



Multifamily 4% Housing Tax Credit Only Standards

Applicable for the 2027 4% Housing Tax Credit Only Application Round

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This information will be made available in alternative format upon request.

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A. Values Statement

Our vision is that all Minnesotans live and thrive in a stable, safe and accessible home they can afford in a community of their choice.

To achieve this vision, we will reorient how we work and expand who has a voice at the table and who participates in and benefits from our programs and the housing economy.

We acknowledge and understand the intentional harms of the past, how they came to be and persist today, and our responsibility to correct them and remove barriers.

We will:

- Center the people and places most impacted by housing instability at the heart of our decision-making,
- Listen and share the power we have,
- Honor, respect and strengthen communities, and
- Be inclusive, equitable, just and antiracist in our actions.

B. Purpose

The Multifamily 4% Housing Tax Credit Only Standards provide an overview of the Minnesota Housing Finance Agency (Minnesota Housing) 2027 4% Housing Tax Credit (HTC) Only application round process, general instructions, requirements and important application information regarding Minnesota Housing's application and selection process.

Minnesota thrives because of its diversity of race, ethnicity, sexual orientation, gender identity, (dis)abilities, ages, families, and geographies. Discrimination, lack of access to resources, and other barriers have led to disparities that inhibit Minnesotans from achieving their fullest potential. Minnesota Housing prioritizes projects that center on Communities Most Impacted (CMI) by housing instability and disparities in its work to advance equity. This is a core value in all of Minnesota Housing's actions, including resources administered through the 4% HTC Only application round process, which includes the awarding of low-income federal housing tax credits to affordable¹ multifamily rental housing developments.

HTCs are subject to specific program requirements and limitations that are not set out in detail, or modified by, in this document. The allocation and award of HTCs is governed by Minnesota Housing's Qualified Allocation Plan (QAP) including the Self-Scoring Worksheet, which is informed by the Scoring Guide. Applicants who are applying for 4% HTCs should refer to those guiding documents found on the [Housing Tax Credits](#) webpage.

Sign Up for the Multifamily eNews

Interested applicants should sign up for Minnesota Housing's [Multifamily 4% HTC eNews](#) list to receive important information and training opportunities throughout the 4% HTC Only application round period.

C. Legal Addendum

Any recipient of an award agrees to comply with the additional requirements and obligations as described in Appendix A, which is attached and incorporated into this Multifamily 4% Housing Tax

¹ Housing with rent or income restrictions.

Credit Only Standards.

D. Overview of the 4% HTC Only Application Round

Minnesota Housing is currently accepting pre-applications and full applications for awards of 2027 4% HTC Only for projects that: (1) have received an allocation of tax-exempt volume limited bonding authority from Minnesota Management and Budget (MMB) and (2) are not located in an area covered by a suballocator's qualified allocation plan. For 2027, the areas covered by suballocator's qualified allocation plans are the City of St. Paul, the City of Minneapolis, Dakota County, and Washington County.

Pre-application and application for preliminary determination of eligibility (42M Application) for 4% HTC Only must be submitted using Minnesota Housing's online [Multifamily Customer Portal](#)² (Portal).

Amended 2026-2028 Qualified Allocation Plan

The Amended 2026-2028 QAP and any amendments to the QAP contain the requirements and process Minnesota Housing uses to award 4% HTC Only. These requirements were implemented to help ensure that 4% HTC Only are awarded to projects that meet high priority affordable rental housing needs in Minnesota. The requirements and process are highlighted below:

1. **Minimum Score** – The project must meet the 40-point minimum score requirement for 4% HTC Only. Refer to the applicable Minnesota Housing Self-Scoring Worksheet for scoring information.
2. **Affordability** – All owners of projects qualifying for 4% HTCs are required to waive their right to utilize the Qualified Contract process for a minimum period of 30 years. Projects that agree to waive the Qualified Contract for longer terms can receive additional points toward the minimum score.

² Portal facilitates the application and post-selection process for developers seeking funding from Minnesota Housing for affordable rental housing 4% HTC Only. Portal is a web-based application built on the Salesforce Platform.

3. **Compliance with the QAP** – In order to be eligible for 4% HTC, a project must comply with the requirements of the applicable Minnesota Housing QAP in accordance with federal requirements.

A project must comply with Minnesota Housing's QAP that is in effect for the calendar year in which tax-exempt volume limited bonds are issued, together with any tax-exempt volume limited bonds issued in a prior calendar year, to finance at least the required minimum percentage of the aggregate basis of the building and the land it is located on (the required minimum percentage test). For example, if a project receives an allocation of bonding authority in 2027 but bonds sufficient to meet the Minimum Percent test are not issued until 2028, the owner will be required to submit a new application in the 2028 4% HTC Only application round.

Refer to [Chapter 7 of the QAP, Projects Financed by Tax-Exempt Volume Limited Bonds Seeking HTCs](#), or Minnesota Housing's [Housing Tax Credits](#) webpage for more information.

E. Guidance for Tax-Exempt Volume Limited Bonds

Section 42 of the Internal Revenue Code (IRC) establishes that, under certain circumstances, low-income housing tax credits not from the state annual credit ceiling may be available for projects that are financed with tax-exempt volume limited bonds. Section 42(m)(1)(D) provides that in order for a project to receive an award of HTCs through the issuance of tax-exempt volume limited bonds, the project must satisfy the requirements for allocation contained in the QAP applicable to the area in which the project is located. The Minnesota Housing QAP applies to all projects for which Minnesota Housing is the issuer of the bonds and all other projects not located within the area covered by a suballocator QAP. Tax-exempt volume limited bonds issued in Minnesota for residential rental housing projects must meet the required minimum percentage Bond Tests Analysis and comply with the requirements of [Minnesota Statutes Section 474A.047](#).

