

# MULTIFAMILY REQUEST FOR PROPOSALS

## 2020 Consolidated RFP/2021 QAP Strategic and Selection Priorities

### Strategic Priorities

*Proposals must meet at least one Strategic Priority to be eligible for funding from Minnesota Housing through the 2020 Consolidated RFP, and developments that meet more than one of these criteria will receive priority.*

- **Access to Fixed Transit:** Projects within one half mile of a planned or existing light rail transit, bus rapid transit, or commuter rail station
- **Greater Minnesota Workforce Housing:** Greater Minnesota projects that support community efforts to provide workforce housing
- **Economic Integration:** Projects located in higher income communities with access to low and moderate wage jobs outside of rural/tribal areas
- **Tribal:** Projects sponsored by tribal governments, tribally designated housing entities or tribal corporate entities
- **Community Development Initiative:** Projects that contribute to active implementation of a community development initiative to address locally identified needs and priorities in which local stakeholders are actively engaged
- **Preservation:** Projects that preserve existing federally assisted housing or other critical housing projects
- **Supportive Housing:** Projects that serve people with disabilities or high priority homeless households
- **Tax-Exempt Bond Allocation:** Projects financed with an allocation of tax-exempt bonds
- **Minimum Points:** Projects that demonstrate they are eligible for not fewer than 70 points

### Selection Priorities

*Among proposals that meet more than one of the Strategic Priorities, Minnesota Housing will also give priority in awarding funding to those proposals that align with the following Selection Priorities.*

- **Greatest Need Tenant Targeting:**
  - *Large Family Housing:* Projects that provide two, three or more bedrooms
  - *Permanent Supportive Housing for High Priority Homeless:* Projects that set aside and rent units to high priority homeless households, defined as households prioritized for permanent supportive housing by the Coordinated Entry system and projects that have units available to household types as prioritized by the local Continuum of Care
  - *People with Disabilities:* Projects that set aside permanent supportive housing units and rent to people with disabilities
- **Serves Lowest Income for Long Durations:**
  - *Serves Lowest Income Tenants/Rent Reduction:* Projects that provide rent levels affordable to the lowest income tenants for the duration of the LURA
  - *Rental Assistance:* Projects that include fully executed and binding commitments for project-based rental assistance at the time of application
  - *Long-term Affordability:* Projects that will provide long-term affordability, up to 40 years

- **Increasing Geographic Choice:**
  - *Economic Integration:* Projects that provide housing for households with a wide range of incomes and housing needs in mixed-income projects or within higher income communities
  - *Access to Higher Performing Schools:* Projects serving families in locations that will provide access to higher performing schools
  - *Workforce Housing Communities:* Projects located in or near a city or township with a workforce housing need based on job growth, individual employer growth or having a large share of the workforce commuting long distances
  - *Location Efficiency:* Projects that promote location efficiency based on access to transportation and walkability
- **Supporting Community and Economic Development:**
  - *Community Development Initiative:* Projects that contribute to active implementation of a community development initiative to address locally identified needs and priorities, with active engagement by local stakeholders.
  - *Eventual Tenant Ownership:* Housing tax credit projects with detached single family units are eligible for homeowner conversion
  - *Rural/Tribal:* Projects located in a rural/tribal designated area outside of the Twin Cities seven-county metro area and areas in and around Duluth, Rochester and St. Cloud
  - *Qualified Census Tract (QCT)/Community Revitalization and Tribal Equivalent Areas:* Projects that are located in a QCT community revitalization area or a tribal equivalent area and are part of a concerted plan that provides for community revitalization
  - *Minority Owned/Women Owned Business Enterprise:* Projects that have a project sponsor, executive director of a nonprofit, general contractor, architect or management agent that is a minority owned/woman owned business enterprise
- **Preservation:** Projects that meet one of the three Risk of Loss Thresholds that also meet either the Existing Federal Assistance or Critical Affordable Units at Risk of Loss scoring criteria
  - Risk of loss due to market conversion
  - Risk of loss due to critical physical needs
  - Risk of loss due to ownership capacity/program commitment
- **Efficient Use of Scarce Resources and Leverage:**
  - *Financial Readiness to Proceed/Leveraged Funds:* Projects that have secured funding commitments for one or more permanent capital funding sources at the time of application
  - *Other Contributions:* Projects that receive non-capital contributions from the federal government; a local unit of government; an area employer; and/or a private philanthropic, religious or charitable organization
  - *Intermediary Costs:* Projects with low intermediary costs
  - *Cost Containment:* Projects that meet cost containment thresholds based on development type and location
- **Building Characteristics:**
  - *Universal Design:* Projects that meet Minnesota Housing's minimal essential design features in addition to optional features
  - *Smoke Free Buildings:* Projects that will institute and maintain a written policy prohibiting smoking in all units and common areas
  - *Minnesota Overlay to the Enterprise Green Communities Criteria:* Projects that include more than the minimum number of required criteria

For additional information regarding application requirements and ongoing compliance obligations related to these priorities, as well as information regarding additional threshold requirements for housing tax credit projects, please refer to the Application Resources and Housing Tax Credits webpages at [www.mnhousing.gov](http://www.mnhousing.gov).

## Questions

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