnesota Housing**
 - » **Expertise of agency staff**
- **RSMeans Construction Costs: Basic 1 to 3 story apartment - \$105,000 per unit in Minneapolis (excludes acquisition and soft costs)**
- **Minnesota Housing projects have cost 18% more after controlling for several factors**

Construction Cost Factors

- **Type of work (e.g. new construction vs. rehab)**
- **Building type and features**
- **Location**
- **Size of project**
- **Size of units**
- **Added costs (e.g. historical preservation, environmental abatement, etc.)**

Construction Cost Review

- **Minnesota Housing will assess costs**
- **If costs are higher than expected, will ask for further justification or a reduction in costs**
- **Assessment will include allowances for cost factors**



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transition to the
next speaker.....**

RFP Round 2 Preferences

- **Transit-orientation**
- **Cost containment**
- **Developments that can move quickly toward construction**
- **Foreclosure remediation**
 - » **Funding priority under the Challenge program**

RFP Round 2 Funding Availability

- **Deferred loan funding approximately \$13.5 million**
 - » **Preservation ARIF (PARIF)**
 - » **Housing Trust Fund-Long Term Homeless (HTF-LTH)**
 - » **Housing Trust Fund (HTF)**
 - » **Publicly Owned Housing Program (POHP), General Obligation (GO) Bonds**
 - » **Ending Long-Term Homelessness Initiative Fund (ELHIF)**
 - » **Neighborhood Initiative**
 - » **Flexible Financing for Capital Costs (FFCC)**
 - » **Economic Development and Housing Challenge Program (EDHC) Approximately \$7.4 (Agency wide)**

RFP Round 2 Funding Availability

- **Low and Moderate Income Rental Program (LMIR) - up to \$15 million**
- **Funding Partners – Approximately \$5.8**
Including: Family Housing Fund (FHF), Metropolitan Council – Local Housing Incentive Account (LHIA), Greater Minnesota Housing Fund (GMHF), Minnesota Department of Employment and Economic Development (MN DEED) - Small Cities Development Program (SCDP), Department of Human Services – Adult Mental Health Division (DHS-AMHD), Housing with Supports for Adults with Serious Mental Illness (HSASMI) Program Operating Subsidy

Application Materials Location

<http://www.mnhousing.gov>

The screenshot shows the homepage of the Minnesota Housing Finance Agency. At the top, there is a navigation bar with links for Home, Login, and Sitemap, along with a search box. The main header features the agency's logo and a mission statement: "Minnesota Housing finances and advances affordable housing opportunities for low and moderate income Minnesotans to enhance quality of life and foster strong communities." Below this is a large banner image depicting various housing scenarios: a blue house, a man in a blue shirt, a bicycle, a family with a child, and a playground. A red navigation menu lists categories such as Home Buyers, Lending & Funding Partners, Developers, Homelessness/Housing Assistance, and Applications & Forms. On the left, a section titled "Current Interest Rates" displays "5.875% Minnesota Mortgage Program Government Rate" and "6.500% Fix-up Fund". A central sidebar menu lists services like "Program Guides, Compliance & Servicing" and "Apply For Funding". The bottom right features a photo of three people sitting on steps and the text "services to help... and on-going".

Address: <http://www.mnhousing.gov>

Home | Login | Sitemap

Minnesota Housing Finance Agency

Minnesota Housing finances and advances affordable housing opportunities for low and moderate income Minnesotans to enhance quality of life and foster strong communities

Home Buyers
Home Owners
Renters

Lending & Funding Partners
Real Estate Professionals
Home Buyer Educators

Developers, Owners
Management Agents
Architects & Builders

Homelessness/Housing Assistance
Emerging Markets
Local Governments

Applications & Forms
Resources
Training & Technical Services

Investor

Current Interest Rates

5.875%
Minnesota Mortgage Program
Government Rate

6.500%
Fix-up Fund

Minnesota Housing offers competitive interest rates on our loan programs.

ing

services to help
ment and
and on-going

Special Announcements:

Developers & Owners
Management Agents
Architects & Builders
Housing Tax Credits
Program Guides, Compliance & Servicing
Program Guides, Compliance & Servicing
Loan & Grant Processing
Minnesota Multifamily Rental Housing Common Application
Apply For Funding
Tax Credit Allocation
LIRC

