



Minnesota Housing 2025 Multifamily Consolidated RFP/2026 HTC Rounds Self-Scoring Worksheet Training

April 23, 2025




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Meeting Logistics

- This session is being recorded and may be posted publicly.
- We will leave time at the end for questions.
- Please mute your line unless you are speaking. Webinar audio controls are **orange** when muted.
- Please do not put your line on hold, as this may trigger hold music.



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Our Mission

Housing is foundational to a full life and a thriving state, so we equitably collaborate with individuals, communities and partners to create, preserve and finance housing that is affordable.

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Technical Assistance

- Technical assistance provided by Minnesota Housing staff is only advisory and does not guarantee that a development will receive points under a particular category or be selected for funding.
- While every effort is made to ensure the accuracy of the technical assistance, such assistance is subject to, and does not modify or override, the requirements of Minnesota Housing's Qualified Allocation Plan, the Self-Scoring Worksheet, Multifamily Request for Proposal Standards, Multifamily Underwriting Standards or other documents related to applications for funding.
- Applicants are encouraged to review the materials available on the Minnesota Housing website and consult with legal counsel, and if applicable, a knowledgeable tax professional, to ensure compliance with all applicable application, submission, and project requirements.
- Request Technical Assistance on our website: mnhousing.gov

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Agenda



1. What You Need to Know:

- 2026 – 2027 Self-Scoring Worksheet
 - A Qualified Allocation Plan (QAP) document
 - Changes since 2024-2025 QAP



2. Where to Go:

- Technical Assistance
- Minnesota Housing Website: mnhousing.gov

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Align Your Project

Unit Numbers
and Dollar
Amounts
should all
match up.



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Website
mnhousing.gov

LINK: <https://www.mnhousing.gov/rental-housing/housing-development-and-capital-programs/rfps/consolidated-rfp-htc.html>

Home / Rental Housing / Housing Development and Capital Programs / RFPs / Consolidated RFP HTC



Multifamily Consolidated Request for Proposals/Housing Tax Credit Funding Rounds

2025 Multifamily Consolidated RFP/2026 HTC Round 1 is OPEN!

All potential applicants must submit an Intent to Apply on or before Thursday, May 8 by 12:00 p.m. (CT). Potential applicants who miss the Intent to Apply deadline will not be able to submit a full application by the application deadline.

See additional details on this webpage for application deadlines, available resources, training and more.

Menu

RFPs

Consolidated RFP HTC ▾

Housing Tax Credit Round 2

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Minnesota Housing's Strategic Priorities/Objectives

Must Meet Agency Strategic Priority(ies):

- Improve the Housing System
- Strengthen Communities
- Preserve and Create Housing Opportunities
- Support People Needing Services

Projects financed with an allocation of tax-exempt bonds from Minnesota Management and Budget (MMB):

- [Minn. Stat. 462A.222, subd. 3\(d\)](#): projects are the highest strategic priority and need not meet a separate strategic priority

Where to Go: Multifamily Rental Housing Narrative, found in the application checklist in the Multifamily Portal



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Pre-Applications For the Multifamily Consolidated RFP

- People with Disabilities (PWD)
 - Tier 2: PWD units that will use U.S. Department of Housing and Urban Development (HUD) Section 811 Project Rental Assistance (PRA)
- Innovative Construction Techniques
- **Due: Thursday, May 29, 2025
at Noon Central Time**



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Preference

Eventual Tenant Ownership

- Available for Housing Tax Credit Projects
- Refer to the QAP for more information



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Scoring Basics



Minimum Point Requirements:

- 80 points for 9% HTC projects
- 40 points for 4% HTC projects
- 30 points for Rural Development/Small Project set-aside
- Minnesota Housing will only award points if claimed by the applicant.
- **Documentation of Points:**
 - Claim Your Points in the Scoring Wizard
 - Provide documentation to support your points.

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Scoring Basics

Documentation of Units

- Unit Types: total versus restricted/assisted
- Minimum Unit Requirements
- Rent Restrictions
- Income Restrictions
- Minnesota Housing will reduce points if the documentation does not meet requirements.



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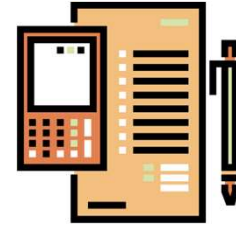
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Additional Requirements

- **Extended Duration**
 - HTC projects required to waive their right to a Qualified Contract
- **Deeper Rent Targeting**
 - 2% of **total units** w/rents at 30% MTSP (Multifamily Tax Subsidy Projects), and
 - 3% of **total units** w/rents at or below the HAP (Housing Assistance Payment) payment standards



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Minimum Thresholds for 9% HTC Applications



