



REVISED 03.21.23

MEETINGS SCHEDULED FOR MARCH

Minnesota Housing
400 Wabasha Street N. Suite 400
St. Paul, MN 55102

THURSDAY, MARCH 23, 2023

Regular Board Meeting
1:00 p.m.

Hybrid Option Available:

In Person: Lake Superior Conference Room- Fourth Floor

OR

Conference Call: 1-866-901-6455
Access code: 787-067-988

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Mission

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

Vision

All Minnesotans live and thrive in a safe, stable home they can afford in a community of their choice.

AGENDA

Minnesota Housing Board Meeting

Thursday March 23, 2023

1:00 p.m.

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Review**
- 4. Approval of Minutes**
 - A. (page 5) Regular Meeting of February 23, 2023
- 5. Reports**
 - A. Chair
 - B. Commissioner
 - C. Committee
- 6. Consent Agenda**
 - A. (page 9) Modification to Commitment, Low and Moderate Income Rental Loan (LMIR)
-Creekside Manor, D8424, Buffalo, MN
 - B. (page 17) Approval, Waiver, Community Homeownership Impact Fund (Impact Fund)
- 7. Action Items**
 - A. (page 21) Approval, HOME American Rescue Plan (HOME ARP) Allocation Plan for HUD **REVISED**
 - B. (page 25) Approval, Amending Multifamily Loan Program Guides to Consolidate Fee Information
 - C. (page 31) Commitment, Low and Moderate Income Rental Loan (LMIR)
-Union Park Flats, D8309, St. Louis Park, MN

8. Discussion Items

None.

9. Information Items

- A. (page 45) Post-Sale Report, Residential Housing Finance Bonds 2023 Series ABC
- B. (page 67) Post-Sale Report, Rental Housing Bonds 2023 Series A (Horizon Heights)
- C. (page 73) Annual Report of Actions Taken Under Delegated Authority – Single Family Division
- D. (page 77) Annual Report of Actions Taken Under Delegated Authority – Multifamily Division

10. Other Business

None.

11. Adjournment

DRAFT Minutes
Minnesota Housing Board Meeting
Thursday, February 23, 2023
1:00 p.m.

1. Call to Order.

Chair DeCramer called to order the regular meeting of the Board of Minnesota Housing Finance Agency at 1:03 p.m.

2. Roll Call.

Members Present via hybrid: Chief Executive Benjamin, Auditor Blaha, Chair John DeCramer, Craig Klausing, Stephanie Klinzing, Stephen Spears and Terri Thao.

Minnesota Housing Staff present via hybrid: Anbar Ahmed, Tal Anderson, Tom Anderson, Noemi Arocho, Ryan Baumtrog, Susan Bergmann, Sondra Breneman, Stacie Brooks, Deran Cadotte, Matt Dieveney, Michelle Doyal, Diane Elias, Graydon Francis, Rachel Franco, Rachel Ganani, Vanessa Haight, Anne Heitlinger, Darryl Hennen, Adam Himmel, Jennifer Ho, David Honan, Heidi Hovis, Laura Jacobson, Hannah Jirak, Karen Johnson, Ayo Jones, Marcia Kaasa, Irene Kao, Katey Kinley, Dan Kitzberger, Greg Krenz, Roxane Lane, Janine Langsjoen, Tresa Larkin, Debbi Larson, James Lehnhoff, Rachel Lochner, Eric Mattson, Jill Mazullo, Don McCabe, Amy Melmer, Rudi Mohamed, Maggie Nadeau, Kirby Pittman, Caryn Polito, Brittany Rice, William Price, Paula Rindels, Cheryl Rivinius, Lael Robertson, Rachel Robinson, Joel Salzer, Kayla Schuchman, Zafar Siddiqui, Mike Solomon, Corey Strong, Kim Stuart, Tim Sullivan, Susan Thompson, Mike Thone, Mike Tobias, Ted Tulashie, Nancy Urbanski, Kayla Vang, Teresa Vaplon, Nicola Viana, Amanda Welliver, Alyssa Wetzels-Moore, Jennifer Willette, Kelly Winter, Carole Wohlk, and Kristy Zack.

Others present via hybrid: Michelle Adams, Kutak Rock; Ramona Advani, Minnesota Office of the State Auditor; Eric Cooperstein; Melanie Johnson, Piper Sandler & Co.