Application Information and Requirements

Housing Partners

- [-] **Housing Tax Credits**
- [-] **Management Agents**
- [-] **Developers & Owners**

Program Guides, Compliance & Servicing

Loan & Grant Processing

Minnesota Multifamily Rental Housing Common Application

Apply For Funding

Tax Credit Allocation

LIRC

Architects & Builders

Program Guides, Compliance & Servicing

Form Finder

-- Please select a form 

Quick Links

[Rent & Income Limits](#)

[Home Cost Limits](#)

[News Room](#)

[About Us](#)

Minnesota Multifamily Rental Housing Common Application



Minnesota Housing, its funding and collaborating partners, in an effort to eliminate duplication and simplify the financial packaging process, provide a common application to be used for all multifamily rental housing projects.

Note: Funding priorities, underwriting standards, application deadlines may vary among collaborating partners.

2009 RFP/2010 HTC Round 2 Application Timeline

August 10, 2009 Publication

September 2, 2009 Webinar training

October 1, 2009 Applications due

January 28, 2010 Award announcements

Webinar Training

Multifamily RFP Application Training

Round 2 Multifamily 2009 RFP and 2010 HTC Application Training

September 2, 2009. 10:00 a.m. - 12:00 p.m.

Register at: <https://www1.gotomeeting.com/register/427553433>

One-on-One technical assistance will still be offered upon request. Please fill out the [one-on-one technical assistance form](#) indicating the type of assistance you need and submit as directed. This will help us assign a staff person with the technical knowledge suitable to your specific needs.

Application Information and Requirements

[Common Application and Forms/Submittal Items - APPLY HERE!](#)

Early Submittal for Development Team Qualification Forms

Minnesota Multifamily Rental Housing Common Application

 Printer Friendly Version

Section Navigation

Training & Technical Assistance

Reference Materials

Funding Awards

Common Application Materials

Early Submittal - Development Team Members Qualification Forms should be submitted by September 25, 2009. If you are unsure if a development team member has submitted a recent Qualification form, please check our list daily.

[Development Team Qualification Forms and Instructions](#)

Application Materials - Application checklists and Collaborating Partner application information. All Common Application items and supplemental application materials can be found in the Application Checklist.

Common Application Items

The following items represent the Common Application package that must be completed for all rental housing proposals applying for Minnesota Housing RFP, Housing Tax Credit, or Collaborating Partner Programs.

1. Minnesota Multifamily Rental Housing Common Application
2. Minnesota Multifamily Rental Housing Narrative Questions and Project Schedule

Master Application Checklist

Minnesota Multifamily Rental Housing Common Application Package Checklist Instructions & Notes

Include a copy of the Application Checklist with your application package and assemble package in the order of the checklist.

If an item is **Not Applicable** to your housing proposal, please indicate so on the checklist.

Applicants are to submit one package with original application items and two copies of the original package, submitting a total of three application packages to Minnesota Housing. Note, some of the submission items are now requested electronically at:

<http://www.mnhousing.gov/login/index.aspx> 'RFP Application Upload' click on 'Help' for instructions

For Applications requesting

Capital Funding

in conjunction with Rental Assistance, Operating Subsidy, and/or Public Housing

Application Upload Utility



Welcome to the Minnesota Housing Upload Utility

E-Mail Address

diana.lund@state.mn.us

Please enter your email address to continue

I agree to the [Terms and Conditions](#)

Sign In

By accessing and logging into the secure upload utility, I hereby certify that I am authorized partner of Minnesota Housing and that unauthorized access is prohibited by law.

[Terms of Service](#) | [Privacy Policy](#) | [Help](#) | [Contact Us](#)



Application Upload Utility

Minnesota Housing RFP Secure Upload Utility

Welcome, [diana.lund@state.mn.us](#)

[Need Help?](#)

Development Name:

REQUIRED: Please enter your associated development name or property ID

Allowed File Types:

- Word Document (.doc)
- Adobe PDF (.pdf)
- Excel Spreadsheet (.xls)
- Comma Separated Spreadsheet (.csv)
- JPEG Image (.jpg)
- GIF Image (.gif)

Please Select Files

[Log Out](#)

Master Application Checklist

Master Application Checklist (Include copy in application package)

Development Name _____

Development Address _____

Applicant Name _____

Minnesota Housing, Collaborating and Funding Partners - Common Application Items

Early Submittal Item: [Click here](#) to be directed to the [Qualification Forms](#) and to see the [list already submitted forms that need to be submitted to Minnesota Housing by September 25, 20](#)

Documents identified below with **e** must be submitted electronically, in addition to submitting the signed original and two (2) copies.