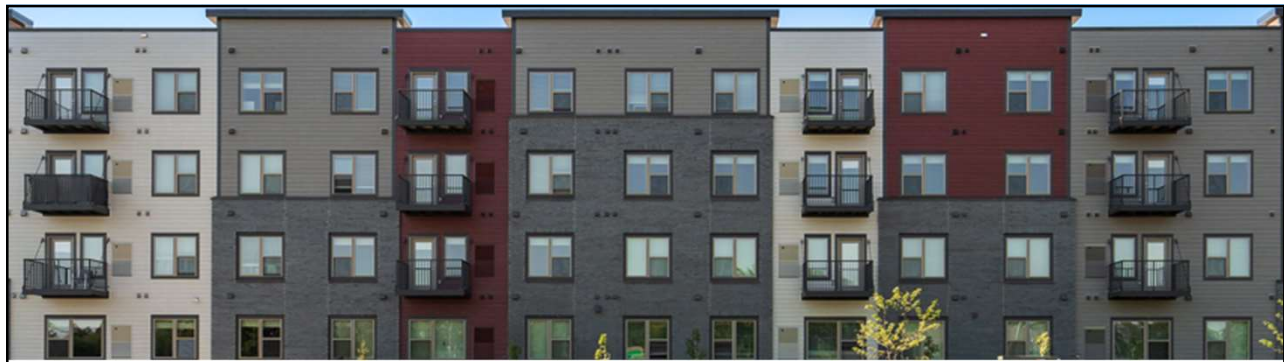
- Applicants seeking 9% HTC in Round 1 must meet at least one threshold item:
 - Metropolitan Area
 - Outside the Metropolitan Area
 - People with Disabilities
 - Preserve Existing Subsidized Housing
 - Rural Development
- Projects may meet more than one threshold

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Multifamily Selection Criteria



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Selection Categories

Greatest Need Tenant
Targeting

Serves Lowest
Income for
Long Durations

Increasing
Housing
Choice

Supporting Community
and Economic
Development

Efficient Use of
Scarce
Resources and
Leverage

Building
Characteristics

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Greatest Need Tenant Targeting

Four Selection Criteria

- A. Large Family Housing
- B. Senior Housing
- C. Permanent Supportive Housing for Households Experiencing Homelessness
- D. People with Disabilities (PWD)



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Greatest Need Tenant Targeting Large Family Housing

A. Large Family Housing (12 to 15 Points)

1. The proposal is for a project that provides family housing that is not restricted to persons 55 years old or older. The owner agrees to market to families with minor children.

Select all that apply:

- a. ☐ At least 75% of the **total units** contain two or more bedrooms and at least one-third of the 75% contain three or more bedrooms. **(12 points)**

Number of units with:

2 Bedrooms: _____

3 Bedrooms: _____

4 Bedrooms: _____

5 Bedrooms: _____

6 Bedrooms: _____

- b. ☐ If eligible under 1.a. above, at least one-third of three or more bedrooms required above must contain four or more bedrooms. **(3 points)**

Number of units with:

4 Bedrooms: _____

5 Bedrooms: _____

6 Bedrooms: _____

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Greatest Need Tenant Targeting Large Family Housing

- Calculation based on the number of total units
- Scoring Wizard and Workbook numbers need to match

Rent Limit	Income Limit	Program Type								Rooms Per Unit	Total Rooms	Source of Rental Assistance or Operating Subsidy
		HTC	HOME	NHTF	HPH	PWD	HIB Senior	Rent Asst	Op Subs			
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

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Greatest Need Tenant Targeting Senior Housing

B. Senior Housing (2 to 8 Points)

1. The proposal is for a project that provides housing that is restricted to persons 55 years of age or older.

a. ☐ Select one:

i. ☐ 100% of the total units (4 points)

Number of Units: _____

ii. ☐ 90% to 99.99% of the total units (3 points)

Number of Units: _____

iii. ☐ 80% to 89.99% of the total units (2 points)

Number of Units: _____

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Greatest Need Tenant Targeting Senior Housing

- b. ☐ Projects eligible under 1.a. above that agree to restrict the units to households with incomes at or below the county 30% MTSP income limit. The applicant agrees that if units are occupied by households without rental assistance, the gross rents, including an allowance for tenant-paid utilities, will be restricted to at or below the county 30% MTSP rent limit.

Select one:

- i. ☐ 30% to 100% of the total units (4 points)
Number of Units: _____
- ii. ☐ 20% to 29.99% of the total units (3 points)
Number of Units: _____
- iii. ☐ 10% to 19.99% of the total units (2 points)
Number of Units: _____
- iv. ☐ 5% to 9.99% of the total units (1 point)
Number of Units: _____

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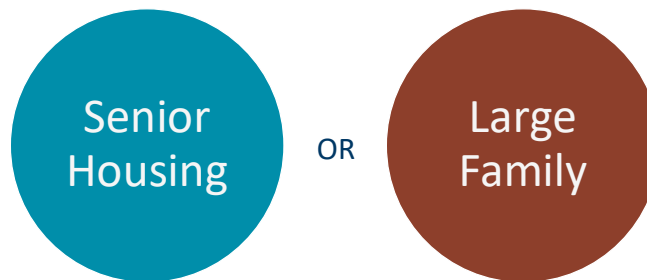
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Greatest Need Tenant Targeting

