



## Minnesota Housing 2026 Multifamily Consolidated RFP/2027 HTC Rounds Self-Scoring Worksheet Training

April 23, 2026



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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 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, Building 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](https://mnhousing.gov)

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# Agenda



1. **Scoring Refresher**
2. **Updates**
3. **Changes and Clarifications**
4. **Tips**
5. **Where to Go Next:**
  - Technical Assistance
  - Minnesota Housing Website
6. **Question and Answer**

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## Scoring Refresher

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## Align Your Project

Unit Numbers  
and Dollar  
Amounts  
should all  
match up.

```

graph TD
    A[Self-Scoring Worksheet] --> B[Scoring Wizard]
    A --> C[Scoring Guide]
    B --> D[Your Documents:  
• Workbook  
• Narratives  
• Other Checklist Items]
            
```

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## Website mnhousing.gov

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

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

### Multifamily Consolidated Request for Proposals/Housing Tax Credit Funding Rounds

**2026 Multifamily Consolidated RFP and 2027 HTC Round 1 is open for applications!**

The Intent to Apply must be completed by potential applicants by noon Central time on Thursday, May 7. Only potential applicants with a successful Intent to Apply submission will be able to proceed with pre-applications (if applicable) and/or a full application submittal. Review the [Multifamily Request for Proposals Standard](#) for Intent to Apply and application requirements. Continue on this webpage for additional important information such as application timeline, available resources, trainings and more.

Menu

- RFPs
- Consolidated RFP HTC ▾

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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 28 at noon Central time**



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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

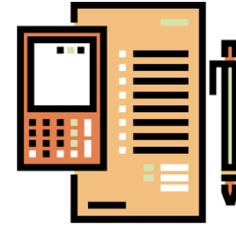
- Unit Types: total versus restricted/assisted
- Minimum Unit Requirements
- Rent Restrictions
- Income Restrictions
- Minnesota Housing will reduce points if the documentation does not meet requirements.



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## 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



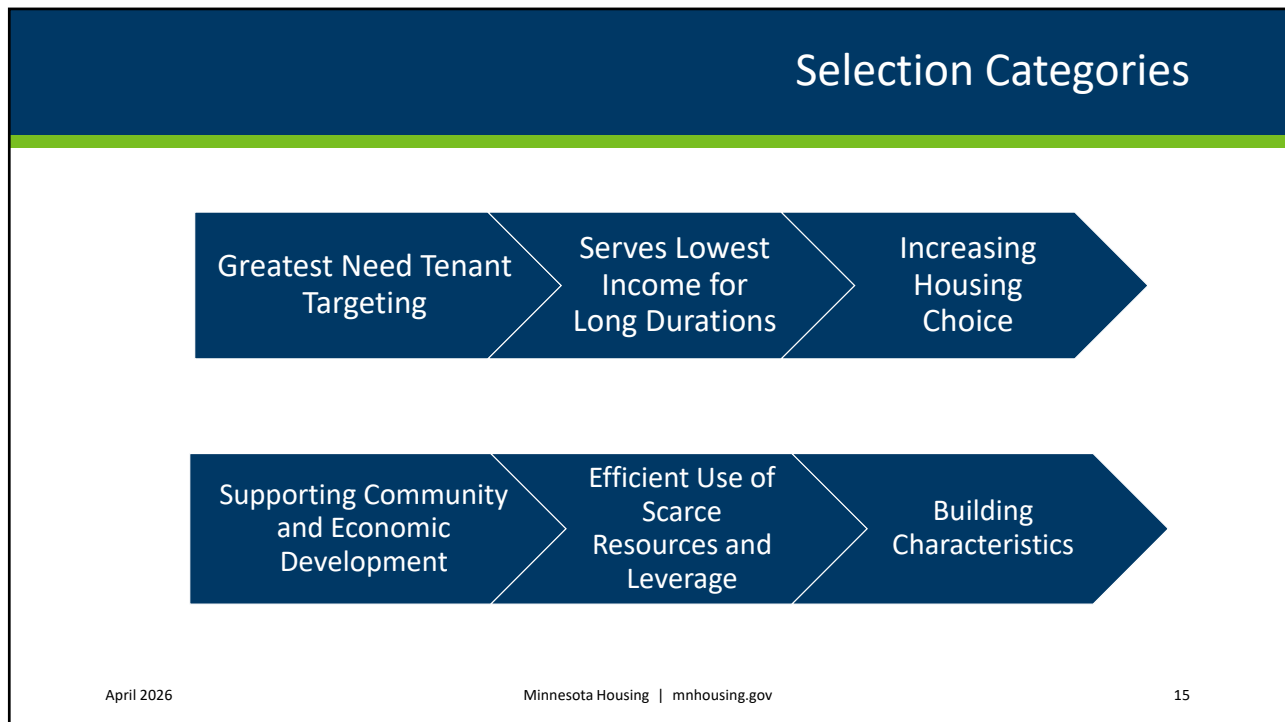
- Applicants seeking 9% HTC in Round 1 must meet at least one threshold item:
  - Metropolitan Area
  - Outside the Metropolitan Area
  - People with Disabilities
  - Preserve Existing Subsidized Housing
  - Rural Development
- Projects may meet more than one threshold