Process for Securing 4% HTCs

In Minnesota, MMB administers the state's tax-exempt volume limited bonding authority for all issuers, including Minnesota Housing. Minnesota Housing and some local units of government receive a set-aside of tax-exempt volume limited bonding authority to finance qualified developments. For information on application dates and procedures for tax-exempt volume limited bonding authority from MMB, [contact MMB directly](#).

Minnesota Housing is the primary allocating agency for HTCs in Minnesota. There are also certain cities and counties that act as designated housing credit agencies or suballocators for their jurisdictions. For

2027, these suballocators are the cities of Minneapolis and St. Paul, Dakota County and Washington County. When projects receive an allocation of tax-exempt bonding authority, by federal law they must separately request an award of 4% HTCs from Minnesota Housing (or the applicable HTC suballocator based on the tax-exempt bond issuer and the location of the project) in order to obtain a preliminary determination of eligibility for those HTCs, known as a 42M Letter. Refer to the [Housing Tax Credits Procedures for Projects Financed with Tax-exempt Volume Limited Bonds](#) for more information.

Minnesota Housing requires developers to submit a complete application in the Portal at least 60 days prior to bond issuance in order for Minnesota Housing to issue a 42M Letter. If the issuer of the bonds is not Minnesota Housing, the initial application submission must include evidence that the project received an allocation of tax-exempt volume limited bonding authority from MMB. The initial application submission must also include a preliminary determination letter (42(m)(2)(d)) from the issuer of the bonds that addresses the tax credit dollar amount and the reasonableness of project costs.

Bond Tests Analysis

The Bond Tests Analysis is required for all applications with a 4% HTC financial structure utilizing tax-exempt volume limited bonds. The Bond Tests Analysis will provide a preliminary analysis of several of the federal and state required tests that must be met for tax-exempt bonds and to determine initial eligibility for 4% HTCs. Much of the information will be imported from the project's Multifamily Workbook, with some manual data entry required. Review the detailed instructions found in Portal in the Bond Tests Analysis Workbook in the application checklist.

474A.047 Compliance

Prior to loan closing, preservation projects with an existing project-based federal rental assistance payment contract must enter into a binding agreement with Minnesota Housing to extend affordability restrictions and any contract or agreement for rental assistance for the maximum term permitted. Minnesota Housing must also certify, based on information certified to Minnesota Housing by the borrower, that project reserves will be maintained at the closing of the loan and budgeted in future years at the lesser of:

- The greater of 40% of the outstanding principal balance of the mortgage or \$5,000 per unit; or
- The level of project reserves available prior to the bond issuance, provided that additional money is available to accomplish repairs and replacements needed at the time of bond issuance.

Required forms and supporting documentation must be submitted in Portal under the 474A Compliance application checklist.

F. 4% HTC Only Application Process

The 4% HTC Only round process includes the application and evaluation period. The application period is effectively the time period from when applications materials are released to when the application materials are submitted. The evaluation period is effectively from the application submission date to when Minnesota Housing approves the full application and issues the 42M Letter for 2027 4% HTCs.

The Application Period

The application period formally starts once the application is available to the public. This includes the pre-application and full application materials, the Portal, application trainings and technical assistance to help applicants submit a 4% HTC Only application. Refer to the [Steps to Get Started](#) section for additional details. Within the application period, potential applicants submit a complete Pre-Application(s) (if applicable) and full application to be considered for 4% HTCs.

Optional: Pre-Application Process

The pre-application process is designed to help developers identify next steps and the requirements associated with requesting an award of 4% HTCs for projects that are expected to receive an allocation of tax-exempt volume limited bonding authority from MMB. The process helps applicants gauge whether the proposed project will meet Minnesota Housing's 4% HTC requirements. While the pre-application process is optional, we strongly encourage developers to submit a pre-application to help mitigate project risks associated with obtaining an award of 4% HTCs.

With Minnesota Housing's optional pre-application process, applicants for 4% HTC Only application round can receive the following information before an application for tax-exempt volume limited bonding authority is submitted to MMB:

1. Preliminary predictive cost model determination (to determine if total development costs are within the model's reasonable range as required by the applicable QAP), and/or
2. Preliminary scoring determination (to determine if the project meets the minimum score of 40 points on Minnesota Housing's Self-Scoring Worksheet to move forward in the application process)

Completed pre-application(s) and checklist item(s) must be uploaded and submitted in Portal a minimum of 30 calendar days prior to submitting a 42M Application to allow sufficient time for review. Required pre-application materials not completed and submitted may be considered ineligible.

Preliminary Predictive Cost Model Determination

The QAP and Minnesota Housing Board Policy requires that all applications to Minnesota Housing for HTCs be evaluated for project cost reasonableness. Minnesota Housing will use its Predictive Cost Model to test cost reasonableness for all projects. The model uses cost data from properties that have received Minnesota Housing funding or HTC, industry cost data from RSMeans and a regression analysis to predict total project costs. Based on a project's characteristics (type of development activity, building type, building characteristics, average unit size, project size, project location, population served, financing, etc.), the model predicts the total development costs. Minnesota Housing policies require that a development's costs do not exceed the predictive cost model by more than 25% for new construction projects or more than 35% for preservation projects. If a project's proposed costs exceed the applicable threshold set out in board policy, board action may be required. Developments with costs above the predictive cost model may be notified and, if requested by the owner, will follow Minnesota Housing's process to determine if a waiver will be granted.

To learn more about Minnesota Housing's cost containment efforts, refer to the annual Cost Containment Report on our [Reporting on Agency Work](#) webpage.

Applicants should submit the preliminary predictive cost model determination document, which indicates to Minnesota Housing that a predictive cost model determination is desired. Upon satisfactory review, Minnesota Housing will issue a Preliminary Predictive Model Determination Letter that will include the following:

- Minnesota Housing's determination of the project's current percentage of the total development cost relative to the predictive cost model;
- A project cap, beyond which a Minnesota Housing board waiver for per unit costs will be required.