Project should be either Senior or Large Family



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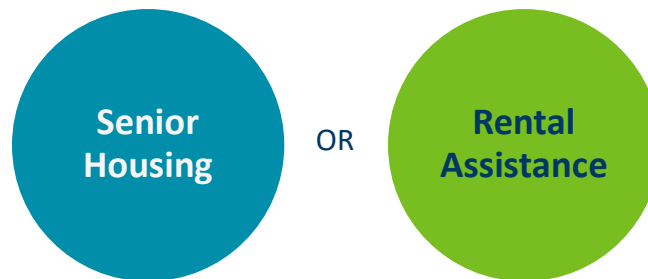
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Greatest Need Tenant Targeting

Senior Housing selection criterion 1.b. cannot be claimed for units that are claimed under the Rental Assistance selection criterion 2.B. Further Restricting Rental Assistance



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Greatest Need Tenant Targeting Permanent Supportive Housing

Two categories for applications with supportive housing:

- 1. Partially Supportive Housing:** Fewer than 50% of total units will serve High Priority Homeless (HPH), People with Disabilities (PWD), or Other Homeless Households
 - Minnesota Housing will verify the market need for HPH units. If there is not a need for additional HPH units, the proposed HPH units may be converted to units rents restricted to 30% MTSP and maintain a priority to serve homeless households.

- 2. Primarily Supportive Housing:** 50% or more of total units will serve HPH, PWD, or Other Homeless Households

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Greatest Need Tenant Targeting

Permanent Supportive Housing for Households Experiencing Homelessness

C.1. High Priority Homeless (HPH) (7 to 30 points)

Select one and complete the unit count below:

- 50% to 100% of the total units, but no fewer than 20 units (30 points)
- 10% to 49.99% of the total units, but no fewer than 7 units (10 points)
- 5% to 9.99% of the total units, but no fewer than 4 units (7 points)

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Greatest Need Tenant Targeting

Permanent Supportive Housing for High Priority Homeless (HPH)

- HPH Calculation based on the number of total units
- Scoring Wizard and Multifamily Workbook unit numbers should match

UNIT / RENT GRID

Unit Type	# of Bathrooms	# of Units	Unit Sq Ft	Monthly Contract Rent	Total Annual Contract Rent	Tenant Paid Utilities	Monthly Gross Rent	Rent Limit	Income Limit	Program Type							Rooms Per Unit	Total Rooms	Source of Rental Assistance or Operating Subsidy
										HTC	HOME	NHTF	HPH	PWD	HIB Senior	Rent Asst	Op Sub		
										<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Total Units	
Total # Bathrooms in Units	

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Greatest Need Tenant Targeting

Permanent Supportive Housing for Other Homeless

NEW C. 2. Other Homeless (5 to 7 Points)

Projects must be eligible for HPH selection criteria.

Select One:

- 100% of the **total** units set aside and rented to HPH and Other Homeless Households
- 75%-99.9% of the **total** units set aside and rented to HPH and Other Homeless Households

Other Homeless: Includes individuals leaving institutions that do not have a permanent residence or other homeless populations not referred by the Coordinated Entry System.

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Greatest Need Tenant Targeting

Example

- 26 HPH + 17 Other Homeless: 43/50 = 86%
- 12 PWD: 12/50 = 24%
- Scoring Wizard, Multifamily Workbook and application materials should all match

UNIT / RENT GRID																						
										Program Type												
	Unit Type	# of Bathrooms	# of Units	Unit Sq Ft	Monthly Contract Rent	Total Annual Contract Rent	Tenant Paid Utilities	Monthly Gross Rent	Rent Limit	Income Limit	HTC	HOME	NHTF	HPH	PWD	HIB Senior	Rent Asst	Op Subs	Rooms Per Unit	Total Rooms	Source of Rental Assistance or Operating Subsidy	
	OBR/Eff	1.00	16								X						X		2.5	40.0	County Housing Support	
	OBR/Eff	1.00	7								X			X			X		2.5	17.5	*Other Homeless, Project Based Voucher	
	OBR/Eff	1.00	5								X						X		2.5	12.5	*Other Homeless, Project Based Voucher	
	1BR	1.00	10								X			X			X		3.5	35.0	County Housing Support	
	1BR	1.00	5								X				X		X		3.5	17.5	*Other Homeless, Project Based Voucher	
	1BR	1.00	2								X					X		X	3.5	7.0	Project Based Vouchers	
	2BR	1.00	5								X						X		4.5	22.5	Project Based Vouchers	
																					*Indicate in Column W	

