



## 2025 Multifamily Consolidated RFP/ 2026 HTC Round 1 Kickoff RFP Updates

Wednesday April 16, 2025

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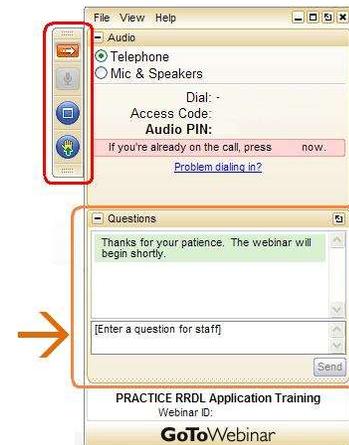
### Our Mission: The Core Purpose

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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## 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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## Agenda

- Welcome/Funding Sources and Partner Overview
- MF Consolidated RFP Overview and Updates
- Program and Policy Updates
- Question and Answer Session
- Closing Remarks

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# Welcome!

James Lehnhoff | *Assistant Commissioner, Multifamily*

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## Funding Sources and Partner Overview

### Estimated Budget

Source	2023 (Actual)	2024 (Actual)	2025 Estimated Range
9% HTC	\$12,671,466	\$13,235,604	\$12,800,000
Deferred Loans	\$205,787,000	\$121,472,000	\$32,000,000 - \$46,100,000

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## Multifamily Consolidated RFP / HTC Round 1 Overview and Updates

Que Vang | *Consolidated RFP Manager, Multifamily Division*

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## Multifamily Consolidated RFP Overview and Updates

### 2025 Multifamily Consolidated RFP/ 2026 HTC Round 1 Timeline

#### Solicitation Period

Application Opened April 9, 2025

Intent to Apply Due  
Thurs., May 8 at 12:00 p.m.

Pre-Applications Due  
Thurs., May 29 at 12:00 p.m.

Application Due  
Thurs., July 10 at 12:00 p.m.

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## Multifamily Consolidated RFP Overview and Updates

**Intent to Apply Due**  
Tues., May 8 at 12:00 p.m.

### Intent to Apply Requirements

- Intended project name, address and contacts
- Intended financial structure and application proposal type(s)
- Estimated project type(s)
- Estimated # of units and population served
- Estimated Total Development Cost
- Estimated Score based on the Self-Scoring Worksheet
- Intended characteristics

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## Multifamily Consolidated RFP Overview and Updates

**Pre-Applications Due**  
Thurs., May 29 at 12:00 p.m.

### Pre-application Requirements

#### HUD Section 811 PRA

- Required for applicants requesting HUD Section 811 PRA
- Submit the completed HUD Section 811 PRA Narrative and submit the supporting documentation

#### Innovation Construction Techniques Selection Criterion

- Required for applicants interested in the selection criterion
- Submit the completed ICT Narrative and submit the supporting documentation

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## Multifamily Consolidated RFP Overview and Updates

**Application Due**  
Thurs., July 10 at 12:00 p.m.

### Application Requirements

- All application materials and checklist items in Portal
  - Evidence of site control
  - Multifamily Workbook(s)
  - Owner/Sponsor General Certification Form
  - HTC Section 42 Certification, if applicable
- Self-scoring Worksheet in the Scoring Wizard in Portal
- Development Team Qualification Forms
- Multifamily Fee Remittance Form w/Application Fee

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## Multifamily Consolidated RFP Overview and Updates