3. Agenda Review

None.

4. Approval

Regular Meeting Minutes of January 26, 2023

Motion: Stephen Spears moved to approve the January 26, 2023, Regular Meeting Minutes. Seconded by Chief Executive Benjamin. Roll call was taken. Motion carries 7-0. All were in favor.

5. Reports

A. Chair

None.

B. Commissioner

Commissioner Ho shared the following with the Board:

- Welcome new employees
- Meetings

- Legislative Update
- HomeHelpMN Update
- RentHelpMN Update

C. Committee

The Finance and Audit Committee met prior to today's board meeting to review and discuss the Chief Risk Officer Report, 2022 Conflict of Interest Disclosure Report, Risk Management and Internal Control Framework and Additions to the Agency Participation Suspension List. The board approved the edits to the Risk Management and Internal Control Framework document.

6. Consent Agenda

None.

7. Action Items

A. Approval, Federal Emergency Rental Assistance (ERA) 2 Resources

Rachel Robinson presented to the board a request for approval to use approximately \$85 million federal COVID-19 Emergency Rental Assistance (ERA) 2 resources the Agency retained following multiple allocations and reallocations of ERA 1 and ERA 2 from the federal government. Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Chief Executive Benjamin moved Approval, Federal Emergency Rental Assistance (ERA) 2 Resources. Seconded by Auditor Blaha. Roll call was taken. Motion carries 7-0. All were in favor.

B. Commitment, Low and Moderate Income Rental Loan (LMIR) - 5240 Apts, D8389, Crystal, MN

Carrie Weisman presented to the board a request for adoption of a resolution authorizing the issuance of a LMIR program commitment in the amount of up to \$6,041,000. Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Stephanie Klinzing moved Commitment, Low and Moderate Income Rental Loan- 5240 Apts, D8389, Crystal, MN. Seconded by Terri Thao. Roll call was taken. Motion carries 7-0. All were in favor.

C. Commitment, Low and Moderate Income Rental Loan (LMIR), Funding Modification, Housing Infrastructure Bond (HIB) Loan, Waiver to the Predictive Cost Model - Creekside Manor, D8424, Buffalo, MN

Erin Coons presented to the board a request adoption of the following resolutions: 1. Adoption of a resolution authorizing the issuance of a LMIR program commitment in the amount of up to \$2,411,000; 2. Adoption of a resolution modifying the loan under the HIB program, from \$10,852,000 to a maximum of \$12,552,000; and, 3. Approval of a waiver to the predictive cost model. The total development cost (TDC)

per unit is \$389,850 and now exceeds the predictive model by 42%. Because the percentage is over the predictive cost model threshold of 25% permitted in Board Policy #15, the increase requires a board waiver. Chair DeCramer opened up the discussion. Board members asked questions and staff provided answers.

Motion: Auditor Blaha moved Commitment, Low and Moderate Income Rental Loan, Funding Modification, Housing Infrastructure Bond Loan, Waiver to the Predictive Cost Model - Creekside Manor, D8424, Buffalo, MN. Seconded by Craig Klausing. Roll call was taken. Motion carries 7-0. All were in favor.

D. Approval, Housing Trust Fund Program Rental Assistance Guide Proposed Modifications

Deran Cadotte presented to the board a request for approval to amend the Housing Trust Fund (HTF) Program Rental Assistance Guide. This program guide will assist grant administrators to achieve program goals and comply with program requirements. Chair DeCramer opened up the discussion. Board members asked questions and staff provided answers.

Motion: Chief Executive Benjamin moved Approval, Housing Trust Fund Program Rental Assistance Guide Proposed Modifications. Seconded by Terri Thao. Roll call was taken. Motion carries 7-0. All were in favor.

E. Approval, Waiver of the Unacceptable Practice Penalty - Commonwealth Development Corporation, Cherokee Place, D7999, North Branch, MN

Kelly Winter presented to the board a request to waive the unacceptable practice penalty for Commonwealth Development Corporation, the sponsor of Cherokee Place. Chair DeCramer opened up the discussion. Board members asked questions and staff provided answers.

Motion: Auditor Blaha moved Approval, Waiver of the Unacceptable Practice Penalty - Commonwealth Development Corporation, Cherokee Place, D7999, North Branch, MN. Seconded by Stephen Spears. Roll call was taken. Motion carries 7-0. All were in favor.