- A 1 **e** [Minnesota Multifamily Rental Housing Common Application Form - Submit a MS template format electronically](#)
- [Click here to find out what's new on the 2009 Common Application Form](#)
- 2 [Minnesota Multifamily Rental Housing Common Application Supplement Form](#)

Master Application Checklist

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For Applications requesting
Capital Funding
in conjunction with Rental Assistance, Operating Subsidy, and/or Public Housing

For Applications requesting
TCAP/Section 1602/Exchange

► ► \ Instructions / Master Checklist / Public Housing / Rental Assistance Checklist / Operating Subsidy Checklist / Help /

Multifamily Rental Housing Common Application

Electronic Application

Minnesota Multifamily Rental Housing Common Application
 Multifamily Underwriting Division
 400 Sibley Street, Suite 300
 St. Paul, MN 55101-1998

E-mail the completed Multifamily Rental Housing Common Application Form to Minnesota Housing at mhfa.app@state.mn.us

Print include
Tax Credits

Print exclude
Tax Credits

MULTIFAMILY APPLICATION FORM
 Submission Due Date 6/16/2009

MHFA USE ONLY

Date:	
App. No.:	
Dev. No.:	
HTC No.:	
HDO:	
ARCH:	
HMO:	
Round:	

This form is used for multifamily first mortgage loan programs, deferred loans and housing tax credits.

Click where appropriate

- | | |
|--|---------------------------------------|
| <input checked="" type="radio"/> Application | <input type="radio"/> Initial Closing |
| <input type="radio"/> Selection | <input type="radio"/> Pre-Occupancy |
| <input type="radio"/> Commitment | <input type="radio"/> Final Closing |

I. PROPOSAL REQUEST

A. DEVELOPMENT LOCATION:

Check if this project will have multiple buildings.

Development Name/Program Name: _____
 Street Address: _____
 City: _____ Zip: _____ County: _____

Longitude: _____
 Latitude: _____

B. APPLICATION REQUEST:

Amount of funds requested at this time:

	Complete Sections
Super RFP(Deferred Loans) _____	I-VIII
* LMIR First Mortgage \$0 _____	I-VIII
* Housing Tax Credits \$0 _____	I-IX
Rent Assistance _____	I-VIII
Operating Subsidy _____	I-VII
MN DEED _____	
GO Bonds _____	

Housing Tax Credits Only

<input type="radio"/> NA	<input type="radio"/> Initial Application/ Reservation	Date _____
	<input type="radio"/> Carryover	_____
	<input type="radio"/> 8609	_____
	<input type="checkbox"/> Tax Exempt Bond Credits	_____
Type of Credits _____		
Allocator _____		

Have you also submitted a single family application this round? _____

* Requires submission of separate application fees. See instruction page. Check(s) enclosed in the amount of: _____

Multifamily Rental Housing Common Application

83	II. DEVELOPMENT TEAM			
85	A. DEVELOPER INFORMATION/APPLICANT INFORMATION:			
87	Name (s):	_____	State:	_____
88	Address:	_____	Zip Code:	_____
89	City:	_____		
92	Contact Person:	_____	E-mail:	_____
93	Telephone:	_____	Fax:	_____
94			Cell Phone:	_____
95	The developer must be a legal entity (e.g. partnership, corporation etc.) or individual			
96	<input type="radio"/> Developer is current owner and will retain ownership.			
97	<input type="radio"/> Developer is the Project Developer and will be part of the final ownership entity			
98	<input type="radio"/> Developer is the project Developer and will not be part of the final ownership entity. [Briefly describe the planned process and timing.]			
99	<input type="radio"/> Applicant administering program funds.			
100	B. OWNERSHIP / PARTNERSHIP INFORMATION:			
101	HTC Note: - The MHFA reserves tax credits to the partnership and General Partners or to the limited liability company.			
102	Reservations are not transferable. Any change in the General Partner status requires MHFA approval.			
105	Name (s):	_____	Fed. Tax ID No.:	_____ (not Social Security number)
106	Address:	_____	State:	_____
107	City:	_____	Zip Code:	_____
109	Contact Person:	_____	E-mail:	_____
110	Telephone:	_____	Fax:	_____
111				
112	Legal Status of Ownership Entity	_____	Specify if 'Other' selected	_____
114	Notes: MHFA First Mortgage program requires ownership by a single asset entity.			
116	* POHP - requires ownership by public entity			
117	* For HTC Applications refer to Section IV.C of the HTC Procedural Manual			
118	for non-profit qualifications. Requires IRS letters of 501(c)(3) or 501(c)(4) status.			
120	Name of General Partner(s) / Contact Person	Telephone	Non-Profit	% Ownership
121	_____	_____	_____	_____
122	_____	_____	_____	_____
124	_____	_____	_____	_____
125	_____	_____	_____	_____
126				0.0000%