### 2025 Multifamily Consolidated RFP / 2026 HTC Round 1 Timeline

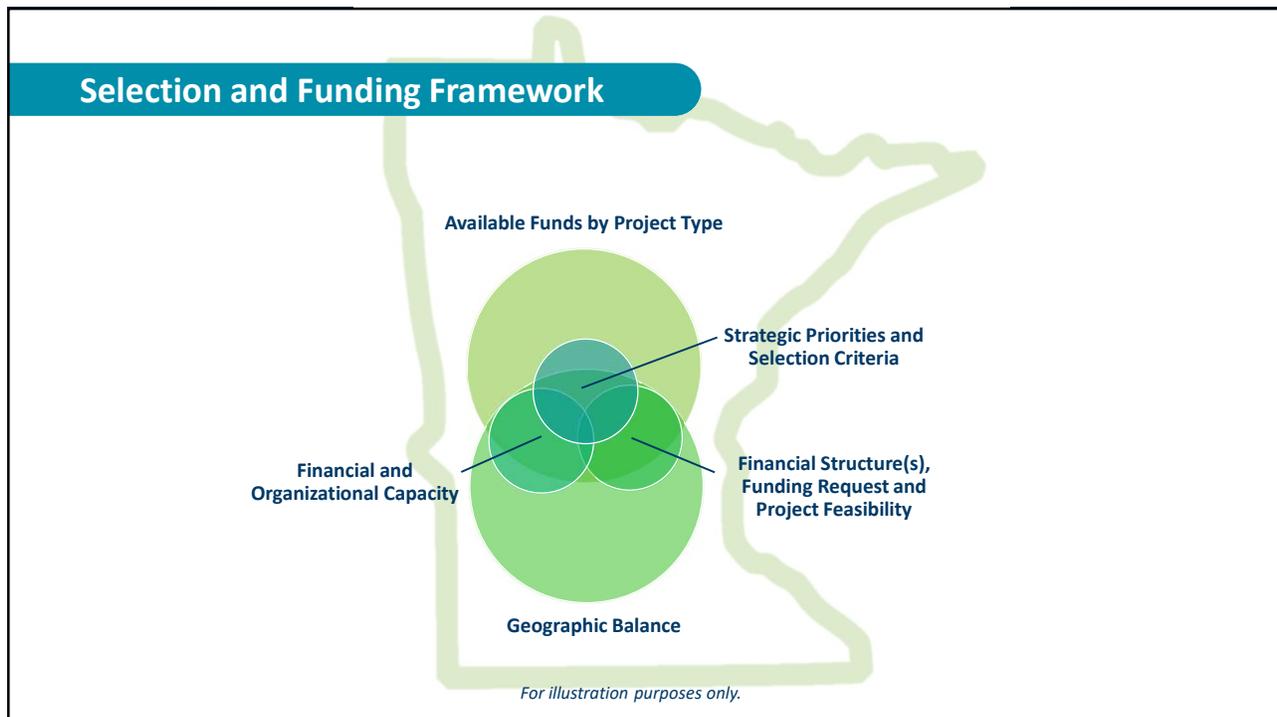
**Solicitation Period**  
Application Opened April 9, 2025

**Evaluation Period**  
July through December 2025

**Selection Recommendations**  
to the board of directors in December

The diagram illustrates the project timeline with three main phases: Solicitation Period, Evaluation Period, and Selection Recommendations. The Solicitation Period includes three key milestones: 'Intent to Apply Due' (Tues., May 8 at 12:00 p.m.), 'Pre-Applications Due' (Thurs., May 29 at 12:00 p.m.), and 'Application Due' (Thurs., July 10 at 12:00 p.m.). The Evaluation Period includes four steps: 'Eligibility', 'Scoring', 'Early Selection Determination', and 'Feasibility Review'. The Selection Recommendations phase concludes the process in December.

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# State Prevailing Wage

Sara Bunn | *Workforce Housing & MF Engagement Manager*

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## State Prevailing Wage

### Project Types

Applicable statutes: [Minnesota Statute 116J.871](#) & [Minnesota Statute 177.41 - 177.44](#)

New  
Construction  
Loans and  
Grants

New  
Construction  
Tax Credits

Publicly  
Owned

Tribal

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## State Prevailing Wage

### New Construction Loans and Grants

#### Statutory Requirements

New construction developments, including adaptive reuse, are subject to state prevailing wage regardless of selection date, if financed with any of the following from Minnesota Housing:

- loans of \$500,000 or more
- grants of \$200,000 or more

Loan threshold applies to all loans and grants regardless of the source of the funds, including federal appropriations and bond proceeds.

#### Due Diligence Requirements

- Sign and Submit Prevailing Wage Certification Form to DLI and Minnesota Housing
- If Selected after July 1, 2023, must Submit Certified Payroll Reporting to Minnesota Housing every 2 weeks
  - Payroll Naming Convention:  
D#\_M#\_PropertyName\_City\_Contractor\_PayrollDate\_

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## State Prevailing Wage

### New Construction Tax Credits

#### Statutory Requirement

New construction developments, including adaptive reuse, awarded or allocated housing tax credits from Minnesota Housing:

- Only for projects consisting of more than ten units.
- Only for projects **selected** for an award or allocation of federal low-income housing tax credits (Housing Tax Credit) on or after January 1, 2025.

#### Due Diligence Requirements

If Selected for an award or allocation on or after January 1, 2025:

- Sign and Submit Prevailing Wage Certification Form to DLI and Minnesota Housing
- Submit Certified Payroll Reporting to Minnesota Housing every 2 weeks
  - Payroll Naming Convention:  
D#\_M#\_PropertyName\_City\_Contractor\_PayrollDate\_

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## State Prevailing Wage

### Publicly Owned

#### Statutory Requirements

If a project is publicly owned, state prevailing wage applies to new construction and rehabilitation projects where the estimated cost to complete the project is \$25,000 or more regardless of selection date.