As long as the overall structure and development costs of the project have not changed substantially and the project does not exceed the original project cap at the time of the 42M Application, the development will not have to seek a board waiver. If a board waiver is required, Minnesota Housing staff will inform the applicant and request additional information, if needed.

Preliminary Scoring Determination

To be considered for an award of 4% HTC Only, the project must score a minimum of 40 points. Refer to the applicable [Self-Scoring Worksheet](#) and Scoring Guide for scoring information. Applicants should submit the Self-Scoring Worksheet and all required documentation including documentation supporting all points claimed in Portal. Upon satisfactory review, Minnesota Housing will issue a Preliminary Scoring Determination Letter.

The Preliminary Scoring Determination process is offered for applicants' convenience and is not Minnesota Housing's final scoring determination. If the structure and development costs of the project substantially change between pre-application and the 42M application, the project may score differently.

42M Full Application Process

42M Application is required for an issuance of the 42M Letter for 2027 4% HTCs. A full and complete 42M Application must be submitted to Minnesota Housing at least 60 days prior to bond issuance. Incomplete applications may delay the review of the 42M application.

A full application includes, but is not limited to the following:

- All required application materials, including forms created by the Minnesota Housing and non-Minnesota Housing forms to support the application. Required application materials not completed, submitted and accepted may be considered ineligible.
- Completed application checklist item(s) uploaded and submitted in Portal.
- Submission of the Self-Scoring Worksheet in the Scoring Wizard in Portal.
- Submission of the Qualification Forms and complete financial information. Additional information is on [Development Team Qualification Forms](#) webpage.
- The required application fee(s) as listed in the Multifamily Fee Remittance Form.

Additional information is in the [Application Requirements section](#). See Step 2 in section G.

NOTE: It is imperative that the full and complete application be submitted as soon as possible after the allocation of bonding authority to ensure timely receipt of the 42M Letter to issue bonds.

The Evaluation Period

The evaluation period begins after the 42M Application is submitted. The evaluation period generally extends over a 60 day period and ends when Minnesota Housing issues the 42M Letter. The phases include:

- **Eligibility:** applications go through an initial review to ensure a full application was submitted and is eligible for an award of 4% HTCs. Application materials submitted are cross referenced with Portal to ensure consistency. If inconsistencies exist, characteristics or documentation will be reconciled to match the application materials submitted.
- **Scoring:** applications are scored in accordance with the applicable Self-Scoring Worksheet and Scoring Guide.
- **Feasibility:** applications are further processed and reviewed in accordance with the [application selection and HTC requirements](#). See Step 3 in section G.

Minnesota Housing in its sole discretion, may request additional information or deem an application error as nonmaterial. Minnesota Housing reserves the right to withdraw any 4% HTC Only application, not make selections, adjust dates and/or modify submission material requirements as it deems necessary. Minnesota Housing will post notice of any such changes on its website and is not able to reimburse any applicant for costs incurred in the preparation or submittal of proposals.

Communication During the Evaluation Period

Minnesota Housing will communicate and allow clarifications specific to scoring documentation after the application submission for 4% HTC Only. Minnesota Housing may, at its sole discretion, communicate with an applicant related to application checklist items, such as a selection determination or the feasibility review, and to produce required documentation as needed for application.

Materials submitted or completed as part of the 4% HTC Only pre-application or application may be requested through Minnesota Housing's [data request](#) process. Pursuant to Minnesota Statutes, section 13.591, certain financial and business data will remain private or nonpublic.

G. Steps to Get Started

To submit an application, interested applicants should follow the five steps listed below. Each step includes requirements and considerations for submitting an application.

1. [Review 4% HTC Only resources and request technical assistance](#)
2. [Review application eligibility, determine project type\(s\) and review application requirements](#)
3. [Review application selection considerations](#)
4. [Create a Multifamily Customer Portal \(Portal\) account](#)
5. [Gather materials and apply by the deadlines](#)

Step 1: Review 4% HTC Only Resources and Request Technical Assistance

Technical assistance is **strongly** recommended for all applicants, particularly those who are new to Minnesota Housing's 4% HTC Only application round. Technical assistance is a consultation session with Minnesota Housing staff to review project concepts, project workbooks, preliminary building design or scopes of work and Minnesota Housing's scoring process.

Applicants can submit a [Technical Assistance Request Form](#), and there is no cost for technical assistance. Projects with certain characteristics including, but not limited to, community facilities, commercial spaces, unique design features, intended tenant preferences or other unusual project attributes are also encouraged to request technical assistance.

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 applicable state and federal law, implementing rules and regulations, and all applicable guides, standards and policies published by Minnesota Housing on the Minnesota Housing website. This includes, but is not limited to, the requirements of Minnesota Housing's QAP, the Self-Scoring Worksheet, this document, Multifamily Underwriting Standards or other documents related to applications for awards of 4% HTCs.

Technical assistance provided by Minnesota Housing staff is informational only. Technical assistance is not legal advice or tax advice, is not legally binding, does not establish a client relationship, and must not be relied upon as a substitute for professional legal counsel or tax advice. Use of technical assistance does not guarantee that a development will receive points under a particular criterion or be selected for funding.

Applicants are encouraged to review the materials available on Minnesota Housing's website and Portal, and consult with legal counsel and, if applicable, a knowledgeable tax professional to ensure compliance with all applicable application, submission and project requirements. Applicants applying for HTCs are strongly encouraged to work with an attorney and tax professional experienced with these federal programs.