App Development Team

10 Year Proforma / Subsidy Layering / Equity Proceeds / Mortgage Rate Calc /



Underwriting Standard Changes

6. RESERVES AND ESCROWS					
a. Real Estate Taxes -	\$ Per Unit	\$0	X # Units=		<input type="checkbox"/> LIRC
Current Assessed Market Value					
Proposed Market Value after Rehab					
Expected LIRC percentage					
b. Replacement Reserve -	\$ Per Room		X # Rooms=	\$0	
c. Painting & Dec. Reserve -	\$/ Room		X # Rooms=	\$0	
d. Miscellaneous Reserves -	\$ Per Room		X # Rooms=	\$0	
e. Total Reserves & Escrows (Total Lines a thru d)					\$0
7. EFFECTIVE GROSS EXPENSES (Add lines B.5 and B.6e)					\$0
(Total Mgmt. and Operating Expenses plus Reserves and Escrows)					
8. NET OPERATING INCOME (Line A.5, Total Revenue, minus Line B.7)					\$0

Underwriting Standard Changes

V. MAXIMUM SUPPORTABLE MORTGAGE

A. Net Operating Income (Line IV.B.8) - (If zero (\$0) or minus, skip this section and go to Section VI.)	\$0
B. Debt Coverage Ratio	1.1500
C. Net Operating Income Available for Debt Service (Net Operating Income divided by Debt Coverage Ratio)	\$0
1. Temporary Income	\$0
2. Total Net Operating Income Available for Debt Service	\$0
D. Annual Debt Service for proposed Subordinated Debt, if any: Other Amortized Subordinated Debt:	

Lender	Principal	Rate	Term	Amortization Term	Annual Debt Service
MHFA LMIR TIF Loan					
MHFA LMIR IRP Loan					

Total Annual Subordinated Debt Service: V.D. \$0

F. Total Net Operating Income Available for Debt Service less Total Annual Subordinated Debt Service

Architect Fee Percentage Change

C. Soft Costs

1. Professional Fees & Other Soft Costs

a) Architect's Fee - Design (75% of Total) +	a.	\$0		
b) Architect's Fee - Supervision (25% of Total) +	b.	\$0		
Total Architect's Fee -				
0.0% of the total lines B.1.1 + B.2.o - C.1.e - C.1.f				
c) Marketing +	c.			
d) Surveys and Soil Borings	d.			
e) Payment and Performance Bond Premium + (if not included in constructcontract)	e.			
f) Building Permit(s) + (if not included in construction contract)	f.			
g) Sewer-Water Access Charge	g.			
h) Appraisal Fee +	h.			
i) Energy Audit +	i.			
j) Environmental Assessment +	j.			
k) Cost Certification/Audit +	k.			
l) Market Study +	l.			
m) Tax Credit Fees +	m.			
n) Compliance Fees +	n.			
o) Furnishings and Equipment	o.			
p) Legal Fees +	p.			
(Syndication and permanent financing fees are not allowed in basis.)				
q) Relocation Costs +:	q.			
r1) Other Fees - Specify:	r1.			
r2) Other Fees - Specify:	r2.			
s) Total (Lines 1.a thru 1.x)	s.	\$0		

Application Deadline

- **Submittal Deadline**

- » **Thursday, October 1, 2009, 5:00 p.m.**
- » **Minnesota Housing**
- » **400 Sibley Street, Suite 300**
St. Paul, MN 55101