#### Due Diligence Requirement

- None

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## State Prevailing Wage

### Tribal

- Trust or reservation land is not subject to state prevailing wage
- Fee land that is converted to trust land is not subject to state prevailing wage (discuss with Agency)
- Fee land is subject to state prevailing wage.

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## State Prevailing Wage

### Questions?

- Website:  
<https://mnhousing.gov/rental-housing/prevailing-wage.html>
- Questions on Minnesota Housing projects or submission of payroll reporting:  
[mhfa.prevailingwage@state.mn.us](mailto:mhfa.prevailingwage@state.mn.us)
- Questions on wage rates or completion of payroll reports:  
[dli.prevwage@state.mn.us](mailto:dli.prevwage@state.mn.us)

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## Wage Theft

Summer Jefferson | *Programs Manager, Multifamily Division*

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## Wage Theft Prevention

### 2024 Legislative Session

- Effective for applications submitted after August 1, 2024
- Requires disclosures and verifications
- Information about contractor and subcontractors
- Wage theft remedies

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## Federal Programs

Aaron Keniski | *Federal Programs Manager*

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## Federal Programs

### Build America, Buy America (BABA) Act

- “Buy America Preference” (BAP) for all iron, steel, manufactured products, and construction materials
- Will apply to any 2025 Multifamily Consolidated RFP projects selected for NHTF
- May apply to 2025 Multifamily Consolidated RFP projects deals selected for HOME (depends on how quickly projects commit HOME funds)

Due diligence will include, but not limited to:

- Classifying all products and materials necessary for project and determining their cost;
- Conducting market research to identify domestically made products and materials; and
- Collecting documentation certifying products and materials were made in the U.S.

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## Federal Programs

### 2025 HOME Final Rule

- Effective for projects committing their HOME funds after April 20<sup>th</sup>\*
- Updates include changes that will impact underwriting

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## Climate Programs

Katherine Teiken | *Climate Policy Director*

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## Climate Programs

### Solar for All

Deferred solar loans that may be forgivable.

- Eligible uses:
  - Labor
  - Equipment for the installation of on-site solar panels, including any necessary upgrades
  - Solar storage equipment
- Occupancy Income limits: Up to 80% AMI
- Energy Savings Requirements
  - 20% estimated reduction in resident energy bills OR
  - A proportional direct benefit to residents
- Federal Compliance
  - Build America Buy America
  - Davis Bacon and Related Acts

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# Feasibility

Susan Thompson | *Underwriting Supervisor*

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## Feasibility

### Capacity

#### Clarify Roles and Responsibilities

- **Qualification of Sponsor and/or Guarantor**
  - Sponsor obligations and active participation to the project (short + long term)
- **Development Team**
  - Assess project complexity and demonstrated capability of the team

#### Status of Active Projects

- Selected and progress towards closing
- Requests for Action
- Execution of existing selected projects vs. potential projects.
- Performance of existing portfolio

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## Feasibility

### Underwriting

#### 2025 – 2026 Underwriting Standards Updates

- Vacancy
- Debt Coverage Ratio
- Expense Coverage Ratio
- Replacement Reserves

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## Feasibility

### Underwriting

#### Common Feasibility Challenges

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Operating Considerations           <ul style="list-style-type: none"> <li>• Dependent on Capitalized Reserves</li> <li>• Structuring for Points</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Design Considerations           <ul style="list-style-type: none"> <li>• Sibling Projects</li> <li>• Commercial Space</li> </ul> </li> </ul> |
|---|---|

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## Architectural and Design

Erika Arms | *Architect*

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## Architectural and Design

### BUILDING STANDARDS UPDATED DOCUMENTS

- Rental Housing Design & Construction Standards
- MN Overlay and Guide to 2020 Enterprise Green Communities Criteria
- Architect's Guide
- Contractor's Guide
- Environmental Standards (PDF) includes:  
*Environmental Site Assessments, Subsurface Soil Exploration, Mold, Lead-Based Paint, Asbestos Inspection Survey, Radon Mitigation, Historic Preservation Rehabilitation and Clandestine Drug Lab Guidelines.*

### eNews

- Sign up to receive our [Building Standards eNews](#) via our Building Standards webpage.
- Contact [Minnesota Housing architects](#) with questions on the Building Standards.

