



2024 – 2025 Qualified Allocation Plan
and Funding Priority Information Session

December 15, 2021

 MINNESOTA HOUSING

Minnesota Housing | mnhousing.gov

1



Our Mission
The Core Purpose

Housing is the foundation for success, so we collaborate with individuals, communities and partners to create, preserve and finance housing that is affordable.

12/15/2021

Minnesota Housing | mnhousing.gov

2

2

Agenda

- Assistant Commissioner James Lehnhoff
- Qualified Allocation Plan – Summer Jefferson
- Policy Areas for Discussion – Minnesota Housing Staff
- Questions and Feedback from Participants

12/15/2021 Minnesota Housing | mnhousing.gov 3

3



Welcome – Assistant Commissioner Lehnhoff

12/15/2021 Minnesota Housing | mnhousing.gov 4

4



Qualified Allocation Plan

12/15/2021

Minnesota Housing | mnhousing.gov

5

5

Purpose and Process

- IRS requirement
- Qualified Allocation Plan and Self-scoring Worksheet(s)
 - Geographic distribution and funding set-asides
 - Funding rounds, rules and procedures
 - Funding priorities

12/15/2021

Minnesota Housing | mnhousing.gov

6

6

QAP Development Process

- Review year's scoring, selections and policies
 - Are we achieving our funding and strategic priorities?
 - Are clarifications necessary?
 - Are we creating adverse/unintended consequences?
- Emerging needs
- Community feedback and engagement

12/15/2021

Minnesota Housing | mnhousing.gov

7

7



2024-2025 QAP

12/15/2021

Minnesota Housing | mnhousing.gov

8

8

Selection Categories

1. Greatest Need Tenant Targeting
2. Serves Lowest Income for Long Durations
3. Increasing Geographic Choice
4. Supporting Community and Economic Development
5. Efficient Use of Scarce Resources & Leverage
6. Building Characteristics

12/15/2021Minnesota Housing | mnhousing.gov9

9

Policy Areas – Requesting Early Feedback

- How best to continue to prioritize communities most impacted by housing instability and housing disparities?
- Are there further steps we can take towards racial equity and inclusion in our policies and procedures?
- How best to continue focusing on ending homelessness in Minnesota while addressing the needs of different communities?
- How to continue to create economic opportunities for communities that will benefit most from housing development work?
- How to continue to achieve deeper and longer term affordability?
- How to clarify and/or simplify existing selection criteria and the application process?

12/15/2021Minnesota Housing | mnhousing.gov10

10

Policies to Discuss

- Preservation
- Geography
- Black Indigenous People of Color (BIPOC)/Women Business Enterprise
- Equitable Development
- Supportive Housing
- Other – Participants: Feel free to share

12/15/2021 Minnesota Housing | mnhousing.gov 11

11

Preservation

- All Projects Must Meet a Risk of Loss:
 - Market Conversion
 - Critical Physical Needs
 - Ownership Capacity
- Project priorities:
 - Federally assisted units with project based rental assistance
 - Federal, state or locally assisted units with high affordability
- Dani Salus: danielle.salus@state.mn.us

12/15/2021 Minnesota Housing | mnhousing.gov 12

12

Geography

- Not exploring any criteria changes
- Criteria Include:
 - Transit and Walkability
 - Need for More Affordable Housing
 - Workforce Housing
 - No Multifamily Award in the Past 5 Years
 - Rural and Tribal Areas
- Kody Thurnau: kody.thurnau@state.mn.us

12/15/2021 Minnesota Housing | mnhousing.gov 13

13

Black Indigenous People of Color (BIPOC)/Women Business Enterprise

- Further address the lack of BIPOC ownership in affordable housing
- Promote the inclusion of BIPOC/WBE developers, architects, general contractors, management agents, service providers, etc.
- Incentivize equitable partnerships

12/15/2021 Minnesota Housing | mnhousing.gov 14

14

Equitable Development

- Further frame category requirements:
 - Qualified Stakeholder Group
 - Communities Most Impacted
- Provide more opportunities for community-based development, ensuring that the community's voices and needs are centered