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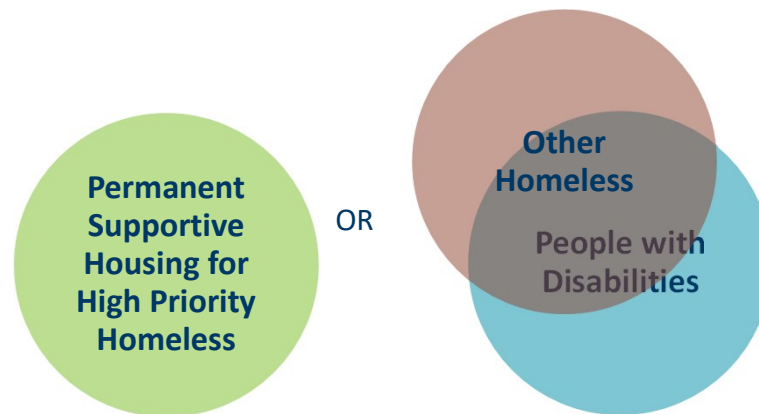
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Greatest Need Tenant Targeting

- HPH and PWD points cannot be claimed on the same units.
- Other Homeless and PWD **can** be claimed on the same units



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Greatest Need Tenant Targeting People with Disabilities (PWD)

D. People with Disabilities (PWD) (7 to 19 points)

Tier 1:

- 15% to 25% of the **total units**, but no fewer than six units (10 points)
- 10% to 14.99% of the total units, but no fewer than five units (9 points)
- 5% to 9.99% of the total units, but no fewer than four units (7 points)

OR

Tier 2: HUD Section 811 Project Rental Assistance (PRA)

➤ **Pre-Application required and Increased Points!**

- 15% to 25% of the **total units**, but no fewer than six units (19 points)
- 10% to 14.99% of the total units, but no fewer than five units (17 points)
- 5% to 9.99% of the total units, but no fewer than four units (15 points)

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Greatest Need Tenant Targeting People with Disabilities (PWD)

- Calculation based on the number of total units
- Minnesota Housing will validate units with the workbook
- Income limit should be restricted to 30% MTSP

Income Limit	Program Type								Rooms Per Unit	Total Rooms	Source of Rental Assistance or Operating Subsidy
	HTC	HOME	NHTF	HPH	PWD	HIB Senior	Rent Asst	Op Subs			
30% MTSP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			Housing Support

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Serves Lowest Income for Long Durations

Four Selection Criteria

- Preservation
- Rental Assistance
- Serves Lowest Income Tenants/Rent Reduction
- Long-Term Affordability



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Serves Lowest Income for Long Durations Preservation

Risk of Loss Thresholds:

1. Due to Market Conversion (*documentation revised*)
2. Due to Critical Physical Needs (*documentation revised*)
3. Due to Ownership Capacity/Program Commitment



Criteria:

- Tier 1 - Existing Federal Assistance – projects with existing project based rental assistance (20 or 40 points)
- Tier 2 - Other Existing Federal Assistance and Critical Affordable Units – Tier 2 (*criteria revised*) (15 points)
- **NEW:** Severity of Critical Physical Needs (3 or 5 points)



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Serves Lowest Income for Long Durations Rental Assistance

B. Rental Assistance (6-26 points)

1. Project-Based Rental Assistance

Select one:

- a. ☐ 100% of the total units will have project-based rental assistance **(19 points)**
Number of Units: _____
- b. ☐ 51.1% to 99.9% of the total units **(16 points)**
Number of Units: _____
- c. ☐ 20.1% to 51% of the total units **(13 points)**
Number of Units: _____
- d. ☐ 10.1% to 20% of the total units, but no fewer than four units **(10 points)**
Number of Units: _____
- e. ☐ 5% to 10% of the total units, but no fewer than four units **(7 points)**
Number of Units: _____
- f. ☐ Fewer than 5% of the total units, but no fewer than four units **(6 points)**
Number of Units: _____

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Serves Lowest Income for Long Durations Further Restricting Rental Assistance

2. Further Restricting Rental Assistance

Projects that are eligible under 2.B.1. a-f above that agree to further restrict units to households whose incomes do not exceed the county 30% MTSP income limit for a 15-year period.