Step 2: Review Application Eligibility, Determine Project Type(s) and Review Application Requirements

Eligible Uses

Projects must meet the categories listed to be eligible for HTC's.³

Eligible Housing Types

- Permanent general occupancy rental housing
- Permanent Supportive Housing
- Senior Housing

Eligible Buildings/Projects

- Buildings with any number of units⁴
- Single/multiple building(s) on a parcel of land
- Scattered site buildings on different tracts of land if the project is 100% rent and income restricted

Eligible Construction Types

- New construction
- Acquisition/rehabilitation of existing housing
- Adaptive reuse/conversion to housing from another use

Eligible Activities

- New construction
- Acquisition of land or existing structures
- Rehabilitation of housing
- Adaptive reuse/conversion to housing from another use

³ HTC eligibility is governed by the HTC QAP, including the Self-Scoring Worksheet.

⁴ HTC projects with buildings having four or fewer residential units must comply with Section 42 (i)(3)(c) of the Internal Revenue Code.

- Preservation
- Demolition

Ineligible Uses

- Any residential rental unit that is part of a hospital, nursing home, sanitarium, life care facility, trailer park or intermediate care facility for the mentally and physically handicapped is not considered for use by the general public; therefore, it is not eligible for HTC's under Section 42 of the IRC.
- Transitional housing and shelter housing are ineligible uses.
- Commercial space⁵ - At application, applicants must provide a feasible financing and operating plan for any proposed commercial space(s). The financing and operating plan is subject to review and approval at the sole discretion of Minnesota Housing.
- Community service facility⁶ - The HTC program will allow for the cost of a community service facility to be included in eligible basis if located in a Qualified Census Tract and only costs within the limits imposed by Section 42 of the IRC and implementing regulations.
- Other program specific uses or cost as determined at the sole discretion of Minnesota Housing.

Application Requirements

Applications that do not complete and submit the following information by the [Application Deadline\(s\)](#), when applicable, may be considered ineligible for further processing:

- Evidence of [site control](#) and a site map

⁵ A non-housing space that serves non-residents and does not meet the definition of community service facility, as determined at the sole discretion of Minnesota Housing. Examples of commercial space include, but are not limited to, an emergency shelter, retail space, and administrative offices for the owner or sponsor.

⁶ A facility that is part of the qualified low-income housing project and is designed to serve primarily individuals, including tenants and non-tenants, whose income is 60% or less of area median income. Refer to the Qualified Allocation Plan, Chapter 3, section K for details.

- Multifamily Workbook⁷
- [General Certification Form for Project Owner/Sponsor](#)
- [HTC Section 42 Certification Form](#)
- [Wage Theft Disclosure Certification Form](#) and [Wage Theft Prevention Verification](#)
- Architectural submissions that meet Minnesota Housing's [Rental Housing Design and Construction Standards](#)
- All application materials and checklist items that are applicable to the project. The most current version of application forms can be found in [Portal](#). Current versions are indicated in the instructions of the document or with footer dates consistent with the current funding round.
- Submission of the Customer Final Version scoresheet, which is the Self-Scoring Worksheet in [Portal](#), including supporting scoring documentation.
- [Development Team Qualification Forms](#) and complete financial information. This includes the Qualifications of Sponsor and Qualification of Service Provider for applications that are primarily supportive housing.
- Required application fee(s) as listed in the [Multifamily Fee Remittance Form](#)

Signatures

All application materials with a signature block must be signed, including the General Certification Form for Project Owner/Sponsor. Minnesota Housing will accept the following signatures:

- Scanned wet signatures
- DocuSign, if the applicant has an active DocuSign account
- Adobe Sign signatures
- A photo of the signed document(s)

Minnesota Housing may provide an applicant with additional time to produce a required signature if incomplete or missing, provided Minnesota Housing determines this practice can be applied consistently and within a prudent timeline.

⁷ A required application material which provides details about the project's financial structure and funding request, project descriptions and information, incomes and expenses, cash flow, and more.

Step 3: Review Application Selection Considerations

Minnesota Housing determines if the application meets the selection requirements. The application review requirements for selection include, but are not limited to, the following:

- [Strategic priorities and selection criteria](#)
- [Financial and organizational capacity](#)
- [Site control](#)
- [Project feasibility](#)
 - [Multifamily Underwriting Standards](#)
 - [Multifamily Rental Housing Design/Construction Standards](#)
 - [Payment Standards](#)
 - [Rent and income limits](#)
 - [Prevailing wage and Reporting Requirements](#)
 - [Wage Theft](#)
- [Prohibited Tenant Preference Policy](#)
- [Tenant Displacement Prior to Selection](#)
- All [requirements](#) in the [Legal Addendum](#)

Strategic Priorities and Selection Criteria

Minnesota Housing considers how the proposed project aligns with the goals and objectives outlined in [Minnesota Housing's Strategic Plan](#).

An award is based on the information provided in the application. The project is required to comply with all selection criteria that are claimed and awarded. This includes any due diligence/reporting requirements after selection and for the term of the declaration. Failure to comply could result in the loss of the award as well as the assessment of penalty points in future application rounds.

Financial and Organizational Capacity

Applicants must submit the required qualification forms. The qualification forms, along with additional information and instructions for submittal, can be accessed on Minnesota Housing's [Development Team Qualification Forms](#) webpage.

The applicant's financial and organizational capacity will be reviewed to assess:

- The applicant's related housing or other real estate development experience
- The number of proposed projects

- Whether the applicant has successfully completed similar projects or is partnering with other organizations that have successfully completed similar projects
- Whether the applicant has strong current and expected ongoing capacity to complete the proposed housing project(s) and other proposals being developed by the organization, including proposals being considered for selection in the current application round and those previously selected by Minnesota Housing that have not yet been completed
- Whether the applicant has the capacity to operate and maintain the rental housing long-term
- Whether the applicant is active, in [good standing](#) and not [suspended](#)
- Whether the applicant has successfully managed projects in its portfolio and in compliance with Minnesota Housing's compliance policies, procedures or requirements

Site Control

Applicants must demonstrate acceptable evidence of title/site control during scoring, which includes a purchase agreement, purchase option or letter of intent from a governmental body for a sole developer. If there is no transfer of ownership, then the warranty deed or contract for deed is acceptable. Additional federal requirements, such as an environmental review, may apply post-selection.

