



2022 – 2023 QAP Methodology Table

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Minnesota Housing will publish the geographic priorities for the 2021 RFP/2022 HTC in June 2020 and update them in the spring of 2021 with the most current available data as part of the early release of the RFP application materials. Communities (areas) that were considered priority areas when the data was released in June 2020 will not be removed as part of the update in the spring of 2021. Communities (areas) can only be added as part of the spring 2021 data update. Minnesota Housing will highlight those communities that met the threshold with the initial release in June 2020, but not in the updated data release in the spring of 2021. This may indicate whether a community is going to be eligible for those priority points in the 2022 RFP/2023 HTC.

When the data is updated for the 2021 RFP/2022 HTC geographic priorities in the spring of 2021, the 2022 RFP/2023 HTC geographic priority areas will also be released. The analysis methods used to identify communities and priorities will not change from the 2021 RFP/2022 HTC to the 2022 RFP/2023 HTC. However, the most current data sources will be used to identify the initial communities that meet the geographic priority for the 2022 RFP/2023 HTC. Communities that were eligible for points with the initial release of the 2021 RFP/2022 HTC might not be eligible for those points with the initial release of the 2022 RFP/2023 HTC. In the spring of 2022, prior to the release of the 2022 RFP/2023 HTC, Minnesota Housing will update the methodologies using the most current data sources. Communities (areas) that were considered priority areas when the data was released in the spring of 2021 will not be removed as part of the update in the spring of 2022. Communities (areas) can only be added as part of the spring 2022 data update.

The methodologies and their corresponding data sources for the 2021 RFP/2022 HTC and 2022 RFP/2023 HTC are outlined below. Please refer to each individual methodology document for more detailed descriptions.

Returning Unfunded Applicants

Minnesota Housing recognizes that applicants often site the location of their projects based on Minnesota Housing's geographic priorities. Realizing that it often takes applicants multiple years of applying for funding, Minnesota Housing will allow non-awarded applications from the previous year the ability to use their geographic scores from either the geographic scoring for the current funding round or the geographic scores from their prior year's application. This recognizes that site selection is likely based on an applicant's first attempt at funding, but that it can take multiple funding rounds before receiving an award.

New applicants must use the geographic scores for the current funding round. The ability to use last year's geographic scores only applies to applicants from last year that did not receive any award.

Interactive maps for past, current, and future geographic scores are accessible at: www.mnhousing.gov > Policy & Research > Community Profiles.

Methodology	Definition	Data Sources & Update Schedule	Annual Review of Eligibility	Other Notes
Transit and Walkability	Access to transit, either fixed route or demand response. Located in a walkable area with nearby amenities.	<p>Metro Transit, Minnesota Valley Transit Authority (MVTA), Duluth Transit Authority, East Grand Forks Transit, La Crescent Apple Express, Mankato Transit, Moorhead Transit (MATBUS), Rochester Public Transit, Saint Cloud Metro Bus.</p> <p>2021 RFP/2022 HTC</p> <ul style="list-style-type: none"> Transit data accessed or obtained from transit authorities January 2020 for 2021 RFP/2022 HTC. Update Spring 2021 for the 2021 RFP/2022 HTC. <p>2022 RFP/2023 HTC</p> <ul style="list-style-type: none"> Transit data accessed or obtained from transit authorities Spring 2021 for 2022 RFP/2023 HTC. Update Spring 2022 for the 2022 RFP/2023 HTC. 	<p>* Pay close attention if your community met the scoring criteria when the data was originally published, but did not when the data was updated Spring 2021. Your project is still eligible to receive the points for the 2021 RFP/2022 HTC, but it may be an early indicator that it may not meet the criteria for the 2022 RFP/2023 HTC.</p>	<p>Data for demand response and dial-a-ride transit services in Greater MN Rural and Small Urban Areas is accessible on MnDOT's transit website (https://www.dot.state.mn.us/transit/riders/index.html)</p>
Workforce Housing	Communities that have seen job growth over a 5-year period or have a significant portion of the workforce that travels 30+ miles into that community for work.	<p>Data source for job growth and job centers; MN Department of Employment and Economic Development (DEED) Quarterly Census of Employment and Wages: https://mn.gov/deed/data/data-tools/qcew/</p> <p>Data source for long commute communities; US Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) program: https://lehd.ces.census.gov/data/</p> <p>2021 RFP/2022 HTC</p> <ul style="list-style-type: none"> Published June 2020 for 2021 RFP/2022 HTC: <ul style="list-style-type: none"> MN DEED Annual Jobs 2013-2018 LEHD 2017 Update Spring 2021 for 2021 RFP/2022 HTC: <ul style="list-style-type: none"> MN DEED Annual Jobs 2014-2019 LEHD 2018 <p>2022 RFP/2023 HTC</p> <ul style="list-style-type: none"> Published Spring 2021 for 2022 RFP/2023 HTC: <ul style="list-style-type: none"> MN DEED Annual Jobs 2014-2019 LEHD 2018 Update Spring 2022 for 2022 RFP/2023 HTC: <ul style="list-style-type: none"> MN DEED Annual Jobs 2015-2020 LEHD 2019 	<p>* Pay close attention if your community met the scoring criteria when the data was originally published, but did not when the data was updated Spring 2021. Your project is still eligible to receive the points for the 2021 RFP/2022 HTC, but it may be an early indicator that it may not meet the criteria for the 2022 RFP/2023 HTC.</p>	<p>Communities must have 2,000+ jobs to be considered a workforce housing community, or have an individual employer that has had a net increase of 100+ permanent employees over the past 5-years.</p> <p>A 5-mile commuteshed buffer is applied in the 7-County Twin Cities Metropolitan Area, and a 10-mile commuteshed buffer for Greater MN Communities.</p>