Select one:

- a. ☐ 75.1% to 100% of the total units (7 points)
Number of Units: _____
- b. ☐ 50.1% to 75% % of the total units (6 points)
Number of Units: _____
- c. ☐ 25.1% to 50% of the total units (5 points)
Number of Units: _____
- d. ☐ 15.1% to 25% of the total units (4 points)
Number of Units: _____
- e. ☐ 5% to 15% of the total units, but no fewer than four units (3 points)
Number of Units: _____

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Serves Lowest Income for Long Durations Rental Assistance

- Commitment documentation must:
 - Be fully executed
 - State the project name
 - Include the number of units



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Serves Lowest Income for Long Durations Rental Assistance

- Units must be marked as rental assistance in the Workbook
- Commitments must be fully binding
- Commitments contingent on an award from Minnesota Housing are acceptable
- Commitment subject to a third-party RFP to award vouchers are not acceptable

HOUSING INCOME										
Rent Limit	Income Limit	HTC	HOME	NHTF	HPH	PWD	HIB Senior	Rent Asst	Op Subs	Rooms Per Unit
30% MTSP	30% MTSP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
30% MTSP	30% MTSP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
										Source of Rental Assistance or Operating Subsidy
										Housing Support
										Section 8

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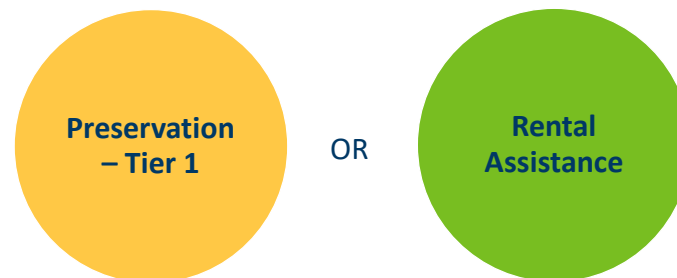
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Serves Lowest Income for Long Durations Preservation/Rental Assistance

- Projects with new or existing rental assistance can take points under Preservation (A.) or Rental Assistance (B.).
- Refer to Scoring Guide



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Greatest Need Tenant Targeting

Senior Housing selection criterion 1.b. cannot be claimed for units that are claimed under the Rental Assistance selection criterion 2.B. Further Restricting Rental Assistance



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Serves Lowest Income for Long Durations Serves Lowest Income Tenants/Rent Reduction

C. Serves Lowest Income Tenants/Rent Reduction (8 to 20 points):

This selection will restrict rents only. (Tenant incomes will not be restricted to the county 50% MTSP income limit by claiming this selection criterion).

Select one:

- a. ☐ 100% of the total units will restrict rents at or below the county 50% MTSP rent limit. **(13 points)**
Number of Units: _____
- b. ☐ At least 50% of the total units will restrict rents at or below the county 50% MTSP rent limit. **(8 points)**
Number of Units: _____
2. ☐ Projects that are eligible for 1.a. or 1.b. above and agree to further restrict the following percentage of units to the county 30% MTSP rent limit:
Select one:
 - a. ☐ 30% to 40% of the total units **(7 points)**
Number of Units: _____
 - b. ☐ 20% to 29.99% of the total units **(6 points)**
Number of Units: _____
 - c. ☐ 10% to 19.99% of the total units **(5 points)**
Number of Units: _____
 - d. ☐ 5% to 9.99% of the total units **(4 points)**
Number of Units: _____

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Serves Lowest Income for Long Durations Serves Lowest Income Tenants/Rent Reduction

- Total Units = **40 Units**
- Units rent-restricted to 50% MTSP = (8) 1BR + (8) 2BR + (4) 3BR = **20 Units**
- Total units rent-restricted to at or below 50% HUD MTSP income = **20 units / 40 total units** = 50% of the units are restricted. Scoring Criteria 1.b met; 8 points to be awarded
- Units rent-restricted to 30% MTSP = (8) 1BR = **8 Units**
- Total units rent-restricted to at or below 30% HUD MTSP income = **8 units / 40 total units** = 20% of the units are restricted. Scoring Criteria 1.b met; 6 points to be awarded

Unit Type	# of Bath-rooms	# of Units	Unit Sq Ft	Monthly Contract Rent	Total Annual Contract Rent	Tenant Paid Utilities	Monthly Gross Rent	Rent Limit	Income Limit
1BR	1.00	8						30% MTSP	50% MTSP
1BR	1.00	8						60% MTSP	60% MTSP
2BR	1.00	8						50% MTSP	50% MTSP
2BR	1.00	8						60% MTSP	60% MTSP
3BR	2.00	4						50% MTSP	50% MTSP
3BR	2.00	4						60% MTSP	60% MTSP

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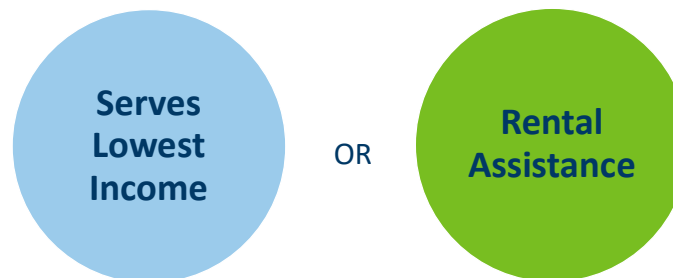
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Serves Lowest Income for Long Durations

- Serves Lowest Income points cannot be claimed on units that have rental assistance.
- You can have both in the project but cannot claim points for both the same units



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Serves Lowest Income for Long Durations Serves Lowest Income/Rent Reduction

LINK: <https://www.mnhousing.gov/rental-housing/post-selection/rent---income-limits.html>

Home / [Rental Housing](#) / Post-Selection / **Rent & Income Limits**



Multifamily Rent and Income Limits

Expand All

Multifamily Tax Subsidy Projects (MTSP) ▼

HOME Program ▼

Deferred Loan Programs ▼

Quick Links

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Serves Lowest Income for Long Durations Long Term Affordability

D. Long Term Affordability (8 to 9 Points):

For a deferred loan project, the owner agrees to extend the term of the Declaration beyond 30 years.

