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**Construction Material Cost Increase Guidance**

Minnesota Housing is aware of construction material cost volatility and availability challenges due to the COVID-19 pandemic. For the construction cost estimate Consolidated RFP submission requirement, cost for materials should be based upon current material costs. It is acceptable to include and itemize cost escalations for materials as well as labor or other COVID-19 related costs separately in the cost estimate. Consult with a Minnesota Housing [staff architect](#) if you have questions or need additional guidance.

**2021 Building Standards Documents Released**

Minnesota Housing's updated Building Standards have been published and are ready to use with the 2021 Consolidated Request for Proposals (RFP)/2022 Housing Tax Credits (HTC). A summary of changes to the documents are included below. Development teams are required to incorporate the standards outlined in the revised documents when submitting applications.

The 2021 documents are available on our [Building Standards](#) webpage.

**Technical Assistance: 2021 Consolidated RFP/2022 HTC Kickoff Breakout Sessions**

On March 3, 2021, Minnesota Housing hosted a Consolidated RFP Technical Assistance Kickoff session that offered important information and guidance for the 2021 RFP/2022 HTC funding application process. Two Building Standards breakout sessions were offered, and you can view the PowerPoint slide presentations below:

- Breakout Session 1: [2021 MN Overlay to the 2020 EGC](#)
- Breakout Session 2: [Selection Points and Building Standards](#)

**Energy Star Multifamily New Construction (ES MFNC) Program Guidance**

Projects selected for funding in the 2021 Consolidated RFP must comply with the 2021 Rental Housing Design/Construction Standards (RHD/CS), the 2021 MN Overlay to the 2020 Enterprise Green Communities Criteria (EGCC), and other April 2021 Building Standards. Projects are also required to meet all requirements of the ES MFNC program regardless of compliance pathway. This is a requirement for Criteria 5.1a: Building Performance Standards.

All requirements and prerequisites, regardless of pathway (ERI\*, Prescriptive, or ASHRAE\*\*) including but not limited to underground garage ceiling insulation, exterior wall/envelope continuous insulation, functional testing, field verification, etc. must be followed. No exceptions or waivers will be considered other than what is noted in the published 2021 MN Overlay.

Engage with your HERS Rater or Energy Consultant early to determine which ES MFNC pathway is best for your project. This may include a discussion prior to the 2021 RFP/2022 HTC Round 1 application deadline for a full understanding of cost implications to comply.

\*ERI is an abbreviation for Energy Rating Index.

\*\*ASHRAE is an abbreviation for American Society of Heating, Refrigerating and Air-Conditioning Engineers. It is used in reference to standard 90.1: Energy Standard for Buildings Except Low-Rise Residential Buildings.

**Summary of Changes: 2021 MN Overlay to the 2020 Enterprise Green Communities Criteria**

Review the [summary of changes](#).

**Summary of Changes: 2021 Multifamily Rental Housing Design/Construction Standards**

Review the [summary of changes](#).

**Universal Design Worksheet Requirement**

New to the 2021 Consolidated RFP/2022 HTC application process: If an application claims Universal Design selection points in the Self-Scoring Worksheet, a Universal Design Worksheet must be included with the application submission. The Universal Design Worksheet is available on our [Building Standards webpage](#).

**Minnesota Housing Staff Architect Contact Information**

If you have questions about this eNews or other rental housing design and construction topics, contact one of our staff architects. Find out which staff architect [works in your region](#).

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