Application Submittal

- **Submittal**
 - » **Send your electronic documents to <http://www.mnhousing.gov/login/index.aspx>**
 - » **Executed original PLUS 2 copies**
 - » **For Housing Tax Credits, the Application must be signed by one general partner (and the non-profit partner, if appropriate), officer, director or corporate officer**



**Please hold as we
transition to the
next speaker.....**

Sustainable (Green) Housing Standards

- **2009-10 Minnesota Overlay for use in conjunction with 2008 Green Communities Criteria**
- **Multifamily Rehabilitation – mandatory for applications received October 1, 2009**
 - » **Applies only to those improvements enacted upon/replaced at the time of rehabilitation**
- **Applicable for funding and collaborating partners using the Minnesota Multifamily Rental Housing Common Application**

Sustainable (Green) Housing Standards

- **Applicable for all multifamily new construction and rehabilitation proposals:**
http://www.mnhousing.gov/housing/architects/MHFA_007963.aspx
- **Exemption: If the development is only financed with Housing Tax Credits and no other agency resources. If applicable, refer to Tax Credit Design Standards:**
http://www.mnhousing.gov/housing/architects/multifamily/MHFA_004750.aspx
- **Exemption: If development is financed with Publicly Owned Housing Program funding. B-3 Criteria apply.**
<http://www.msbg.umn.edu/>

Economic Development Housing Challenge

\$2.7 M set-aside for American Indian Proposals

Funding Priorities:

- **Contributions from non-state resources for the largest portion of the total development cost.**
- **Proposals from areas of demonstrated foreclosure concentration in which RFP funds could have demonstrable impact.**
 - » **See RFP Narrative questions**

Economic Development Housing Challenge

Funding Priorities:

- **Proposals from high need zip codes and/or communities/areas identified by the Local Initiative Support Corporation with a concentration of foreclosures that were not funded under the Neighborhood Stabilization Program (NSP).**
 - » **To access a list of these zip codes, click here:**
www.mnhousing.gov/idc/groups/homes/documents/webcontent/mhfa_008453.pdf
 - » **and for a map of these areas, click here:**
www.mnhousing.gov/idc/groups/homes/documents/webcontent/mhfa_008454.pdf
- **High need zip codes funded under NSP which have an RFP eligible funding need that is ineligible for funding from NSP**

Land Acquisition for Affordable New Development (LAAND)

- **Initiative of Minnesota Housing, Family Housing Fund and Metropolitan Council**
 - » **Initiative Description**
<http://www.mnhousing.gov/resources/apply/rfp/index.aspx>
- **Eligible applicants**
 - » **Local units of government, non-profit organizations**
 - » **For Met Council specific funding; must be a Livable Communities Act (LCA)-eligible community**
- **Affordability targets**
 - » **20% of units must be affordable to households with incomes at or below 60% Area Median Income (AMI) in Metro or at or below 80% AMI in greater Minnesota**

LAAND

- **Funding priorities**
 - » **Strategic growth location criteria**
 - » **Development facilitates economic integration**
 - » **Sites near employment/wage growth centers or with large share of low-wage jobs**
 - » **Financial or in-kind contributions that improve housing affordability**
- **Complete Single Family Request for Proposals (CRV) application**
- **For more information contact Carol Dixon at 651/296-0756 or carol.dixon@state.mn.us**



**Please hold as we
transition to the
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2010 Housing Tax Credit Agenda

- **2010 QAP – Amendments for HTC Round 2**
- **American Recovery and Reinvestment Act (ARRA)**
 - » **Tax Credit Assistance Program (TCAP)**
 - » **Section 1602/Exchange Program**

HTC Round 2 Funding Availability

- **2010 HTC Round 1 – ~\$1.5 m**
 - » **Priority for previously awarded tax credits**
- **2010 HTC Round 2 – ~\$5.9 m**



2010 QAP Amendments

2010 QAP Amendments

- **Round 2 Amendments**
 - » **All Round 2 Projects Must Meet Statutory Threshold**
 - » **Maintain Greater MN/Metro Credit Pool distribution**
 - » **Removal of the Supplemental Priority**
- **Use Amended 2010 QAP, Self-Scoring Worksheet and Procedural Manual located at:**

http://www.mnhousing.gov/housing/tax-credits/allocation/MHFA_008348.aspx

Tax Credit Minimum Requirements

- **Threshold Requirements (Required for Round 2)**
 - » **Metropolitan Area**
 - » **Greater Minnesota**
 - » **Special Populations**
 - » **Preservation**
 - » **RD**
- **Minimum Set-Asides**
 - » **20% at 50%**
 - » **40% at 60%**
- **Minimum Points**
 - » **30 for Competitive Credits**
 - » **40 for non-competitive Tax Exempt Bonds with HTC**