- William Price: william.price@state.mn.us

12/15/2021 Minnesota Housing | mnhousing.gov 15

15

Supportive Housing

- Address market issues for High Priority Homeless (HPH) units – verify need
- Address resource fit for HPH and units for People with Disabilities (PWD)
 - Long-term Homelessness (LTH) Housing Support is not always good fit due to market
 - PWD units intended population
- Continuum of Care (CoC)/county/community engagement for planning supportive housing units- needs, market and resources

12/15/2021 Minnesota Housing | mnhousing.gov 16

16

Supportive Housing

- Address needs of other populations experiencing homelessness that may not score for supportive housing through coordinated entry (CE) or are not included due to CE capacity and resources
- Address access for households with vouchers on housing search
- Vicki Farden: vicki.farden@state.mn.us

12/15/2021

Minnesota Housing | mnhousing.gov

17

17



Questions and Feedback

12/15/2021

Minnesota Housing | mnhousing.gov

18

18



Contact Information

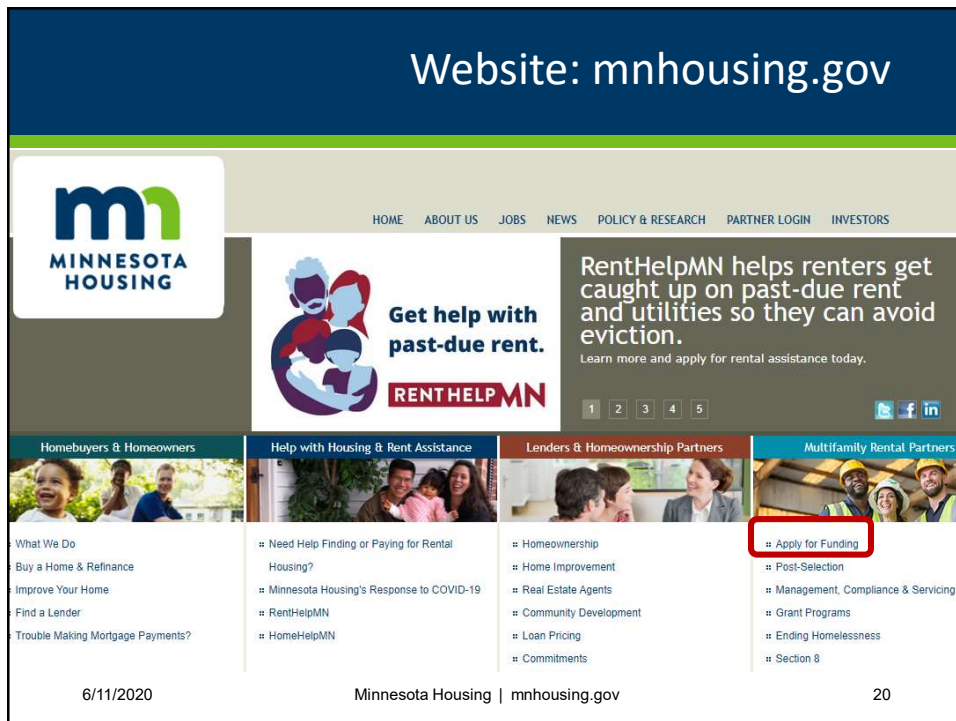
QAP Feedback: HTC.MHFA@state.mn.us

HTC Questions: Nicola Viana,
nicola.viana@state.mn.us or 651.296.8277

QAP Questions: Minnesota Housing staff or Summer Jefferson,
summer.jefferson@state.mn.us or 651.296.9790

12/15/2021 Minnesota Housing | mnhousing.gov 19

19



Website: mnhousing.gov

HOME ABOUT US JOBS NEWS POLICY & RESEARCH PARTNER LOGIN INVESTORS

Get help with past-due rent.
RENTHELP MN
RentHelpMN helps renters get caught up on past-due rent and utilities so they can avoid eviction. Learn more and apply for rental assistance today.

1 2 3 4 5

Homebuyers & Homeowners

- What We Do
- Buy a Home & Refinance
- Improve Your Home
- Find a Lender
- Trouble Making Mortgage Payments?