F. Commitment, Low and Moderate Income Rental Loan (LMIR) and Bridge Loans (BL) - Cambridge Apartments, D8253, Cambridge, MN

Ted Tulashie presented to the board a request for the adoption of a resolution Authorizing the issuance of a LMIR program commitment in the amount of up to \$6,475,000; 2. Authorizing the issuance of a second BL commitment not to exceed \$9,665,000 funded with Agency tax exempt bonds (if approved by the board); 3. Authorizing the commitment of a second BL funded with Pool 2 resources in the amount of up to \$600,000. Chair DeCramer opened up the discussion. Board members asked questions and staff provided answers.

Motion: Stephanie Klinzing moved Commitment, Low and Moderate Income Rental Loan and Bridge Loans - Cambridge Apartments, D8253, Cambridge, MN. Seconded by Terri Thao. Roll call was taken. Motion carries 7-0. All were in favor.

G. Adoption, Resolution authorizing the issuance and sale of Rental Housing Bonds, Series 2023C Rental Housing Bonds (Cambridge Apartments)

Mike Solomon presented to the board a request for authorization to issue short-term fixed rate bonds under the existing Rental Housing Bond indenture. The bonds will be issued in an amount not to exceed \$9,665,000 and will be used for the acquisition and construction of the Cambridge Apartments, a 65-unit new construction development located in Cambridge, MN. Michelle Adams, Kutak Rock joined the meeting to review the resolution. Chair DeCramer opened up the discussion. Board members asked questions and staff provided answers.

Motion: Craig Klausing moved Adoption, Resolution authorizing the issuance and sale of Rental Housing Bonds, Series 2023C Rental Housing Bonds (Cambridge Apartments). Seconded by Stephen Spears. Roll call was taken. Motion carries 7-0. All were in favor.

8. Discussion Items

A. FY2023 Quarter 2 Financial Update

Mike Solomon provided the board with a FY2023 Quarter 2 financial update.

B. HOME American Rescue Plan (HOME ARP) Funding

Rachel Ganani provided an update on the HOME American Rescue Plan planning, public engagement and allocation plan.

9. Information Items

A. First Quarter 2023 Progress Report: 2020-2023 Strategic Plan and 2022-23 Affordable Housing Plan

B. Semi-annual Variable Rate Debt and Swap Report as of January 1, 2023

10. Other Business

None.

11. Adjournment

The meeting was adjourned at 3:04 p.m.

John DeCramer, Chair



Board Agenda Item: 6.A
Date: 3/23/2023

Item: Modification to Commitment, Low and Moderate Income Rental Loan (LMIR)
 - Creekside Manor, D8424, Buffalo, MN

Staff Contact(s):

Erin Coons, 651.296.9836, erin.coons@state.mn.us

Request Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> No Action Needed |
| <input checked="" type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Information |

Summary of Request:

At the February 23, 2023, Minnesota Housing board meeting, the proposed development was approved for commitment under the LMIR program in the amount of up to \$2,411,000 under Resolution No. MHFA 23-005. Agency staff recommends adoption of a resolution modifying two terms of the approval:

1. Removing the requirement for the LMIR loan to be processed under the United States Department of Housing and Urban Development (HUD) Risk-Sharing program; and
2. Increasing the interest rate from 4.5% with a 0.125% Mortgage Insurance Premium (MIP) to an interest rate of 4.625% with no MIP.

At that same meeting, a commitment of up to \$12,52,000 under the Housing Infrastructure Bond (HIB) program was approved under Resolution No. MHFA 23-006. There are no changes to the HIB loan.

All commitments are subject to the terms and conditions of the Agency term letter.

Fiscal Impact:

LMIR loans are funded from Housing Investment Fund Pool 2 resources, and as such, Minnesota Housing will earn interest income on the end loan without incurring financing expenses. Minnesota Housing will earn additional fee income from originating the loan for this project.

Meeting Agency Priorities:

- ☒ Improve the Housing System
- ☒ Preserve and Create Housing Opportunities
- ☐ Make Homeownership More Accessible
- ☒ Support People Needing Services
- ☒ Strengthen Communities

Attachments:

- Background
- Resolution
- Resolution Attachment: Term Letter

Background:

Creekside Manor is the new construction of a 40-unit, three-story elevator building in Buffalo. The development will provide general occupancy housing for senior households with incomes that range from 30% to 60% Multifamily Tax Subsidy Program (MTSP). Twelve units will be deeply affordable to households at 30% MTSP without rental assistance.