Select one:

- a. ☐ The HTC project will extend the term of the LURA and waive the right to a Qualified Contract for a minimum of 50 years and/or the deferred loan project will extend the term of the deferred loan Declaration to 50 years (9 points)
- b. ☐ The HTC project will extend the term of the LURA and waive the right to a Qualified Contract for a minimum of 40 years and/or the deferred loan project will extend the term of the deferred loan Declaration to 40 years (8 points)

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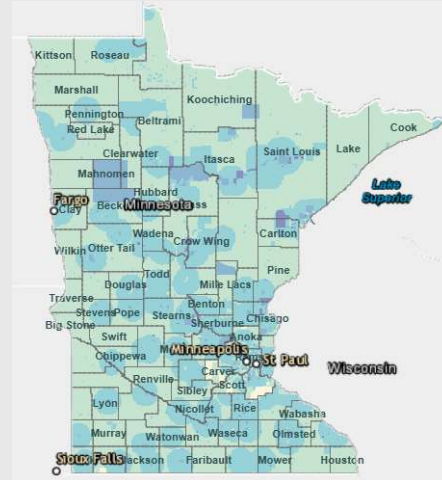
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Increasing Housing Choice

Three Scoring Criteria

- A. Access to More Affordable Housing
- B. Workforce Housing Communities
- C. Transit and Walkability - Metro area and Greater Minnesota

➤ Refer to the Methodology Guide



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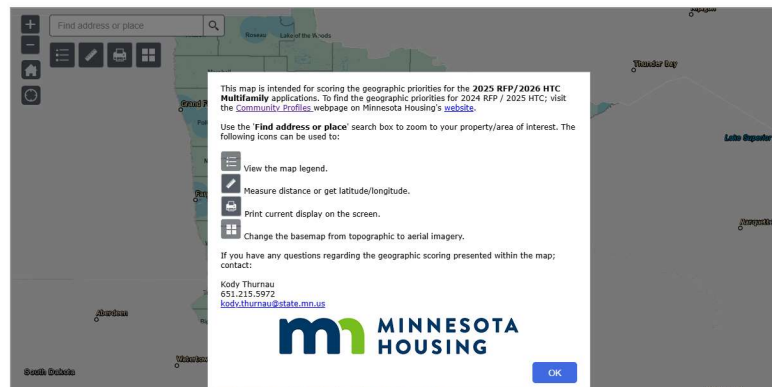
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Community Profiles

LINK: <https://www.mnhousing.gov/policy-and-research/community-profiles/community-profiles-for-scoring-in-2025-consolidated-rfp-2026-htc.html>

Home / Policy and Research / Community Profiles / Community Profiles for Scoring in 2025 Consolidated RFP/2026 HTC

Community Profiles for Scoring in 2025 RFP/2026 HTC



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Increasing Housing Choice



A. Access to More Affordable Housing (2 to 6 Points) **New Name**

1. Select One:

- Tier 1 Tract or City(ies), Tribal Reservation(s), Dakota Communities or Tribal trust lands (6 points)
- Tier 2 Tract or City(ies) (4 points)
- Tier 3 Tract or City(ies) (2 points) **NEW**

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Increasing Housing Choice

B. Workforce Housing Communities (3 to 6 Points)

1. Select One:

- Top Job Center or Net Five Year Job Growth Community (6 points)
- Individual Employer Growth Community (6 points)
- The proposed housing is in a Long Commute Community (3 points)



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Increasing Housing Choice



C. Transit and Walkability (1 to 9 Points)

Two key components

- Access to Transit
- Walkability

Three geographic categories

- Metropolitan Area
- Greater Minnesota Urbanized Areas
- Greater Minnesota Rural and Small Urban Areas

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Supporting Community and Economic Development

Six Selection Criteria

- Community Development Initiative
- Equitable Development
- Rural/Tribal
- Qualified Census Tract/Community Revitalization or Tribal Equivalent Areas
- Multifamily Award History
- Black-, Indigenous-, People of Color-owned Business Enterprises or Women-owned Business Enterprise

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Supporting Community and Economic Development Community Development Initiative (3 Points)