The evidence of site control must:

- Be current – not expired
- Be fully executed by both buyer and seller
- Include the legal description of the property
- Have the purchase price clearly indicated
- Extend at least through the calendar year of the application round, including automatic extensions. If the purchase agreement does not contain a specific date of expiration, but rather a series of phases with timeframes, the applicant must document how long the agreement extends, given the allowable timeframes

Project Feasibility

Projects must demonstrate and satisfy the following feasibility requirements in their application:

- The housing is economically viable and sustainable when the Multifamily Underwriting Standards are applied
- The proposed site is appropriate for the proposed housing and the target population including, but not limited to, environmental conditions and neighboring property uses such as fuel tank storage, high noise producing activities, and floodplains

- The costs of developing the housing are reasonable and/or justifiable
- The proposed housing is needed in the intended market based on population, job growth and low housing vacancy rates; this includes the need for supportive housing units
- For permanent supportive housing, the rents must be affordable for the population to be served and must have a feasible plan for securing resources for adequate staffing and services to address the needs of the population to be served
- For projects that are to be developed in tandem with another project (for example, shared underground parking), the application must demonstrate that each individual project can be financed and built independently; the Multifamily Workbook(s) must reflect all costs associated with the submitted project
- For projects that include a commercial component, the application must demonstrate that the housing and commercial elements will be financed separately, and that the sustainability of the housing component does not rely upon commercial income

Multifamily Underwriting Standards

The Underwriting Standards are used by Minnesota Housing for underwriting and sizing of all awards, including HTC's. Refer to the [Multifamily Underwriting Standards](#) webpage.

Multifamily Rental Housing Design/Construction Standards

Minnesota Housing is committed to constructing or rehabilitating multifamily housing to a standard that, when properly maintained, remains decent, safe, sanitary and affordable for a long-term duration.

Minnesota Housing has established minimum design standards that are applicable to the construction or rehabilitation project being proposed. Minnesota Housing's Rental Housing Design/Construction Standards including the Environmental Standards, incorporate requirements from a variety of sources to further Minnesota Housing's charge to facilitate the provision of decent, safe, sanitary, and affordable housing in the state. Overall, Minnesota Housing's standards help ensure that financed affordable housing is sustainable, cost-effective, healthy and energy efficient. The type of housing and funding program often dictates which standards apply.

Refer to the Minnesota Housing [Building Standards](#) webpage for the Rental Housing Design/Construction Standards, Environmental Standards, and other information.

Payment Standards

Public Housing Agencies (PHAs) adopt payment standard schedules that establish the Housing Choice Voucher (HCV) and HUD Veterans Affairs Supportive Housing (HUD VASH) voucher payment standard amounts for unit sizes in the PHA jurisdiction. Minnesota Housing encourages developers to be aware of the payment standards in the project area so that projects seeking Minnesota Housing financing are accessible to voucher holders.

All applicants must meet the minimum deeper rent targeting unit requirements outlined in the [Self-Scoring Worksheet](#) with rents restricted at or below the Housing Assistance Payment (HAP) payment standard, as determined by the responsible entity in the jurisdiction.

Rent and Income Limits

Minnesota Housing requires rent and income limits consistent with those specified in the owner's application, and as underwritten by Minnesota Housing for selected projects, provided they are not higher than applicable program statutory [rent and income limits](#).

All applicants must meet the minimum deeper rent targeting unit requirements outlined in the [Self-Scoring Worksheet](#) with rents restricted at or below the county 30% MTSP rent limit.

Wage Theft

The Wage Theft Disclosure Certification Form and Wage Theft Prevention Verification Form is required by [Minnesota Statute 462A.051](#) for all multiunit residential housing projects applying for funding from Minnesota Housing, including any loan and federal low-income HTCs.

- Wage Theft Disclosure Certification Form – Submit required form at time of application
- Wage Theft Prevention Verification Form – Submit required form prior to closing and receiving funding. For purposes of 4% HTC Only, this means at the time of application.

Minnesota Housing will deny any application where the applicant refuses to provide the information requested by the Wage Theft Disclosure Certification Form and Wage Theft Prevention Verification Form, and may refuse to fund any application based on the information provided in the forms.

Prohibited Tenant Preference Policy

[Minnesota Rule 4900.0340](#) prohibits a preference for occupancy in multi-unit developments financed by Minnesota Housing to persons or families by virtue of their prior residence in the community in which the development is located. In limited circumstances, exceptions may be considered for

households displaced by public action or natural disaster or for previous residents of a rehabilitated multi-unit development financed by Minnesota Housing.

Tenant Displacement Prior to Selection

If a project will involve the demolition, rehabilitation and/or conversion of an existing residential or commercial building currently occupied by tenants who are not the building owner, the applicant or owner cannot attempt to involuntarily vacate or displace current tenants from the building as a direct result of acquisition, rehabilitation or demolition for the project from the time of application submission through selection. Notices to vacate given to tenants or refusals to renew an expiring lease in order to evade responsibilities to provide relocation assistance or sell the property as “vacant” after the date of application submission is not allowed. Building occupancy must also be tracked from application submission through selection.

If the project requires temporary relocation of tenants during demolition, rehabilitation and/or conversion, a plan must be submitted and accepted. Review Minnesota Housing’s [Temporary Relocation Principles](#) for more information.

Step 4: Create a Multifamily Customer Portal (Portal) Account

Pre-applications and 42M Applications must be submitted through the [Multifamily Customer Portal](#). Hard copies will not be accepted.