Minnesota Housing generally structures first mortgages as HUD Risk-Share loans. HUD Risk-Sharing is a partnership that allows the Agency to share financial risk associated with the mortgage with HUD, and in exchange receives the MIP. In certain circumstances, Minnesota Housing may choose to provide first mortgage financing without using the HUD Risk Sharing program.

Creekside Manor had been proceeding with the HUD Risk-Sharing approval process and was following the typical timeline. Due to a delay in the environmental review and approval process, the Project would not be able to meet the timelines required for the Risk-Sharing approval process and close before the purchase agreement expires on May 1, 2023. Unfortunately, there are no additional provisions to be able to extend the purchase agreement. The construction pricing will also be impacted if the project does not close by the end of April.

The developer has submitted all environmental information required by the Agency for review, and in order to maintain the current project timeline and budget Minnesota Housing is providing the first mortgage loan without HUD Risk Share. To compensate the Agency for the additional risk, staff recommends an interest rate of 4.625%, effectively earning the Mortgage Insurance Premium that would have been paid to HUD under the Risk Share model.

The project is currently with the closing department and is otherwise on track to close and start construction by the end of April 2023. Based on the financial strength of the borrower, a thorough underwriting review of the project, and review by the Mortgage Credit Committee, staff recommend removal of the requirement for loan processing under the HUD Risk-Sharing program and increasing the interest rate.

**MINNESOTA HOUSING FINANCE AGENCY
400 Wabasha Street North, Suite 400
St. Paul, Minnesota 55102**

**RESOLUTION NO. MHFA 23-XXX
Modifying Resolution No. MHFA 23-005**

**RESOLUTION APPROVING MORTGAGE LOAN COMMITMENT MODIFICATION
LOW AND MODERATE INCOME RENTAL (LMIR) PROGRAM**

WHEREAS, the Board has previously authorized a commitment for the Hillside Heights Apartments development by its Resolution No. MHFA 23-005; and

WHEREAS, Agency staff has determined that such applicant is an eligible sponsor under the Agency's rules; that such permanent mortgage loan is not otherwise available, wholly or in part, from private lenders upon equivalent terms and conditions; and that the construction of the development will assist in fulfilling the purpose of Minn. Stat. ch. 462A;

WHEREAS, the development continues to be in compliance with Minn. Stat. ch. 462A and the Agency's rules, regulations, and policies, and;

WHEREAS, Agency staff has determined that it is necessary to modify the requirements related to such loan.

NOW THEREFORE, BE IT RESOLVED:

THAT, the Board hereby authorizes Agency staff to modify the commitment for the indicated development, subject to the revisions noted:

1. The LMIR loan shall not be processed under the HUD Risk-Sharing program; and
2. The interest rate shall be 4.625% per annum (subject to change, as set forth in the attached Agency term letter dated March 14, 2023), with monthly payments based on a 40-year amortization; and
3. All other terms and conditions of Minnesota Housing Resolution No. MHFA 23-005 remain in effect.

Adopted this 23rd day of March 2023

CHAIRMAN

March 14, 2023

Deanna Hemmesch
Central Minnesota Housing Partnership, Inc.
24707 County Road 75
Saint Augusta, MN 56301

RE: **REVISED Term Letter**
Creskide Manor, Buffalo
Development #D8424, Project # M18895

Dear Deanna Hemmesch:

Minnesota Housing Finance Agency ("Minnesota Housing") staff has approved your request for a loan or loans subject to the terms and conditions contained in this letter (the "Terms"). The Terms are subject to Minnesota Housing's Board of Directors' approval and meeting all underwriting standards, delivery of required due diligence items, satisfactory loan documentation and other loan closing requirements. The Terms do not constitute a commitment to lend on the part of Minnesota Housing and relate only to the specific financing referenced in this letter.

Borrower: A single asset entity: Settler Commons Apartments, LLC

Managing Member(s): Central Minnesota Housing Partnership, Inc.