- For projects that contribute to **active implementation** of a Community Development Initiative (CDI) to address locally identified needs and priorities
 - **Required** CDI Documentation:
 - CDI Narrative
 - Full copy of at least one of the CDI supporting documents
 - Description and Map of Targeted Geographic Area
 - Current Implementation Plan
 - Affordable Housing must be listed as a key strategy of the initiative
 - List of Stakeholders and their role
 - Public or Private Investment (non-housing) required for projects located in a Qualified Census Tract if applicable



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Supporting Community and Economic Development Community Development Initiative (3 Points)



Examples of CDI Documentation:

- ✓ Neighborhood plans
- ✓ City or County plans
- ✓ Charters
- ✓ Comprehensive plans (if the Community Development Initiative Narrative is completed)



May not be Accepted:

- ✗ Housing studies
- ✗ Market studies
- ✗ Only a portion of the plan

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Supporting Community and Economic Development Equitable Development (3 Points)



Intent and Goal:

- The project will address the needs of a **Community Most Impacted (CMI)** by housing disparities and a **Qualified Stakeholder Group (QSG)**, with meaningful participation from that CMI, has a significant role in the project proposal.

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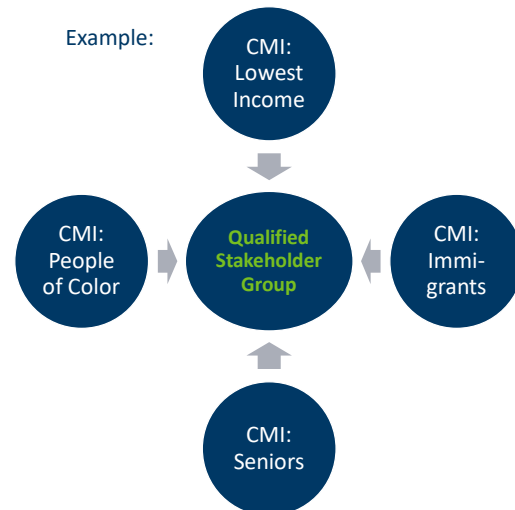
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Supporting Community and Economic Development Equitable Development (3 Points)

Terms:

- Qualified Stakeholder Group (QSG)
- Community Most Impacted (CMI)
- Meaningful Participation
- Meaningful Engagement

Example:



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Supporting Community and Economic Development Equitable Development (3 Points)

Five Thresholds:

1. Housing disparity addressed by project
2. Meaningful participation of CMI
3. Meaningful engagement w/CMI through a Qualified Stakeholder Group
4. Significant involvement of the Qualified Stakeholder Group
5. A signed letter from the Qualified Stakeholder Group

Required Documents:

- Equitable Development Narrative
- Meaningful engagement supporting document(s)
- Qualified Stakeholder Group signed letter(s)

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Supporting Community and Economic Development

C. Rural/Tribal (4 to 8 Points) **New Tiers**

D. Qualified Census Tract/Community Revitalization or Tribal Equivalent Area (3 Points)

E. Multifamily Award History (4 Points)

➤ Refer to the Methodology Guide and Community Profiles



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Supporting Community and Economic Development Black-, Indigenous-, People of Color-owned Business Enterprises or Women-owned Business Enterprises

F. Black-, Indigenous-, People of Color-owned Business Enterprises or Women-owned Business Enterprises (1 to 20 Points)

➤ **NEW:** Qualification Form



Intent and Goal:

- Support efforts in diversifying an industry that historically excluded people of color and women.

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Supporting Community and Economic Development Black-, Indigenous-, People of Color-owned Business Enterprises or Women-owned Business Enterprises

F.1.a– Ownership and Sponsorship

Select one:

- i. ☐ The project owner and sponsor is a Tribe, Tribally designated housing entity, Tribal corporate entity or for-profit Black-, Indigenous-, People of Color-owned Business Enterprise. **(8 points)**
- ii. ☐ The project owner and sponsor is a for-profit Women-owned Business Enterprise. **(5 points)**
- iii. ☐ The project owner and sponsor is a nonprofit Black-, Indigenous-, People of Color-owned Business Enterprise or a nonprofit Women-owned Business Enterprise. **(4 points)**

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Supporting Community and Economic Development Black-, Indigenous-, People of Color-owned Business Enterprises or Women-owned Business Enterprises

F.1.b. Development Team

Select one:

- i. ☐ Two or more entities are each a Black-, Indigenous-, People of Color-owned Business Enterprise. **(7 points)**
- ii. ☐ Two or more entities are each a Women-owned Business Enterprise or a combination of one Black-, Indigenous-, People of Color-owned Business Enterprise and one Women-owned Business Enterprises. **(4 points)**
- iii. ☐ One entity is a Black, Indigenous, People of Color-owned Business Enterprise or a Women-owned Business Enterprise. **(1 point)**

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Supporting Community and Economic Development Black-, Indigenous-, People of Color-owned Business Enterprises or Women-owned Business Enterprises