The Portal allows applicants to log in, custom build an application checklist based on the type of proposal to be submitted and upload all application materials. Most items have descriptive help text that provides important information on submission. Using the Portal also allows customers to submit documents and collaborate with Minnesota Housing staff throughout the pre-application and application process, including 8609 submittals.

Review instructions on how to navigate Portal and submit an application, which can be found on Minnesota Housing’s [Multifamily Customer Portal Resources](#) webpage. You can access the Scoring Wizard Training and User Guides on how to apply for 4% HTC’s using the Portal.

To apply through Portal, applicants will need to request a Portal user account. To request an account, complete the [online account request form](#). Refer to the Multifamily Customer Portal User Guides on Minnesota Housing’s [Multifamily Customer Portal Resources](#) webpage for more information.

Development and Project Identification Numbers

On many Minnesota Housing application forms, applicants are asked to provide a development number (D#) and a project identification number (M#). A D# is a four-digit number assigned by Minnesota Housing to represent the property. Portal will automatically assign a primary M#.

Applicants need to list the primary M# in their Multifamily Workbook. The D# and M# can be found in the project information details section of an applicant's project in Portal.

Step 5: Gather Materials and Apply by the Deadlines

Applicants must meet all requirements and submit the required application by the established deadlines.

Annual 4% HTC Only Application Round Timeline

Table 1 – 4% HTC Only Application Round Materials and Deadlines

Process/Required Items	How to Submit	Application Deadlines
Optional Pre-Application(s): Preliminary predictive cost model and/or scoring determination, and supporting documentation Developer initiates optional pre-application process with Minnesota Housing for 1) initial scoring determination, and/or 2) preliminary predictive model determination to help ensure cost reasonableness	Multifamily Customer Portal	30 calendar days prior to 42M Application submission
Required Developer applies to Minnesota Management and Budget (MMB) for a bond allocation	Minnesota Management and Budget (MMB) website	Year round starting in January
MMB Bond Allocation Determination	MMB will publish Tax Exempt Bonding Allocations status report on MMB's webpage	MMB timeline: 180-day clock starts when tax exempt bonds are allocated

Process/Required Items	How to Submit	Application Deadlines
MMB announces bond allocations year round starting in January		
Minnesota Housing Outreach Minnesota Housing communicates with bond allocation recipients to provide information on the 4% HTC process (42M). Minnesota Housing may schedule a light launch meeting with the developer to review 4% Only HTC requirements, process and timeline.	N/A	Minnesota Housing will reach out to developer within 4 weeks of bonding allocation
42M Application Submittal This includes, but is not limited to: <ul style="list-style-type: none"> • All application materials uploaded as an application checklists in Portal • Self-Scoring Worksheet on the Scoring Wizard in Portal • Qualification forms* 	Multifamily Customer Portal *All qualification forms and sponsor financials must be submitted via the Multifamily Secure Upload Tool	42M Applications must be submitted at least 60 days prior to bond issuance but should be submitted as early as possible after bond allocation from MMB.
Multifamily Fee Remittance Form and payment <i>All fees are non-refundable</i>	U.S. Mail: Minnesota Housing Attention: Multifamily Division 400 Wabasha St. N, Suite 400 St. Paul, MN 55102	Submit at time of 42M application
Development Closes	8609 application materials must be submitted via Multifamily Customer Portal	8609 application materials should be submitted as soon as possible but in any event no later than 15 days after the last day of the 1 st year of the credit period.

H. What to Expect After the Evaluation Period

If an application is approved for 4% HTCs, Minnesota Housing will provide a 42M Letter to the applicant that will be uploaded in Portal.

All selected applications may be subject to scoring criteria and conditions of selection for the term of the Declaration of Land Use Restrictive Covenants (LURA). All selected projects are required to follow Minnesota Housing's [Tenant Selection Plan \(TSP\) Guidelines](#). Minnesota Housing will review TSPs prior to loan closing to confirm that the plan complies with the TSP Guidelines.

I. Contact

- 4% Housing Tax Credits: Visit the [4% Housing Tax Credits](#) webpage
- Questions about the 2027 4% HTC application round and Technical Assistance: htc.mhfa@state.mn.us
- Portal Questions: mhfa.app@state.mn.us

Appendix A – Legal Addendum

1.01 Conflict and Control

In the event of any conflict between the terms of this Addendum and the document to which it is attached, the terms of this Addendum will govern and control.

1.02 Fraud

Fraud is any intentionally deceptive action, statement or omission made for personal gain or to damage another.

Any person or entity (including its employees and affiliates) that enters into a contract with Minnesota Housing and witnesses, discovers evidence of, receives a report from another source or has other reasonable basis to suspect that fraud or embezzlement has occurred must immediately make a report through one of the communication channels described in section 1.07 of this Addendum.

1.03 Misuse of Funds

A contracting party that receives funding from Minnesota Housing promises to use the funds to engage in certain activities or procure certain goods or services while Minnesota Housing agrees to provide funds to the recipient to pay for those activities, goods or services. Regardless of the Minnesota Housing program or funding source, the recipient must use Minnesota Housing funds as agreed, and the recipient must maintain appropriate documentation to prove that funds were used for the intended purpose(s).

A misuse of funds shall be deemed to have occurred when: (1) Minnesota Housing funds are not used as agreed by a recipient; or (2) a recipient cannot provide adequate documentation to establish that Minnesota Housing funds were used in accordance with the terms and conditions of the contract.

Any recipient (including its employees and affiliates) of Minnesota Housing funds that discovers evidence, receives a report from another source or has other reasonable basis to suspect that a misuse of funds has occurred must immediately make a report through one of the communication channels described in section 1.07 of this Addendum.