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## Updates

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## Updates

- Qualified Allocation Plan (QAP) and Self-Scoring Worksheet
  - Amended to 2026-2028 HTC years (for the 2026 and 2027 Multifamily Consolidated RFPs)
  - Refer to amended versions on our website
  - Changes
    - QAP extended from 2 years to 3 years
    - Minimum Percent Test – 4% HTCs
    - NEW Selection Criteria - Local Actions to Support Housing

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## Changes and Updates

- Revised Documents
  - Multifamily RFP Standards
  - Scoring Guide – redline version available
  - Methodology Guide – redline version
  - Documents on website and templates in Portal checklist items

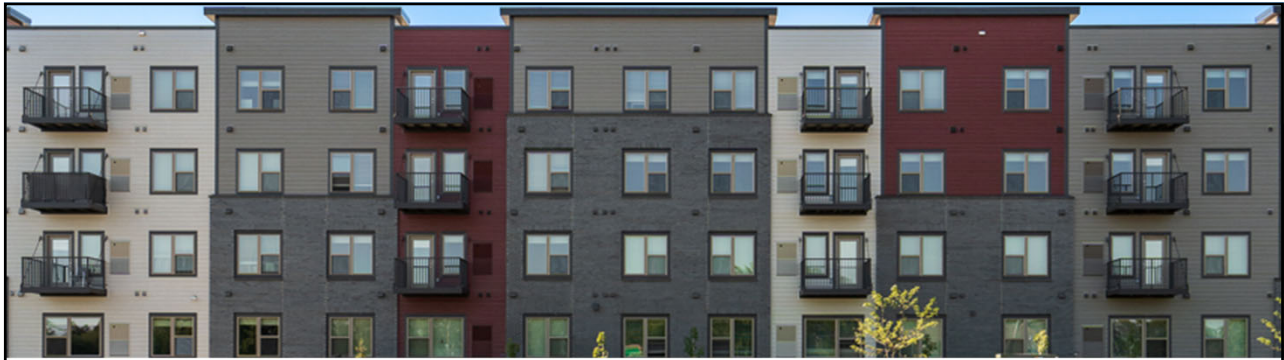
TIP: Read the help text provided in the checklist items

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## Scoring Guide Changes and Clarifications



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### 1.09 Scattered Sites

- NEW Portal checklist item: Scattered Site Worksheet
- Added detail on how scattered sites are scored



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## 4.03 Permanent Supportive Housing for Households Experiencing Homelessness

- Minnesota Housing completes a market review during feasibility.
- If Minnesota Housing determines there is not a market for the units:
  - Units may be converted to 30% MTSP rents
  - Project will maintain a priority to serve homeless households.
  - Points for HPH would not be lost in this circumstance.
  - Associated rental assistance points for Housing Support will be removed.

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## 4.03 Permanent Supportive Housing for Households Experiencing Homelessness

### Other Homeless

Projects must be eligible for HPH selection criteria.