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## Multifamily Rental Housing Design & Construction Standards

### NOTABLE CHANGES

Chapter 2

Millwork section now allows solid surface counter tops (manufactured quartz, natural stone, concrete, etc.) at dwelling unit kitchens and common areas. The kitchen sink base cabinet will need to include a drip pan or leak liner protection.

Chapter 4

Chapter 5

Chapter 7

Chapter 9

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## Multifamily Rental Housing Design & Construction Standards

### NOTABLE CHANGES

Chapter 2

Chapter 4

Updated language on Recognized Environmental Condition documentation & submittal requirements for Housing Tax Credit Only projects.

Chapter 5

Chapter 7

Chapter 9

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## Multifamily Rental Housing Design & Construction Standards

### NOTABLE CHANGES

Chapter 2

Chapter 4

Chapter 5

Information to include accessibility requirements for new construction projects receiving Housing Infrastructure Bonds/Appropriations.

Chapter 7

Chapter 9

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## Multifamily Rental Housing Design & Construction Standards

### NOTABLE CHANGES

Chapter 2

Chapter 4

Chapter 5

Chapter 7

Added information to provide direction for Build America, Buy America Act (BABA) for projects receiving applicable federal funding.

Chapter 9

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## Multifamily Rental Housing Design & Construction Standards

### NOTABLE CHANGES

Chapter 2

Chapter 4

Chapter 5

Chapter 7

Chapter 9

New chapter on Energy Rebate Analysis information  
(Previously was a link on our Building Standards webpage).

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## Minnesota Overlay

### NOTABLE CHANGES

Chapter 6

Chapter 3

- Enhanced Sustainability: Tiers 1-4 to align with the Self-Scoring Worksheet.
- ENERGY STAR (ES) Certification is revised to a higher threshold.
  - All projects funded by Minnesota Housing must certify to ES Certified Homes Version 3.2 or ES Multifamily New Construction (MFNC) V1.2.
  - Revision 05 of the ES MFNC changes came out recently. The exterior continuous insulation requirement for over 4 stories is no longer mandatory. Continuous insulation may still be required to meet the UA, if the efficiency can't be compensated elsewhere in the energy model. Work with your energy modeler.

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# Minnesota Overlay

NOTABLE CHANGES

Chapter 6

Chapter 3

- Added criteria geared toward Healthy Building Material & Climate Resilient Construction building materials to align with the Intended Methods Worksheet
- Electrification of some equipment is now mandatory and other equipment required as electric ready

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# Minnesota Overlay

NOTABLE CHANGES

## Intended Methods Worksheet (IMW) Help Text

Col. A C#	Col. B M/O	Column C Criteria Title	Column D Criteria Description <i>[Summary, see full Criteria for complete description]</i>	Column E How Will Criteria Be Implemented? And, where in the plans, specifications, or other plans compliance be documented?	Column D Intent to Comply				
					Yes	No	N/A	WR	OP
5.2b	15 or 20	<b>Moving to Zero Energy: Near Zero Certification</b>  MN OVERLAY CRITERIA	Certify the project in a program that requires advanced level of building performance per one of the following program: <b>Option 1.</b> Follow the Minnesota B3 Sustainable Building 2030 (SB 2030) Energy Standard. All requirements must be met and documented through the SB 2030 tracking tool [15 points]. <b>Option 2.</b> Certify the project through the Department of Energy (DOE) Zero Energy Ready Home (ZERH). Compliance confirmed with certificate [15 points].	<i>[Indicate which Option and pathway will be included. Projects claiming Tier 3 or Tier 4 RFP Enhanced Sustainability points should select appropriate points in this criteria.]</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0

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# Q & A Session

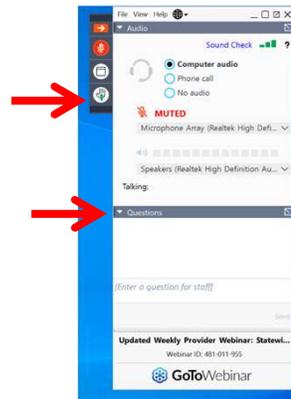
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## Q & A

### Q&A Protocol

- Click the raise your hand button of the GoToWebinar toolbar. This will allow us to call on you and unmute your line to ask your question.
- Type your question in the Question/Chat Box of the GoToWebinar toolbar



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**Closing Remarks**  
*Summer Jefferson | Programs Manager, Multifamily Division*



**m** MINNESOTA HOUSING

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**Thank You**  
*for your commitment to serving Minnesotans with affordable housing.  
We look forward to your application.*

*- Minnesota Housing*

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