

SINGLE FAMILY REQUEST FOR PROPOSALS SCORING CRITERIA

The selection process will be as follows:

1. Minnesota Housing program staff will evaluate all timely submitted proposals and score them on a scale of zero to five points for each of the three Selection Standards categories described below, for a combined total of 15 possible points. To meet the Selection Standards threshold, proposals must receive a combined total of at least ten points across the three categories. Only proposals that meet the Selection Standards threshold will be eligible for funding considerations. Proposals that do not meet the Selection Standards Threshold will be identified to the Selection Committee.
2. Program staff will assess only proposals that meet the Selection Standards Threshold to determine alignment with the Funding Priorities described below.
3. The Selection Committee will recommend selected proposals for funding which will be brought to the Minnesota Housing board for final approval.
4. Final funding recommendations will be based on:
 - a. Total Selection Standards score;
 - b. Organizational capacity to complete the awarded number of units within the contract period;
 - c. Alignment with Funding Priorities;
 - d. Geographic coverage (i.e., the extent to which selected proposals enable the Agency to serve all areas of the state); and
 - e. Funding availability.

SELECTION STANDARDS THRESHOLD

Reviewers will award points in each of the following three categories of Selection Standards, as required by the applicable Administrative Rule. Selections Committee will discuss and address questions and concerns about the proposals. Proposals must receive a total score of 10 or more points to meet the Selections Standard Threshold to be eligible for further funding consideration.

1. **Organizational Capacity** – up to 5 points based on the Applicant’s related housing experience, demonstrated successful completion of similar projects, progress on current awards, organizational financial capacity and other organizational due diligence factors (e.g., good standing with the State of Minnesota, organizational internal operations policies, outstanding legal matters, performance and compliance with past and current Impact Fund awards, etc.).
2. **Project Feasibility** – up to 5 points based on the extent to which reasonable development costs are proposed, how proposed development costs and subsidies compare to historical costs of similar Impact Fund projects, and the extent to which the proposal is economically viable.

3. **Community Need** – up to 5 points based on the extent to which the proposed project addresses a well-defined community need for the housing activity in the target geography based on local demographics, workforce, market and economic factors.

FUNDING PRIORITIES

Efficient Use of Resources

1. **Leverage** – Based on committed leverage (See [RFP Application Guide and Instructions](#))
2. **Regulatory Incentive** – Incorporating cost savings measures through regulatory incentives, such as fast-tracking permitting approvals and waiver of fees, among other incentives.
3. **Impact Fund Subsidy Protection/Long Term Affordability** – Based on the number of years of subsidy protection/long term affordability restrictions such as community land trust, funds recaptured and revolved, or other subsidy protection requirements.

Focus on Households Most Impacted

1. **Equitable Access to Homeownership** – Demonstrating a record of creating equitable access to homeownership or the extent to which the Applicant has served Black, Indigenous and Households of Color and/or persons with disabilities.
2. **Serve Housing Needs Within a Community** – Incorporating universal design/accessibility features, enabling individuals 62+ years old to age in place or committing to developing large family housing (i.e. homes with four or more bedrooms).
3. **Homeownership or Financial Education and Counseling** – Applicant requires homebuyers to complete pre-purchase homeownership, financial education, or counseling from a qualified provider, as appropriate to support homeowner success.

Supporting Community and Economic Development

1. **Cooperatively-Developed Plan (CDP)** – The proposal addresses priorities or recommendations in a CDP for the community in which the proposed target area is located.
2. **Rural or Tribal Designation** – Whether a proposed target area is within a Rural or Tribal designated census tract.
3. **Location Efficiency** – Based on access to fixed transit or dial-a-ride.
4. **Community Recovery** – Based on the extent to which a proposed target area coincides with communities identified as having lower median household income, older housing stock and lower than average increases in home sales prices, including declines.
5. **Workforce Housing** – Based on the extent to which a proposed target area coincides with areas identified as long commute and/or job growth areas.
6. **Workforce Training Programs** – Based on proposals that partner with workforce training programs that will be utilized with proposed developments.
7. **Increase Housing Choice** – Based on the extent to which the proposed housing activity that is affordable to eligible low- and moderate-income households is located within higher-income areas.

8. **Business Entities Owned or Led by People of Color, Indigenous Individuals, and/or Women** – An owner or executive director of a for-profit or non-profit entity is a person of color, indigenous individual, and/or woman.

Increasing and Maintaining the Supply of Affordable Housing

1. **Efficient Land Use** – Based on the extent to which a proposal maximizes the efficient use of land through higher-density housing development and takes into consideration the following:
 - a. Rehabilitation: proposals that increase inventory by converting non-residential buildings into housing or uses existing infrastructure; or
 - b. New Construction: proposals that minimize the loss of agricultural land or green space and maximize units per acre.
2. **Advancement of Housing Innovation and Technology** – Proposal uses innovative construction methods and technology to contain costs (i.e. methods other than site-built), such as volumetric modular, cross-laminated lumber, panelized, robotics and 3D printed methods of development.