Development New construction of a 40-unit affordable housing development
Description/Purpose: located in Buffalo, Minnesota

Minnesota Housing Loan Type/Terms

Program	Low and Moderate Income Rental Program (LMIR)	Housing Infrastructure Bonds HIB- Senior
Loan Amount	\$ 2,411,000	\$ 12,552,000
Interest Rate	<u>4.625%</u> *	0%
Mortgage Insurance Premium (%)	Not Applicable	Not Applicable
Term	Approx. 16 months (construction) + 40 years	Approx. 16 months (construction) + 40 years
Amortization / Repayment	40 years	Deferred lump sum payment due in 40 years.

Prepayment Provision	No prepayment first 10 years from date of the Note.	No prepayment first 10 years from date of the HIB Note.
Nonrecourse or Recourse	Nonrecourse	Nonrecourse
Construction to Permanent Loan, Construction Bridge Loan or End Loan	Construction to Permanent Loan	Construction to Permanent Loan
Lien Priority	First	Second

*Interest Rate is dependent upon closing and commencement of amortization not later than January 31, 2025. After that date, the rate may be subject to adjustment or payment of an extension fee at Minnesota Housing's sole discretion.

Origination Fee: HIB Loan: \$112,760
LMIR Loan: \$48,220

Inspection Fee: \$31,101 (payable at the earlier of loan commitment or loan closing)

Guaranty / Guarantor(s): Completion, repayment and operations guaranty to be provided by: Central Minnesota Housing Partnership, Inc.

Operating Deficit Escrow Reserve Account: \$72,330 to be funded on the day of closing of the LMIR loan by cash or letter of credit (outside of the development budget) to be held by Minnesota Housing.

Replacement Reserve Account: Monthly replacement reserve deposits will be required in the amount of \$1,000. The replacement reserve will be held by Minnesota Housing.

Escrows: Real estate tax escrow and property insurance escrow to be established on the day of closing of the LMIR/HRS loan (outside of the development budget) and will be held by Minnesota Housing.

Collateral/Security: Mortgage and Assignment of Rents and Leases for each loan; UCC-1 Financing Statement on fixtures, personal property, accounts and equipment.

Rent and Income Requirements:**LMIR**

- 40 units restricted as follows:
- 16 units with rents and incomes not exceeding 60% MTSP;
- 10 units may have unrestricted incomes and
- 14 units with incomes equal to or less than 100% of the greater of area or statewide median income as determined by HUD.
- Commitment to affordability in effect while the loan is outstanding.

Housing Infrastructure Bonds

- 12 units with incomes not exceeding 60% MTSP and rents at 60% MTSP
- 28 units with incomes not exceeding 60% MTSP and rents at 50% MTSP
 -
- In addition to the above, 12 units serving Senior Households with incomes not exceeding 30% of the metropolitan area median, not adjusted for household size.
- Commitment to 40 years of affordability from the date of loan closing.

HAP or Other Subsidy Agreement:

Not Applicable

Other Occupancy Requirements:

The development must qualify as Senior Housing for the term of HIB loan.

Other Requirements:

The HIB loan is subject to the terms in the attached Deferred Selection Criteria.

Closing Costs:

Borrower agrees to pay all closing costs related to the specific financing referenced in this letter.

Expiration Date:

This term letter will expire on the earlier of six months from the date of this letter or loan closing/end loan commitment.

Additional Terms:

None

Other Conditions: None

Board Approval: Commitment of the loans are subject to Minnesota Housing's board approval and adoption of a resolution authorizing the commitment of the loans.

Not a Binding Contract: This letter is not a commitment to be bound by the Terms in this letter. The parties expressly agree that this letter does not create a legally binding agreement. The parties further agree that the Terms are subject to the Borrower's ability to obtain all necessary financing for the Development, which may include additional financing from Minnesota Housing not referenced in this letter.

Please sign this letter and return it to Adam Himmel at adam.himmel@state.mn.us on or before 10 business days from date of this letter.

If you have any questions related to this letter, please contact Erin Coons at erin.coons@state.mn.us.

We appreciate the opportunity to work with you on your affordable housing development.

Sincerely,



James Lehnhoff
Assistant Commissioner, Multifamily

AGREED AND ACCEPTED BY:

SETTLER COMMONS APARTMENTS, LLC

By:

Deanna Hemmesch, Executive Director

Date Accepted: _____

Item: Approval, Waiver, Community Homeownership Impact Fund (Impact Fund)

Staff Contact(s):

Song Lee, 651.296.2291, Song.Lee.mhfa@state.mn.us

Request Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> No Action Needed |
| <input checked="" type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Information |

Summary of Request:

Staff requests approval to shift \$60,000 of PRG, Inc's Impact Fund award from Economic Development Housing Challenge (EDHC) grant funds to EDHC deferred loan funds.