### Select One:

- a. 100% of the **total** units set aside and rented to HPH and Other Homeless Households
- b. 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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### 4.03 Permanent Supportive Housing for Households Experiencing Homelessness

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

OR

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### 4.03 Permanent Supportive Housing for Households Experiencing Homelessness

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

	A	B	C	D	E	F	G	H	I	J	K	L	M								N	O	P	Q	R	S	T	U	V	W	X
		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	Seniors	Rent Asst	Op Subs	Other											
19		OBR/Eff	1.00	16								X			X			X							2.5	40.0	County Housing Support				
20		OBR/Eff	1.00	7								X			X			X		X					2.5	17.5	Project Based Vouchers				
21		OBR/Eff	1.00	5								X			X			X		X					2.5	12.5	Project Based Vouchers				
22		1BR	1.00	10								X		X				X							3.5	35.0	County Housing Support				
23		1BR	1.00	5								X			X			X		X					3.5	17.5	Project Based Vouchers				
24		1BR	1.00	2								X			X			X							3.5	7.0	Project Based Vouchers				
25		2BR	1.00	5								X						X							4.5	22.5	Project Based Vouchers				

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## 4.05 Preservation

### Risk of Loss Thresholds:

1. Due to Market Conversion
2. Due to Critical Physical Needs
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 (15 points)
- Severity of Critical Physical Needs (3 or 5 points)



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## 4.06 Rental Assistance

### • Commitment documentation must:

- Be fully executed
- State the project name
- Include the number of units



### • **NEW:** Bring It Home Rental Assistance

- <https://www.mnhousing.gov/home/local-government/bring-it-home>

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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/Rental Assistance

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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## 4.07 Serves Lowest Income Tenants/Rent Reduction

- Must reflect the monthly gross rents (Column I) and rent limits (Column J) for these units at or below the 50% MTSP rent limit, including Tenant Paid Utilities, in the rent and income grid of the Multifamily Workbook to receive points.

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
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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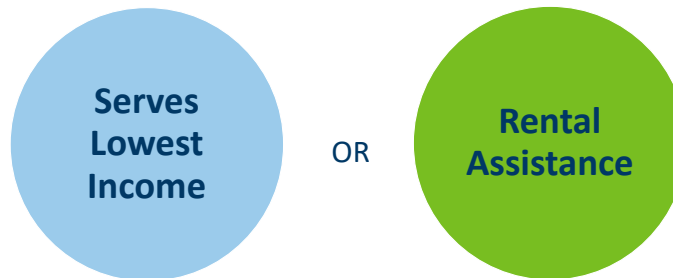
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## Serves Lowest Income /Rental Assistance

- 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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# Community Profiles

Home / [Policy and Research](#) / [Community Profiles](#) / **Community Profiles For Scoring In 2026 Consolidated RFP/2027 HTC**

## Community Profiles for Scoring 2026 RFP/2027 HTC

This map is intended for scoring the geographic priorities for the **2026 Multifamily Consolidated RFP/2027 HTC** applications. To find the geographic priorities for the 2025 Multifamily Consolidated RFP / 2026 HTC; visit the [Community Profiles](#) webpage on Minnesota Housing's website.

Use the "Find address or place" search box to zoom to your property/area of interest. The following icons can be used to:

- View the map legend.
- Measure distance or get latitude/longitude.
- Print current display on the screen.
- Change the basemap from topographic to aerial imagery.

If you have any questions regarding the geographic scoring presented within the map; contact:

Kody Thurnau  
651.215.5972  
[kody.thurnau@state.mn.us](mailto:kody.thurnau@state.mn.us)

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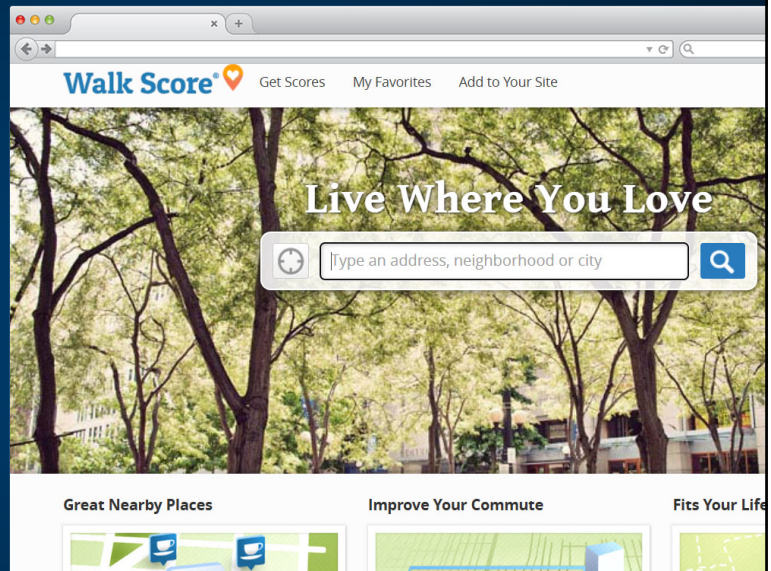
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## 4.11 Transit and Walkability