1.04 Conflict of Interest

A conflict of interest – Actual, Potential or Appearance of a Conflict of Interest – occurs when a person has an actual or apparent duty or loyalty to more than one organization and the competing duties or

loyalties may result in actions which are adverse to one or both parties. A Potential Conflict of Interest or Appearance of a Conflict of Interest exists even if no unethical, improper or illegal act results from it.

- **Actual Conflict of Interest:** An Actual Conflict of Interest occurs when a person's decision or action would compromise a duty to a party without taking immediate appropriate action to eliminate the conflict.
- **Potential Conflict of Interest:** A Potential Conflict of Interest may exist if a person has a relationship, affiliation or other interest that could create an inappropriate influence if the person is called on to make a decision or recommendation that would affect one or more of those relationships, affiliations or interests.
- **Appearance of a Conflict of Interest:** An Appearance of a Conflict of Interest means any situation that would cause a reasonable person, with knowledge of the relevant facts, to question whether another person's personal interest, affiliation or relationship inappropriately influenced that person's action, even though there may be no Actual Conflict of Interest.

A conflict of interest includes any situation in which one's judgment, actions or non-action could be interpreted to be influenced by something that would benefit them directly or through indirect gain to a Partner, Family Member, Relative, Friend, Business or other Outside Interest with which they are involved. Such terms are defined below.

- **Business:** Any company, corporation, partnership, proprietorship, firm, enterprise, franchise, association, organization, self-employed individual or any other legal entity which engages either in nonprofit or profit-making activities.
- **Family Member:** A person's current and former spouse; children, parents, and siblings; current and former children-in-law, parents-in-law, and siblings-in-law; current and former stepchildren and stepparents; grandchildren and grandparents; and members of the person's household.
- **Friend:** A person with whom the individual has an ongoing personal social relationship. "Friend" does not generally include a person with whom the relationship is primarily professional or primarily based on the person being a current or former colleague. "Friend" does not include mere acquaintances (that is, interactions are coincidental or relatively superficial). Social media friendships, connections, or links, by themselves, do not constitute friendship.
- **Outside Interest:** An Outside Interest may occur when an individual, their Family Member or their Partner has a connection to an organization via employment (current or prospective), has a financial interest or is an active participant.
- **Partner:** A person's romantic and domestic partners and outside Business partners.
- **Relative:** Uncle or aunt; first or second cousin; godparent; godchild; other person related by blood, marriage or legal action with whom the individual has a close personal relationship.

Once made aware of a conflict of interest, Minnesota Housing will make a determination before disbursing any further funds or processing an award. Determinations could include:

- Revising the contracting party's responsibilities to mitigate the conflict
- Allowing the contracting party to create firewalls that mitigate the conflict
- Asking the contracting party to submit an organizational conflict of interest mitigation plan
- Terminating the contracting party's participation

Any person or entity (including its employees and affiliates) that enters into a contract with Minnesota Housing must avoid and immediately disclose to Minnesota Housing any and all conflicts of interest through one of the communication channels described in section 1.07 of this Addendum.

A contracting party should review its contract and request for proposals (RFP) materials, if applicable, for further requirements.

1.05 Assistance to Employees and Affiliated Parties

Any party entering into a contract with Minnesota Housing for the purpose of receiving an award or benefit in the form of a loan, grant, combination of loan and grant or other funding is restricted in issuing a loan, grant, combination of loan and grant or other funding to a recipient ("Affiliated Assistance") who is also: (1) a director, officer, agent, consultant, employee or Family Member of an employee of the contracting party; (2) an elected or appointed official of the state of Minnesota; or (3) an employee of Minnesota Housing, unless each of the following provisions are met:

- The recipient meets all eligibility criteria for the program;
- The assistance does not result in a violation of the contracting party's internal conflict of interest policy, if applicable;
- The assistance does not result in a conflict of interest as outlined in section 1.04 of this Addendum;
- The assistance is awarded utilizing the same costs, terms and conditions as compared to a similarly situated unaffiliated recipient and the recipient receives no special consideration or access as compared to a similarly situated unaffiliated recipient; and
- The assistance is processed, underwritten and/or approved by staff/managers who are independent of the recipient and independent of any Family Member of the recipient. Family Member is defined in section 1.04 of this Addendum.

A contracting party need not disclose Affiliated Assistance to Minnesota Housing. However, the contracting party must document and certify, prior to the award, that the Affiliated Assistance meets each of the provisions outlined above. This documentation must be included in the Affiliated

Assistance file and must be made available to Minnesota Housing upon request. Affiliated Assistance that does not meet each of the provisions outlined above will be considered a violation of Minnesota Housing conflict of interest standards and must be reported by the contracting party through one of the communication channels outlined in section 1.07 of this Addendum.

1.06 Suspension

By entering into any contract with Minnesota Housing, a contracting party represents that the contracting party (including its employees or affiliates that will have direct control over the subject of the contract) has not been suspended from doing business with Minnesota Housing. Please refer to Minnesota Housing's website for a list of [suspended individuals and organizations](#) (go to mnhousing.gov, scroll to the bottom of the screen and select Report Wrongdoing, then select Suspensions from the menu).

1.07 Disclosure and Reporting

Minnesota Housing promotes a “speak-up, see something, say something” culture whereby internal staff must immediately report instances of fraud, misuse of funds, conflicts of interest or other concerns without fear of retaliation through one of the communication channels listed below. External business partners (for example, administrators, grantees or borrowers) and the general public are strongly encouraged to report instances of fraud, misuse of funds, conflicts of interest or other concerns without fear of retaliation using these same communication channels.

- Minnesota Housing's Risk and Internal Controls Director at 651.296.7608 or 800.657.3769 or by email at MHFA.ReportWrongdoing@state.mn.us;
- Any member Minnesota Housing's [Servant Leadership Team](#), as denoted on Minnesota Housing's current organizational chart (go to mnhousing.gov, scroll to the bottom of the screen and select About Us, select Servant Leadership Team); or
- [Report Wrongdoing or Concerns](#) (go to mnhousing.gov, scroll to the bottom of the screen and select Report Wrongdoing).