F.1.c. Capacity Building Partnership

- i. The project owner and sponsor agree to partner with a Black-, Indigenous-, People of Color-owned Business Enterprise or a Women-owned Business Enterprise sponsor that will have at least a **50.1% stake** in all aspects of the development.....(4 points) OR
- ii. The project owner and sponsor agree to partner with a Black-, Indigenous-, People of Color-owned Business Enterprise or a Women-owned Business Enterprise owner and sponsor that will have at least a **30% stake** in all aspects of the development.....(2 points) AND/OR
- iii. The project developer, general contractor, architect, service provider or management agent agrees to partner with a Black-, Indigenous-, People of Color-owned Business Enterprise or a Women-owned Business Enterprise entity to perform a **defined portion** of the contracted work. (1 point)

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Efficient Use of Scarce Resources and Leverage

Three Selection Criteria

- A. Financial Readiness to Proceed/Leveraged Funds
- B. Other Contributions
- C. Intermediary Costs



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Efficient Use of Scarce Resources and Leverage Financial Readiness to Proceed/Leveraged Funds

A. Financial Readiness to Proceed/Leveraged Funds (4 to 16 points):

Total eligible funding secured, awarded or committed:

\$ _____

(Exclude any commitments for the amortizing first mortgage financing and any anticipated syndication proceeds from the current HTC request.)

Total Development Cost: \$ _____



**Percentage of
Permanent Capital
Funding Sources
Committed % (rounded
to the nearest tenth):**

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Efficient Use of Scarce Resources and Leverage Other Contributions

B. Other Contributions (2 to 10 points):

Total "Other" non-capital funding contributions and sources \$_____

Total Development Cost: \$ _____



**Other
Contributions %**
(rounded to the nearest
tenth):

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Efficient Use of Scarce Resources and Leverage Intermediary Costs

C. Intermediary Costs (1 to 4 points):

Intermediary cost amount \$_____

Total Development Cost: \$ _____



**Intermediary
Percentage %**
(rounded to the nearest
tenth):

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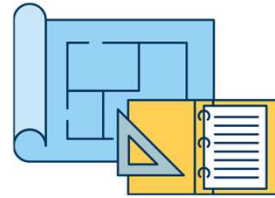
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Building Characteristics

Three Selection Criteria

- A. Innovative Construction Techniques - **New**
- B. Universal Design
- C. Enhanced Sustainability



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Building Characteristics Innovative Construction Techniques (3 Points)

- Pre-application is required by Thursday, May 29 at noon (12:00 p.m.) for the Multifamily Consolidated RFP
 - i. Reduce total construction cost by at least 10%; and/or
 - ii. Reduce the time a project is under for construction by at least 20%



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Building Characteristics Universal Design (3 Points)

The project will incorporate Universal Design Features.

Select one:

- a. ☐ An elevator building with 100% of the total units meeting the definition of a Universal Design Unit **(3 points)**
Number of units: _____
- b. ☐ A non-elevator building with at least 10% of the total units meeting the definition of a Universal Design Unit **(3 points)**
Number of units: _____

Must Complete and Submit the Universal Design Worksheet

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Building Characteristics Enhanced Sustainability (2 to 12 Points)

The project will incorporate additional sustainability criteria into its design. **Increased Points**

- **Tier 1:** 2x the optional criteria points (2 Points)
- **Tier 2:** 3x the optional criteria points (4 Points)
- **Tier 3:** Alternative Building Performance Pathways (6 Points)
- **Tier 4:** Certified by an Alternative Building Performance Pathway (8 Points)

Must Complete and Submit the Intended Methods Worksheet

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Unacceptable Practices

7. Unacceptable Practices (-1 to -35 points)

Minnesota Housing may impose penalty points for unacceptable practices.

May apply to ALL projects, not just HTC projects.

Where to Go: Housing Tax Credit Qualified Allocation Plan

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Tips and Tricks

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Tips and Tricks

Review Updated Documents for the 2025 Multifamily Consolidated RFP/2026 HTC Rounds:

- Scoring Guide
- Methodology Guide and Community Profiles
- Multifamily Request for Proposals (RFP) Standards

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Tips and Tricks

- Carefully review the instructions in the Self-Scoring Worksheet and the Scoring Guide.
- Use the Self-Scoring Detail Sheet to provide more information, clarify items, and explain your reasoning for claiming points.
- Provide documentation for each pointing category. Unsupported points will be removed from your overall score.
 - Read the Help Text in the Portal and use the templates available in each checklist item.
- If submitting multiple applications, upload the correct documents for your project.
- Questions – Reach out to us!

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Questions

Resources:

- Website: mnhousing.gov
- Email addresses:
 - Technical Assistance: TechnicalAssistanceRequest.MHFA@state.mn.us
 - General MF Consolidated RFP questions: mhfa.consolidated.rfp@state.mn.us
 - MF Customer Portal questions: mhfa.app@state.mn.us
 - Housing Tax Credits: htc.mhfa@state.mn.us

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Thank You!

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