- **Use Amended 2010 Tax Credit Materials**
- **Document, document, document**
 - » **Attach documentation to Self-Scoring Worksheet**
- **Declaration/LURA**

American Recovery and Reinvestment Act of 2009 (ARRA)



Two Main Provisions:

- **Tax Credit Assistance Program (TCAP)**
- **Section 1602/Exchange Program**

Funding Availability

- **TCAP - ~\$3.2 million**
- **Section 1602/Exchange ~\$10 million**

TCAP

- **Minnesota - \$28.4 Million**
- **Gap financing for HTC Projects awarded credits
October 1, 2006 – September 30, 2009**
- **October 1, 2009 RFP – Applications accepted
statewide**

Section 1602/Exchange Program

- **Minnesota Housing returns Credits to Treasury for cash**
- **For construction or Acquisition/Rehab of Section 42 Qualified Low Income buildings**
- **Exchangeable Credits:**
 - » **40% of 2009 credit ceiling + 2009 national pool**
 - » **Up to 100% of 2007 or 2008 credits returned in 2009**
 - » **\$.85 per dollar of tax credits x 10**

TCAP & Section 1602 App Process

- **Different Selection Process & Criteria**
- **http://www.mnhousing.gov/MHFA_008083.aspx**
- **Different Priorities**
 - » **Project Completion by February 16, 2012**
 - » **Readiness to Proceed**
 - » **Leverage of Investor Equity**
 - » **Owner Experience & Capacity**
- **Different Submissions!**

TCAP & Section 1602 Requirements

- **TCAP Federal Funds Cross Cutting Requirements**
 - **Davis Bacon, NEPA Environmental, etc.**
 - **See HUD Notice CPD-09-03**
- **Tight Timeframes**
 - » **TCAP – February 16, 2012**
 - » **Section 1602 – December 31, 2010**
- **Section 42 Compliant**
- **Asset Management**
- **Recapture**

For More HTC Information Contact

Kasey Kier 651-284-0078

kasey.kier@state.mn.us

Bob Porter 651-297-5142

robert.porter@state.mn.us

Karen Hassan 651-284-3180

karen.hassan@state.mn.us

Phil Hagelberger 651-297-7219

phillip.hagelberger@state.mn.us

400 Sibley Street, Suite 300

St. Paul, MN 55101

651-296-7608 * 800-657-3769 * TTY 651-297-2361

www.mnhousing.gov





**Please hold as we
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Public Housing Preservation Publicly Owned Housing Program (POHP)

- **\$2 million of General Obligation Bond proceeds**
- **“Public Housing” means housing for low-income persons and households financed by the federal government and owned and operated by cities and counties.**

Public Housing Preservation Publicly Owned Housing Program (POHP)

- **Public Housing Agency must have a public housing assessment system rating of standard or above.**
- **Priority to proposals that maximize federal or local resources to finance the capital costs.**

Public Housing Preservation Publicly Owned Housing Program (POHP)

- **20 year, 0% interest, forgivable loan**
- **Income restriction of 50% at initial occupancy**
 - » **Greater of Area Median Income or State-wide Income, adjusted for families of 5 or more**
- **Property must continue to be operated as a public purpose for life of property**

Public Housing Preservation Publicly Owned Housing Program (POHP)

- In effort to maximize the impact and equitably distribute the funds among large and small PHA's throughout the state, awards will generally range between \$200,000 - \$500,000.**

Public Housing Preservation Publicly Owned Housing Program (POHP)

- **Eligible expenditures are those of a capital nature including rehabilitation and improvements that add value or life to a building and are not of a recurring nature.**
- **Proposals must be specific to an individual property.**

Public Housing Preservation Publicly Owned Housing Program (POHP)

- **Additional consideration for proposals that address:**
 - » **Fundamental health and safety issues**
 - **Preserving the structural integrity of the building; creating a weather- and water-tight building envelope and grounds; mitigating environmental hazards; mitigating code compliance issues including essential elevator modernization as well as other issues such as electrical, heating, ventilation and plumbing; and providing improved accessibility for elderly/disabled units.**
 - » **Energy conservation and efficiency**

