

## 2021 Housing Tax Credits - Applicable Thresholds for Cost Containment

For use with 2021 HTC Round 1 and Round 2, 2021 4% HTC Only, and 2020 Deferred Projects

Region	Activity Type	Building Type	Applicable Cost Threshold
Metro	New Construction	Singles	\$275,659
Metro	New Construction	Families/Mixed	\$319,765
Metro	New Construction	Large Families	\$336,595
Metro	Rehabilitation	Singles	\$167,228
Metro	Rehabilitation	Families/Mixed	\$205,690
Metro	Rehabilitation	Large Families	\$247,820
Greater Minnesota	New Construction	Singles	\$230,187
Greater Minnesota	New Construction	Families/Mixed	\$267,017
Greater Minnesota	New Construction	Large Families	\$281,071
Greater Minnesota	Rehabilitation	Singles	\$133,596
Greater Minnesota	Rehabilitation	Families/Mixed	\$164,323
Greater Minnesota	Rehabilitation	Large Families	\$197,980

- "Metro" applies to the seven-county Twin Cities metro area (Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, Washington), while "Greater Minnesota" applies to the other 80 counties.
- "Singles" applies to developments where the share of efficiencies and one-bedroom units is 75% or greater.
- "Large Families" applies to developments where the share of units with three (3) or more bedrooms is 50% or greater.
- "Families/Mixed" applies to all other developments.
- "New Construction" includes regular new construction, adaptive reuse/conversion to residential housing, and projects that mix new construction and rehabilitation if the new construction gross square footage is greater than the rehabilitation square footage.
- Tribal projects on tribal lands have their costs reduced by 15% before being assessed against the thresholds.