



Selection Criteria

Request for Proposals and
Housing Tax Credits

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Our Mission

Housing is the foundation for success, so we collaborate with individuals, communities and partners to create, preserve and finance affordable housing.

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Agenda

TOPICS

- Overview of Strategic and Selection Priorities
- Strategic Priorities
- Selection Criteria
- Common Selection Standards
- Cost Reasonableness
- Additional Resources

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Strategic and Selection Priorities

Strategic Priorities	Selection Criteria
<ul style="list-style-type: none">• Based on Strategic Plan• Proposals must meet at least one priority to be eligible for funding• Proposals that meet more than one priority are generally more competitive	<ul style="list-style-type: none">• Scoring framework by which housing tax credit and deferred loan proposals are evaluated• Proposals that maximize selection criteria are more competitive

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Strategic Priorities

- Access to Fixed Transit
- Greater Minnesota Workforce Housing
- Economic Integration
- Tribal
- Community Development Initiative
- Preservation
- Supportive Housing

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Selection Criteria

- Greatest Need Tenant Targeting
- Areas of Opportunity
- Supporting Community Economic Development
- Efficient Use of Scarce Resources
- Preservation
- Building Characteristics
- Serves Lowest Income for Longest Duration

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Selection Criteria			
Greatest Need Tenant Targeting <ul style="list-style-type: none"> • Large Family Housing • Permanent Supportive Housing for High Priority Homeless • People with Disabilities 	Areas of Opportunity <ul style="list-style-type: none"> • Workforce Housing Communities • Economic Integration • Access to Higher Performing Schools • Location Efficiency – Metro • Location Efficiency – Greater MN Urbanization • Location Efficiency – Greater MN Rural 	Supporting Community Economic Development <ul style="list-style-type: none"> • Community Development Initiative • Rural/Tribal • Eventual Tenant Ownership • QCT/Community Revitalization and Tribal Equivalent Areas • MBE/WBE 	
Efficient Use of Scarce Resources <ul style="list-style-type: none"> • Financial Readiness to Proceed • Other Contributions • Intermediary Costs • Cost Containment 	Preservation <ul style="list-style-type: none"> • Federally Assisted • Critical Affordable 	Building Characteristics <ul style="list-style-type: none"> • Universal Design • Smoke Free 	Serves Lowest Income for Long Durations <ul style="list-style-type: none"> • Serves Lowest Income Tenants • Rental Assistance • Long Term Affordability

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Common Selection Standards	
Organizational Capacity <ul style="list-style-type: none"> • Applicant’s mission • Housing experience • Partnerships • Current and expected future capacity <ul style="list-style-type: none"> • Pipeline of projects • Ability to maintain housing long term 	Project Feasibility <ul style="list-style-type: none"> • Site • Market • Cost reasonableness/containment • Long-term financial viability

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Cost Reasonableness
<ul style="list-style-type: none"> • Predictive Cost Model <ul style="list-style-type: none"> • Projection of expected costs based on a project’s unique characteristics • Cost Containment <ul style="list-style-type: none"> • Revised annually • Based on region and activity type

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Important Resources

- Self-scoring Worksheet and Deferred Loan Priority Checklist
- Qualified Allocation Plan (QAP) Methodologies
- Housing Tax Credit (HTC) and Deferred Loan Scoring Guide
- Request for Proposals (RFP) Instructions
- QAP
- HTC Program Procedural Manual
- Underwriting Standards

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Thank you!

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