Help with Housing & Rent Assistance

- Need Help Finding or Paying for Rental Housing?
- Minnesota Housing's Response to COVID-19
- RentHelpMN
- HomeHelpMN

Lenders & Homeownership Partners

- Homeownership
- Home Improvement
- Real Estate Agents
- Community Development
- Loan Pricing
- Commitments


Multifamily Rental Partners

- Apply for Funding**
- Post-Selection
- Management, Compliance & Servicing
- Grant Programs
- Ending Homelessness
- Section 8

6/11/2020 Minnesota Housing | mnhousing.gov 20

20

Website: mnhousing.gov



HOME ABOUT US JOBS NEWS POLICY & RESEARCH PARTNER LOGIN INVESTORS

[Twitter](#)
[Facebook](#)
[LinkedIn](#)

[Apply for Funding](#)
[Post-Selection](#)
[Management, Compliance & Servicing](#)
[Grant Programs](#)
[Ending Homelessness](#)
[Section 8](#)

[Getting Started](#)
[Application Resources](#)
[Tax Credits](#)
[Preservation](#)
[Supportive Housing](#)
[HIB](#)
[Building Standards](#)

Home > Multifamily Rental Partners > Apply for Funding > Application Resources

Application Resources for Multifamily Financing

Multifamily Customer Portal

The application process is facilitated through our Multifamily Customer Portal for most funding types. If you do not have a Portal account, please see the [Portal Resources](#) webpage so you can access our Common Application.

Development Team Qualification Forms

All development team members must have current qualification forms on file for each round they apply for funding. Qualification forms are valid for 12 months. [Learn more about qualification forms and how to submit them.](#)

Technical Assistance


If you would like technical assistance as you put a funding application together, please fill out and submit [our Technical Assistance Request Form](#) and you will be connected with a staff person. Minnesota Housing receives many requests for technical assistance so please complete this form as thoroughly as possible.

2021 Consolidated Request for Proposals and 2022 Housing Tax Credits Round 1

6/11/2020 Minnesota Housing | mnhousing.gov 21

21

Website: mnhousing.gov



HOME ABOUT US JOBS NEWS POLICY & RESEARCH PARTNER LOGIN INVESTORS

[Twitter](#)
[Facebook](#)
[LinkedIn](#)

[Apply for Funding](#)
[Post-Selection](#)
[Management, Compliance & Servicing](#)
[Grant Programs](#)
[Ending Homelessness](#)
[Section 8](#)

[Getting Started](#)
[Application Resources](#)
[Tax Credits](#)
[Preservation](#)
[Supportive Housing](#)
[HIB](#)
[Building Standards](#)

Home > Multifamily Rental Partners > Apply for Funding > Tax Credits

Housing Tax Credits

The [Low-Income Housing Tax Credit \(HTC\) Program](#) is a financing program for qualified residential rental properties. The HTC program offers investors a 10-year reduction in tax liability in exchange for capital to build eligible affordable rental housing units in new construction, rehabilitation, or acquisition with rehabilitation.

2024-2025 QAP/2023-2024 Consolidated RFP Funding Priorities: Development Timeline and Engagement Opportunities

[Read this eNews](#) to learn more and sign up for Minnesota Housing's QAP and Consolidated RFP Funding Priorities [eNews list](#) to receive updates.

Quick Links:

- [Qualified Allocation Plan \(QAP\)](#) This page has basic information about the QAP process and history only. Scroll down for the current QAP and supporting documents.
- [Average Income Test \(AIT\)](#)
- [4% Housing Tax Credits for Use with Projects Financed by Tax Exempt Volume Limited Bonds \(4% Only\)](#)
- [Carrvover of Housing Tax Credits](#)
- [Final Housing Tax Credit Allocation or Award Certification \(Form 8609\)](#)
- [Qualified Contract](#)
- [eNews Archive for Tax Credits](#)
- [Current Applicants and Previous Awards](#)

6/11/2020 Minnesota Housing | mnhousing.gov 22

22