Fiscal Impact:

EDHC funds are state-appropriated resources provided in the form of grants or deferred loans that do not earn interest for the Agency.

Meeting Agency Priorities:

- ☒ Improve the Housing System
- ☒ Preserve and Create Housing Opportunities
- ☒ Make Homeownership More Accessible
- ☐ Support People Needing Services
- ☒ Strengthen Communities

Attachment(s):

- Background
- Request Details
- Resolution

Background

The Community Homeownership Impact Fund (Impact Fund) provides funding for single family, owner-occupied housing projects through the annual Single Family Request for Proposals (RFP). On December 15, 2022, the Board approved \$522,000 in EDHC funds to PRG, Inc to support the construction of 8 new homes under the Minneapolis Infill project in Minneapolis:

- \$342,000 in grant funds to be used for value gap on all 8 homes
- \$180,000 in deferred loan funds for interest-free, 30-year affordability gap loans on 6 of the homes

PRG's Minneapolis Infill project is designed to address vacant land and increase the supply of quality affordable homeownership opportunities for lower income households, particularly larger families of color. The lots that PRG intends to develop are owned by the City of Minneapolis.

PRG had originally identified two lots in south Minneapolis that the City of Minneapolis had available for development. Homes developed on these two lots would have received subsidy from the Minneapolis Community Planning & Economic Development (CPED) HOMES program for downpayment and closing cost assistance. As a result, PRG had not requested affordability gap funds from the Agency for these two units. Since the Board approval, one of the south Minneapolis lots have been removed from the City of Minneapolis' lot list and the one remaining south Minneapolis lot will not work for development of a home due to the location and size of the lot, and the inability to add off street parking.

PRG has identified up to 14 lots from the City of Minneapolis' lot list that can be used to build the new construction units. It will apply to the Minneapolis CPED HOMES RFP to develop eight of these lots. Because these lots will not have the Minneapolis CPED subsidy that the two south Minneapolis lots identified above would have had, PRG will need more deferred loan funds to provide affordability gap to all 8 buyers of the homes it develops. PRG anticipates starting construction on two units in the Fall of 2023 with the remaining units to be constructed in 2024.

Request Details

Affordability gap funds are typically provided as deferred loans so that funds can be repaid to the Agency and recycled to support other eligible EDHC initiatives. Affordability gap is provided as grants in limited cases, such as community land trusts (CLT), where the subsidy is recycled within the home due to the long-term affordable structure of CLTs. In this case, since the project does not have a long-term affordable structure, staff requests approval to shift \$60,000 of PRG, Inc's Impact Fund award from EDHC grant funds to EDHC deferred loan funds so that future repayments to the Agency can be recycled for other affordable housing projects. This will decrease their total EDHC grant funds to \$282,000 and increase their EDHC deferred loan funds to \$240,000. The \$522,000 total commitment of funds for this project remains the same.

MINNESOTA HOUSING FINANCE AGENCY

**400 Wabasha Street North, Suite 400
St. Paul, Minnesota 55102**

RESOLUTION NO. MHFA 23-XX

**RESOLUTION APPROVING MODIFICATION FOR ECONOMIC DEVELOPMENT HOUSING
CHALLENGE (EDHC) DEFERRED LOAN AND GRANT**

WHEREAS, the Board has previously authorized a commitment for PRG, Inc herein named by its Resolution No. 22-100; and

WHEREAS, the project continues to be in compliance with Minn. Stat. ch. 462A and Agency's rules, regulations and policies; and

WHEREAS, Agency staff have determined that there is a need for an increase in deferred loan funds for the purchase of homes.

NOW THEREFORE, BE IT RESOLVED:

THAT, the Board hereby authorizes Agency staff to modify the commitment under its Resolution No. 22-100 for the indicated project, subject to the revisions noted:

1. The EDHC Grant shall be reduced to \$282,000; and
2. The EDHC Loan shall be increased to \$240,000;
3. All other terms and conditions of MHFA Resolution No. 22-100 remain in effect.