- Updated language regarding Walk Score
- Contact Walk Score directly for revisions
- [walkscore.com](https://www.walkscore.com)



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## 4.12 Community Development Initiative

- 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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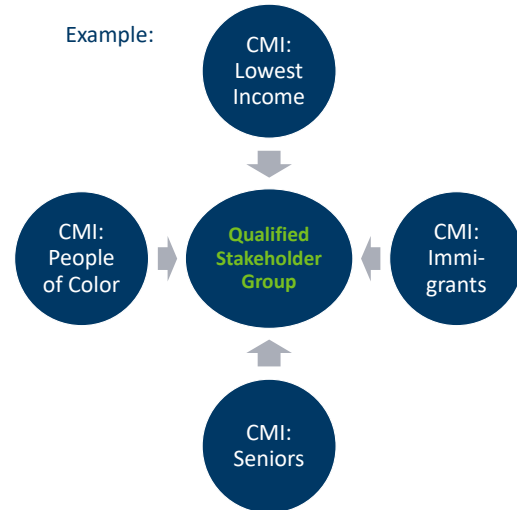
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## 4.13 Equitable Development

### Terms:

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

Example:



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## 4.13 Equitable Development

### 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)

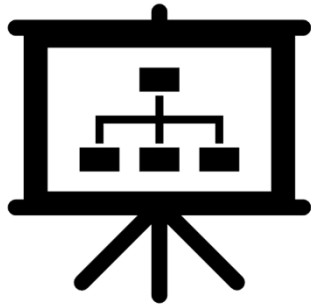
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## 4.17 Black-, Indigenous-, People of Color-owned Business Enterprises or Women-owned Business Enterprises



**Ownership and Sponsorship**

**Development Team**

**Capacity Building Partnership**

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## 4.17 Black-, Indigenous-, People of Color-owned Business Enterprises or Women-owned Business Enterprises

### **TIP:**

- Use the Black-, Indigenous-, People Color-owned Business Enterprises or Women-owned Business Enterprises **Qualification Form**.
- Provided in the BIPOCBE/WBE checklist item in Portal.



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**Black-, Indigenous-, People of Color-owned Business Enterprises or Women-owned Business Enterprises (BPOCBE/WBE)**

**Self- Scoring Worksheet**

**Definitions**

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

Projects that include business entities that are owned or led by individuals who are Black-, Indigenous or other Person of Color or business entities that are owned or led by one or more women. A Person of Color includes a person from Native and Indigenous North and South American, Black and African-descendant, Hispanic or Latinx, Asian and Pacific Islander and other non-white communities.

A Black-, Indigenous-, People of Color-owned Business Enterprise is a Tribe, Tribally designated housing entity, Tribal corporate entity or other entity which is at least 51% owned by one or more individuals that are Black, Indigenous or other Person of Color.

A Women-owned Business Enterprise is an entity which is at least 51% owned by one or more women.

This includes nonprofits and governmental entities where the executive director or equivalent is Black, Indigenous or other Person of Color, or a woman, as applicable. The individual(s) must also control and manage the daily business operations.

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## 4.17 Black-, Indigenous-, People of Color-owned Business Enterprises or Women-owned Business Enterprises

<b>Examples</b>	One Entity
<b>*Eligible for points if they meet the definition</b>	Multiple Entities are BIPOCBE
	Multiple Entities are WBE
	Nonprofit or governmental entities where the Executive Director or equivalent is BIPOCBE/WBE

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## 4.17 Black-, Indigenous-, People of Color-owned Business Enterprises or Women-owned Business Enterprises