1.08 Electronic Signatures

Minnesota Housing will use and accept e-signatures on eligible program documents subject to all requirements set forth by state and federal law and consistent with Minnesota Housing policies and procedures. The use of e-signatures for eligible program documents is voluntary. Questions regarding which documents Minnesota Housing permits to be e-signed should be directed to Minnesota Housing staff.

1.09 Fair Housing Policy

It is the policy of Minnesota Housing to affirmatively further fair housing in all its programs so that individuals of similar income levels have equal access to Minnesota Housing programs, regardless of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, familial status, gender identity or sexual orientation.

Minnesota Housing's fair housing policy incorporates the requirements of Title VI of the Civil Rights Act of 1968; the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendment Act of 1988; and the Minnesota Human Rights Act. Housing providers and other entities involved in real estate related transactions are expected to comply with the applicable statutes, regulations and related policy guidance. Housing providers should ensure that admissions, occupancy, marketing and operating procedures comply with non-discrimination requirements. Housing providers and other entities involved in real estate related transactions must comply with all non-discrimination requirements related to the provision of credit, as well as access to services.

In part, the Fair Housing Act and the Minnesota Human Rights Act make it unlawful, because of protected class status, to:

- Discriminate in the selection/acceptance of applicants in the rental of housing units;
- Discriminate in the making or purchasing of loans for purchasing, constructing or improving a dwelling, or in the terms and conditions of real estate related transactions;
- Discriminate in the brokering or appraisal of residential property;
- Discriminate in terms, conditions or privileges of the rental of a dwelling unit or services or facilities;
- Discriminate in the extension of personal or commercial credit or in the requirements for obtaining credit;
- Engage in any conduct relating to the provision of housing that otherwise make unavailable or denies the rental of a dwelling unit;
- Make, print or publish (or cause to make, print or publish) notices, statements or advertisements that indicate preferences or limitations based on protected class status;
- Represent a dwelling is not available when it is in fact available;
- Refuse to grant a reasonable accommodation or a reasonable modification to a person with a disability;
- Deny access to, or membership or participation in, associations or other services organizations or facilities relating to the business of renting a dwelling or discriminate in the terms or conditions of membership or participation; or
- Engage in harassment or quid pro quo negotiations related to the rental of a dwelling unit.

Minnesota Housing has a commitment to affirmatively further fair housing for individuals with disabilities by promoting the accessibility requirements set out in the Fair Housing Act, which establish design and construction mandates for covered multifamily dwellings and requires those in the business of buying and selling dwellings to make reasonable accommodations and to allow persons with disabilities to make reasonable modifications.

Under certain circumstances, applicants will be required to submit an Affirmative Fair Housing Marketing Plan at the time of application, to update the plan regularly and to use affirmative fair housing marketing practices in soliciting renters, determining eligibility and concluding all transactions.

As a condition of funding through Minnesota Housing, housing providers are not permitted to refuse to lease a unit to, or discriminate against, a prospective resident solely because the prospective resident has a Housing Choice Voucher or other form of tenant-based rental assistance.

1.10 Minnesota Government Data Practices

Minnesota Housing, and any party entering into a contract with Minnesota Housing, must comply with the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13, as it applies to all data provided by Minnesota Housing under the contract, and as it applies to all data created, collected, received, stored, used, maintained or disseminated by the contracting party under the contract. The civil remedies of Minnesota Statutes, section 13.08 apply to the release of the data referred to in this section by either the contracting party or Minnesota Housing. If the contracting party receives a request to release the data referred to in this section, the contracting party must notify Minnesota Housing. Minnesota Housing will give the contracting party instructions concerning the release of the data to the requesting party before the data is released. The contracting party's response to the request shall comply with applicable law.

1.11 Prevailing Wage

Under certain circumstances, awards of Minnesota Housing funds may trigger state prevailing wage requirements under [Minnesota Statutes, Chapter 177](#) or [Minnesota Statutes, section 116J.871](#). In broad terms, Minnesota Statutes, Chapter 177 applies to an award of \$25,000 or greater for housing that is publicly owned. Minnesota Statutes, section 116J.871 applies to awards for non-publicly owned housing that meet the following conditions: (1) new housing construction (not rehabilitation of existing housing); (2) a single entity receives from Minnesota Housing \$200,000 or more of grant proceeds or \$500,000 of loan proceeds; or (3) allocations or awards of low-income housing tax credits, for which tax credits are used for multifamily housing projects consisting of more than ten units.

Minnesota Statutes, section 116J.871 sets out several exceptions to the applicability of prevailing wage including (1) rehabilitation of existing housing; (2) new housing construction in which total financial assistance at a single project site is less than \$100,000; and (3) financial assistance for the new construction of fully detached single-family affordable homeownership units for which the financial assistance covers no more than ten fully detached single-family affordable homeownership units.

Entities receiving funding from Minnesota Housing as described in this section shall notify all employers on the project of the recordkeeping and reporting requirements in Minnesota Statutes, section 177.30, paragraph (a), clauses (6) and (7). Each employer shall submit the required information to Minnesota Housing.

Questions related to submission of required information to Minnesota Housing may be directed to mhfa.prevailingwage@state.mn.us.

All questions regarding state prevailing wages and compliance requirements should be directed to the Minnesota Department of Labor and Industry as follows:

Division of Labor Standards and Apprenticeship
State Program Administrator
443 Lafayette Rd. N.
St. Paul, MN 55155
651.284.5091 or dli.prevwage@state.mn.us

If a contractor or subcontractor fails to adhere to prevailing wage laws, then that contractor or subcontractor could face civil and/or criminal liability.