<p>Need for More Affordable Housing</p>	<p>Communities with a need for more affordable housing options either have a low share of affordable rental housing compared to all housing options in a community OR a large share of renters are cost burdened by their rent (30% or more of household income spent on rent).</p>	<p>Data source for low share of affordable rental housing compared to all housing; HUD Comprehensive Housing Affordability Strategy (CHAS) data: https://www.huduser.gov/portal/datasets/cp.html</p> <p>Data source for large share of renters that are cost burdened by their rent; American Community Survey (ACS); data.census.gov</p> <p><u>2021 RFP/2022 HTC</u></p> <ul style="list-style-type: none"> • Published June 2020 for 2021 RFP/2022 HTC: <ul style="list-style-type: none"> ○ HUD CHAS 2012-2016 ○ ACS 2014-2018 • Update Spring 2021 for 2021 RFP/2022 HTC: <ul style="list-style-type: none"> ○ HUD CHAS 2013-2017 ○ ACS 2015-2019 <p><u>2022 RFP/2023 HTC</u></p> <ul style="list-style-type: none"> • Published Spring 2021 for 2022 RFP/2023 HTC: <ul style="list-style-type: none"> ○ HUD CHAS 2013-2017 ○ ACS 2015-2019 • Update Spring 2022 for 2022 RFP/2023 HTC: <ul style="list-style-type: none"> ○ HUD CHAS 2014-2018 ○ ACS 2016-2020 	<p>* Pay close attention if your community met the scoring criteria when the data was originally published, but did not when the data was updated Spring 2021. Your project is still eligible to receive the points for the 2021 RFP/2022 HTC, but it may be an early indicator that it may not meet the criteria for the 2022 RFP/2023 HTC.</p>	<p>Affordable rental is considered rents affordable at or below 50% Area Median Income (AMI).</p> <p>Cost burdened is 30% or more of household income spent on rent.</p>
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Tribal Equivalent Qualified Census Tracts (QCTs)	In addition to HUD designated QCT's, Tribal Reservations are evaluated whether they meet the same criteria as HUD QCTs.	Data source American Community Survey (ACS); data.census.gov 2021 RFP/2022 HTC <ul style="list-style-type: none"> Published June 2020 for 2021 RFP/2022 HTC: <ul style="list-style-type: none"> ACS 2011-2015; ACS 2012-2016; ACS 2013-2017 Update Spring 2021 for 2021 RFP/2022 HTC: <ul style="list-style-type: none"> ACS 2012-2016; ACS 2013-2017; ACS 2014-2018 2022 RFP/2023 HTC <ul style="list-style-type: none"> Published Spring 2021 for 2022 RFP/2023 HTC: <ul style="list-style-type: none"> ACS 2012-2016; ACS 2013-2017; ACS 2014-2018 Update Spring 2022 for 2022 RFP/2023 HTC: <ul style="list-style-type: none"> ACS 2013-2017; ACS 2014-2018; ACS 2015-2019 	<p>* Pay close attention if your community met the scoring criteria when the data was originally published, but did not when the data was updated Spring 2021. Your project is still eligible to receive the points for the 2021 RFP/2022 HTC, but it may be an early indicator that it may not meet the criteria for the 2022 RFP/2023 HTC.</p>	HUD QCT Designation Algorithm found here: https://www.huduser.gov/portal/gct/QCT_Algorithm_2020.html
No Multifamily Awards in the Past 5-Years	Cities or counties townships that have not received an award in the past 5-years.	Consolidated RFP <ul style="list-style-type: none"> HTC Round 1 HTC Round 2 Any MN Housing deferred funding source Excludes: Projects solely funded by a funding partner -Pipeline projects with any eligible multifamily deferred funding source -42M Projects 2021 RFP/2022 HTC <ul style="list-style-type: none"> Published June 2020 for 2021 RFP/2022 HTC: <ul style="list-style-type: none"> Selections or commitments from Jan. 1, 2015 through Dec. 31, 2019 2022 RFP/2023 HTC <ul style="list-style-type: none"> Published Spring 2021 for 2022 RFP/2023 HTC: <ul style="list-style-type: none"> Selections or commitments from Jan. 1, 2016 through Dec. 31, 2020 	<p>Data published in June 2020 will remain unchanged through the 2021 RFP/2022 HTC. Communities will not be added or removed.</p> <p>Data published in the Spring of 2021 will remain unchanged through the 2022 RFP/2023 HTC. Communities will not be added or removed.</p>	The most recently awarded RFP/MF Award data, but rather will set the cut off one complete year prior. This allows communities advance notice to determine what communities are/are not included in this scoring criterion.

Rural/Tribal Designated Areas	Areas outside of the Twin Cities 7-County Metropolitan Area and Greater MN urbanized areas.	Areas are not subject to change, so data published in June 2020 will remain the same for the 2021 RFP/2022 HTC and 2022 RFP/2023 HTC.	No annual review needed. Areas eligible for these points are not subject to change.	
Opportunity Zones	Community development program established by Congress in the Tax Cut and Jobs Act of 2017 to encourage long-term investments in low-income and urban communities nationwide.	Census tracts were nominated by Governor Dayton and certified and designated by the U.S. Department of Treasury in May 2018. Opportunity zone Census tracts will not change, so data published in June 2020 will remain the same for the 2021 RFP/2022 HTC and 2022 RFP/2023 HTC.	No annual review needed. Areas eligible for these points are not subject to change.	These are Census tract based areas.