### Examples – Not Eligible for points

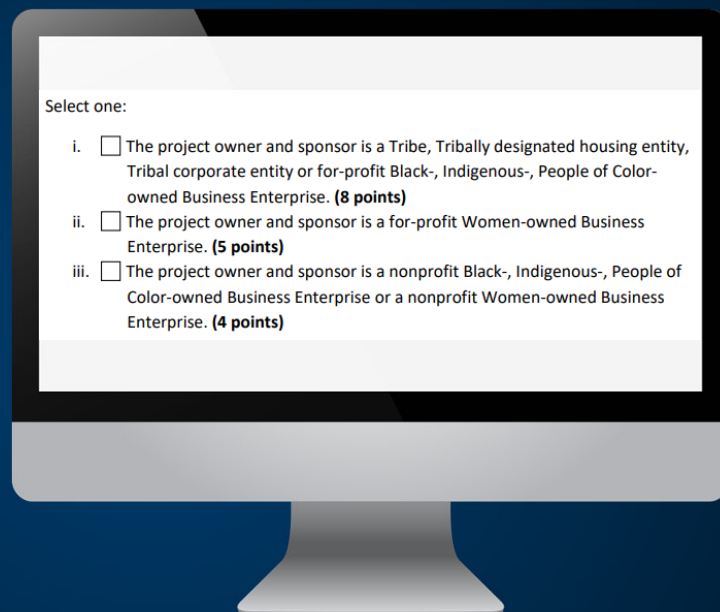
- The entity does not meet the definition
- One entity is using a combination of BIPOCBE and WBE and neither BE has 51% ownership
- Nonprofit or governmental entities claiming points for staff or board members that are BIPOCBE/WBE

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## Black-, Indigenous-, People of Color-owned Business Enterprises or Women-owned Business Enterprises (BIPOCBE/WBE)

### Self- Scoring Worksheet

#### Ownership and Sponsorship



Select one:

- 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)**
- The project owner and sponsor is a for-profit Women-owned Business Enterprise. **(5 points)**
- 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)**

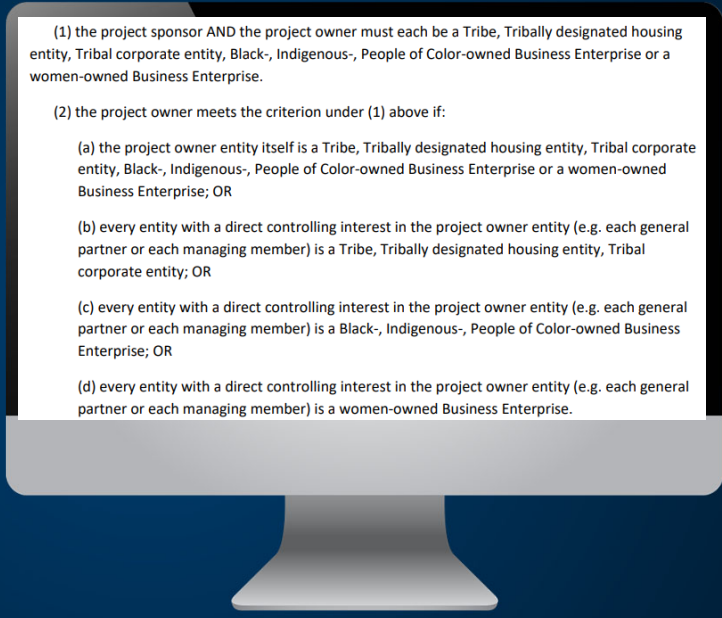
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**Black-, Indigenous-,  
People of Color-owned  
Business Enterprises or  
Women-owned Business  
Enterprises  
(BIOCBE/WBE)**

**Scoring Guide**

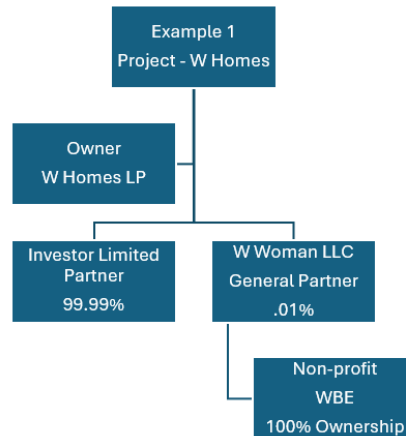
**Ownership and  
Sponsorship**

To claim Ownership and  
Sponsorship points:



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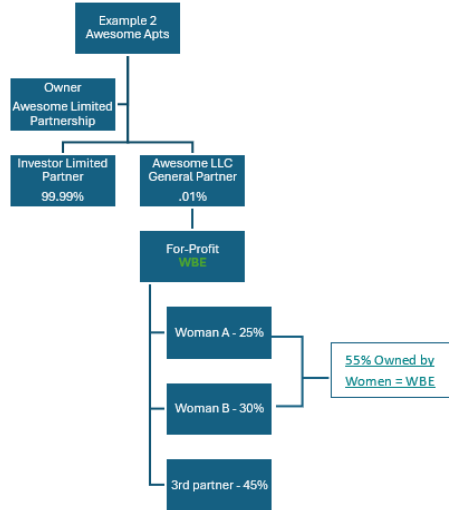
**Example 1**  
One entity, one individual is the project owner and sponsor



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## Example 2

### One entity, multiple individuals are the project owner and sponsor



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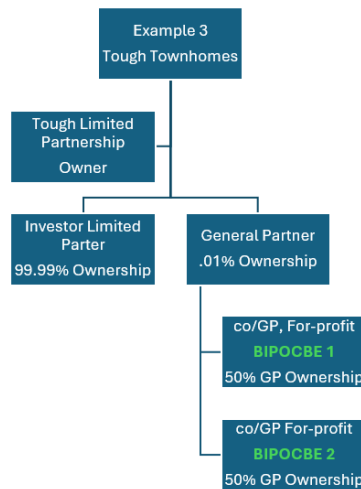
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## Example 3

### Multiple entities are the project owner and sponsor



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## 4.17 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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## 4.17 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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## Example 1

### Two entities, two WBEs are the project owner and sponsor + Capacity Building Partnership



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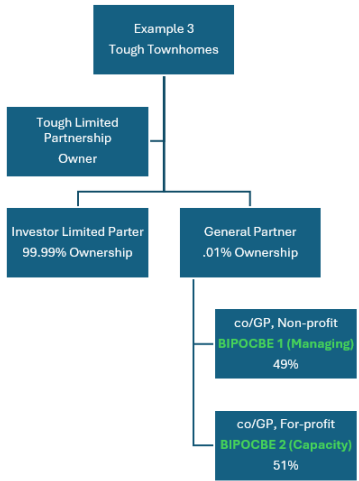
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## Example 3

### Multiple entities are the project owner and sponsor + Capacity Building Partnership



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## NEW - 4.18 Local Actions to Support Housing

- **Purpose:** To encourage jurisdictions to implement local actions to support housing and reduce barriers to affordable housing development.
- Work with your jurisdiction. Share the certification form.
- The authorized signer of the city, township, or county office that oversees zoning and land use requirements in the jurisdiction where the project is located must complete and sign this certification form.
  - **TIP – Jurisdictions** – You can sign one certification and share with projects that inquire!



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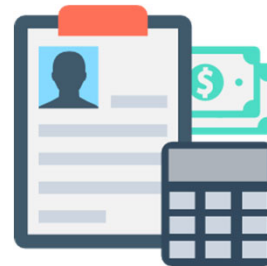
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## Efficient Use of Scarce Resources and Leverage

### Three Selection Criteria

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



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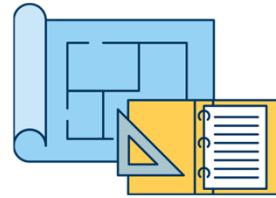
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## Building Characteristics

### Three Selection Criteria

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



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## 4.22 Innovative Construction Techniques (ICT)

- Pre-application is required by Thursday, May 28 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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## Tips and Tricks

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## Tips and Tricks

Review Updated Documents for the 2026 Multifamily Consolidated RFP/2027 HTC Rounds:

- Scoring Guide
- Methodology Guide and Community Profiles
- Multifamily Request for Proposals (RFP) Standards
- Templates found in Checklist items in Portal

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## Tips and Tricks

- Carefully review the instructions in the Self-Scoring Worksheet, Scoring Guide and help text in Portal.
- 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! Ask for Technical Assistance

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## Questions

### Resources:

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

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# Thank You!

- Email addresses:

- Technical Assistance: [TechnicalAssistanceRequest.MHFA@state.mn.us](mailto:TechnicalAssistanceRequest.MHFA@state.mn.us)
- General Consolidated RFP questions: [mhfa.consolidated.rfp@state.mn.us](mailto:mhfa.consolidated.rfp@state.mn.us)
- MF Customer Portal questions: [mhfa.app@state.mn.us](mailto:mhfa.app@state.mn.us)
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