Adopted this 23rd day of March 2023

CHAIRMAN

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Board Agenda Item: 7.A
Date: 3/23/2023

Item: HOME American Rescue Plan (HOME ARP) Allocation Plan for HUD

Staff Contact(s):

Rachel Ganani, 651.297.3120, rachel.ganani@state.mn.us

Ryan Baumtrog, 651.296.9820, ryan.baumtrog@state.mn.us

James Lehnhoff, 651.296.3028, james.lehnhoff@state.mn.us

Request Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> No Action Needed |
| <input checked="" type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Information |

Summary of Request:

Staff seeks approval of the HOME ARP Allocation Plan for Federal Fiscal Year (FFY) 2021. Upon Board approval, the HOME ARP Allocation Plan will be submitted to the United States Department of Housing and Urban Development (HUD) as a substantial amendment to the FFY 2021 Annual Action Plan. Minnesota Housing completed a vigorous planning and public engagement process, with the public comment period concluding on March 16, 2023. To access this one-time federal appropriation of \$31,137,836, the HOME ARP Allocation Plan must be submitted to HUD no later than March 31, 2023.

Fiscal Impact:

Loans and grants funded by federal appropriations generally do not earn interest for the agency but are critical to meeting statewide housing needs. Up to 15% of the federal appropriations can be used for administrative and planning costs to offset Agency expenses with implementing the HOME ARP program.

Meeting Agency Priorities:

- ☒ Improve the Housing System
- ☒ Preserve and Create Housing Opportunities
- ☐ Make Homeownership More Accessible
- ☒ Support People Needing Services
- ☒ Strengthen Communities

Attachment(s):

- Background
- HOME ARP Allocation Plan

Background:

Authorized by the American Rescue Plan (ARP) Act of 2021, Minnesota Housing was selected to receive a one-time allocation of approximately \$31.1 million to increase housing stability by addressing the needs of individuals experiencing homelessness or at risk of homelessness. HOME ARP is a separate and distinct program from the HOME program and has its own federally defined requirements.

HOME ARP funds can be used for the following eligible activities, including:

- Production or preservation of affordable housing;
- Tenant-based rental assistance (TBRA);
- Supportive services, homeless prevention services and housing counseling;
- Acquisition and development of non-congregate shelter; and
- Non-profit operating and capacity building assistance (up to 5% of the award).

The program must be used to serve qualifying populations that include:

- Individual and families experiencing homelessness;
- Individuals and families at risk of homelessness;
- Individual and families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking; or
- Other populations for whom supportive services or assistance would prevent homelessness or who are at greatest risk of housing instability.

As shared at February's board meeting, Minnesota Housing initiated an extensive public engagement process that started in December 2022. This process included eleven virtual listening sessions, stakeholder outreach, a public survey that received over 180 responses, and concluded with a public hearing held on February 1, 2023. Minnesota Housing consulted with tribal governments, over 170 advocate and stakeholder organizations and over 400 individuals to determine the best use of these one-time resources. The resulting Allocation Plan provides data across all the uses and describes how Minnesota Housing intends to use HOME ARP funds to address the needs of HOME ARP qualifying populations.

The Agency's robust public engagement found consensus around the production of affordable rental housing as a top need. In addition, Minnesota Housing intends to allow for a preference amongst the qualifying populations for homeless populations, as defined by 24 CFR 91.5 (1), (2) or (3). The engagement process highlighted that the limited availability of affordable housing units has resulted in an increasing number of households experiencing homelessness, and even those with rental assistance struggle to secure deeply affordable units with low barrier entry. Expanding the supply of affordable housing would facilitate the broader and more convenient utilization of existing rental assistance and housing voucher programs.

The Allocation Plan details the use of HOME ARP funding and preferences as follows:

Activities	Funding Amount	Percent of the Grant	Statutory Limit
Development of Affordable Rental Housing	\$27,710,000	89%	
Non-Profit Capacity Building	\$310,000	1%	5%
Administration and Planning	\$3,117,836	10%	15%
Total HOME ARP Allocation	\$31,137,836		

Preferences and Production Housing Goals:

As noted above, Minnesota Housing intends to give a preference to the qualifying population of those experiencing homelessness, as defined by 24 CFR 91.5 (1), (2) or (3). Minnesota Housing acknowledges the substantial needs across the state for all qualifying populations. Based on the gaps and needs analysis showing significant need for rental housing units to meet demand, combined with the feedback from consultations, surveys and public comment, the greatest unmet needs are in the population experiencing homelessness. In addition to the engagement process and data results that prioritized affordable rental development, the Agency also considered existing resources and the proposed resources included in the Governor's 2023 budget for Minnesota Housing.

