



**Selection Criteria**

Request for Proposals and  
Housing Tax Credits

**mi** MINNESOTA HOUSING

Minnesota Housing | mnhousing.gov

---

---

---

---

---

---

---

---

**mi** MINNESOTA HOUSING

**Our Mission**

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

Minnesota Housing | mnhousing.gov

---

---

---

---

---

---

---

---

**Agenda**

**TOPICS**

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

Minnesota Housing | mnhousing.gov

---

---

---

---

---

---

---

---

### Strategic and Selection Priorities

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

Minnesota Housing | mnhousing.gov 4

---

---

---

---

---

---

---

---

### Strategic Priorities

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

Minnesota Housing | mnhousing.gov 5

---

---

---

---

---

---

---

---

### 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

Minnesota Housing | mnhousing.gov 6

---

---

---

---

---

---

---

---

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

Minnesota Housing | mnhousing.gov 7

---

---

---

---

---

---

---

---

---

---

---

---

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

Minnesota Housing | mnhousing.gov 8

---

---

---

---

---

---

---

---

---

---

---

---

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

Minnesota Housing | mnhousing.gov 9

---

---

---

---

---

---

---

---

---

---

---

---

**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

Minnesota Housing | mnhousing.gov 10

---

---

---

---

---

---

---

---



**Thank you!**

**Contact:**

RFP: Katie Moore katie.moore@state.mn.us 651.296.6354	HTC: Summer Jefferson summer.jefferson@state.mn.us 651.296.9790
--	--

Minnesota Housing | mnhousing.gov 11

---

---

---

---

---

---

---

---