Public Housing Preservation Sustainable Design Requirements

- **Requirements of the State of Minnesota Sustainable Building Guidelines (aka B3) apply.**
<http://www.msbg.umn.edu/guidelines.html>
- **Minnesota Green Communities Criteria does not apply**



**Please hold as we
transition to the
next speaker.....**

Ending Long-Term Homelessness

- **LTH Progress Report**
 - » **Exceeded production goals and created over 2,400 housing opportunities**
 - » **1,699 in housing as of June 30, 2009**
 - **38% Households with children**
 - **62% Individuals**
 - ▶ **Nearly 200 households are unaccompanied youth**
 - **70% Adults reported disabilities**
 - **7% Military veterans**
 - **43% Households stayed in an emergency shelter the night before they entered housing**

Ending Long Term Homelessness

- **Development Opportunities and Selection Principles:**
 - » **Sustain and support the existing LTH supportive housing portfolio**
 - » **New opportunities are strategic and align with goals of transit orientation, cost containment, stimulate job growth, leverage federal funding and/or connect to foreclosure remediation efforts**
 - » **Financial feasibility includes likelihood:**
 - **Operational sustainability**
 - **Supportive service funding**

Ending Long Term Homelessness

- **Future of the Business Plan to End Long Term Homelessness**
 - » **Ending LTH continues to be an agency priority**
 - » **Continued collaboration**
 - » **Recalibration pending, in 2 Phases:**
 - **Brief review by next legislative session**
 - **Comprehensive review based on 2009 Wilder Homeless Survey**

Ending Long Term Homelessness

- Interested in volunteering for the Wilder Survey?

Contact: Karen Ulstad at Wilder Research

651-280-2690 / 1-800-328-2972

karen@wilder.org / homelessstudy@wilder.org

For More Information – Supportive Housing Contacts:

Amy Long, 651-296-0751

amy.long@state.mn.us

Ken Doresky, 651-284-3177

Ken.doresky@state.mn.us

Susan Haugen, 651-296-9848

susan.haugen@state.mn.us

Vicki Farden, 651-296-8125

vicki.farden@state.mn.us

Elaine Vollbrecht, 651-296-9953

elaine.vollbrecht@state.mn.us

Ji-Young Choi, 651-296-9839

ji-young.choi@state.mn.us

400 Sibley Street, Suite 300

St. Paul, MN 55101

651-296-7608 * 800-657-3769 * TTY 651-297-2361

www.mnhousing.gov





**Please hold as we
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Contacts

- **Northwest Region**
Phil Hagelberger
651.297.7219
phillip.hagelberger@state.mn.us
- **Northeast Region**
Terri Parker
651.297.5141
terri.parker@state.mn.us
- **West Central Region**
Ted Tulashie
651.297.3119
ted.tulashie@state.mn.us
- **Central Region**
Wendy Bednar
651.297.3540
wendy.bednar@state.mn.us
- **Southeast Region**
Susan Thompson
651.296.9838
susan.thompson@state.mn.us
- **Southwest Region**
Phil Hagelberger
651.297.7219
phillip.hagelberger@state.mn.us

Contacts

- **RFP Coordinator**
Diana Lund
651.296.7991
diana.lund@state.mn.us
- **Housing Tax Credit Lead**
Kasey Kier
651.284.0078
kasey.kier@state.mn.us
- **Supportive Housing Specialist**
Amy Long
651.296.0751
amy.long@state.mn.us
- **POHP Contacts**
Ken Doresky
651.284.3177
ken.doresky@state.mn.us
or
- **Susan Thompson**
651.296.9838
susan.thompson@state.mn.us
- **Multifamily Front Desk**
651-297-3294
or
1-800-657-3647

A photograph of two young girls of African descent standing on a staircase. The girl on the left is taller, wearing a white t-shirt, and has her arms around the shoulders of the younger girl. The younger girl is wearing a red t-shirt and is looking towards the camera with a wide smile. The background is a plain, light-colored wall.

Minnesota Housing finances
and advances affordable housing
opportunities for low and moderate
income Minnesotans to
enhance quality of life and foster
strong communities.

Photo by Scott Stamble