The preference will be included in a future Request for Proposal (RFP) to distribute the funds for eligible projects. Minnesota Housing is weighing whether the HOME ARP funds will be incorporated into an existing RFP process, through a new process, or a combination of both.

Note, having a preference in the allocation plan allows Minnesota Housing to consider proposals that are tailored to the one population, rather than all four qualifying populations equally. However, having a preference does not bind Minnesota Housing to choosing projects focused only on the homeless qualifying population.

Based on the HOME ARP allocation, Minnesota Housing estimates the development of approximately 80 rental units with a per unit average cost of \$395,000. Due to project costs and related needs, it is likely that other funding resources will be included with future projects.

Next Steps:

The draft HOME ARP Allocation Plan was available for public comment from March 1- March 16, 2023. After the comment period closes, the Allocation Plan will be updated to include a summary of the comments and any related changes.

If the board approves the HOME ARP Allocation Plan, Minnesota Housing will submit the Allocation Plan to HUD as a substantial amendment to the FFY 2021 Annual Action Plan. Upon receiving HUD approval, Minnesota Housing and ICF, the Agency's consultant, will then draft an implementation plan to further determine how the funds will be distributed.



Home American Rescue Plan: Allocation Plan

March 2023

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Introduction

In 2021, the HOME-American Rescue Plan (HOME ARP) was introduced, providing \$5 billion in funding across the nation to support affordable housing initiatives. Its objectives include investing in permanent affordable rental housing, upgrading shelter facilities to include non-congregate shelter, and providing tenant-based rental assistance and supportive services. HOME ARP funds are intended to benefit specific "qualifying populations" (QPs), listed below:

- Individuals and families experiencing homelessness, as defined by the McKinney Act and in 24 CFR 91.5 (paragraphs 1-3)
- Individuals and families at risk of homelessness, as defined by the McKinney Act and in 24 CFR 91.5
- Individuals and families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, and/or human trafficking
- Other populations that may significantly benefit from supportive services or rental assistance, as a preventive measure against homelessness or for those who are most susceptible to housing instability.

To achieve these objectives, this program drew upon the lessons learned from various existing housing programs, such as HOME, Continuum of Care (CoC), ESG (Emergency Solutions Grant), and Housing Counseling programs. HOME ARP follows regulations established in the [HOME ARP Implementation Notice \(Notice\)](#).

Under this program, Minnesota Housing has been allotted \$31,137,836. However, prior to receiving the funds, Minnesota Housing must carry out a comprehensive allocation planning process that includes a series of consultations, a thorough needs assessment and gaps analysis based on current data, and virtual listening sessions, in addition to holding a public hearing and gathering public feedback. These steps are pivotal to effectively utilizing the HOME ARP funds, specifically in addressing the unique needs of the entire state of Minnesota. Through these consultations and hearings, valuable insights and recommendations from residents, organizations, and community members were acquired, which in turn, informed the decision-making process and ultimately, will help maximize the results of the funding.

Consultation

Hearing from communities throughout the State of Minnesota is integral in designing the strongest HOME ARP allocation plan to meet community needs. External engagement activities fulfilled all HOME ARP consultation and public participation requirements. Minnesota Housing leveraged standing meetings as much as possible to solicit input from community members without adding a time burden or duplicating efforts. Consultation efforts occurred in three primary methods, all of which included written materials covering a basic overview of HOME ARP that were published on the Minnesota Housing website. These materials oriented the community to the funding opportunity including a description of the qualified populations and eligible activities, what feedback is needed and how input would be used for program creation. Community members were provided multiple methods and spaces to provide detailed feedback in the consultation methods below.

1. **Virtual Listening Sessions.** Eleven virtual listening sessions were held between December 7, 2022, and January 31, 2023. Each lasted up to one hour in length using virtual interactive and accessible engagement tools such as Mentimeter and/or JamBoard to gather and document insights from participants. Each session began with an overview of HOME ARP funding, followed by a guided discussion focused on the needs and gaps related to the HOME ARP qualifying populations and eligible activities allowing for in-depth feedback and opportunities to engage on issues key to the select representatives.
2. **Historically Excluded Partners Interviews.** To incorporate the voice of marginalized community members, Minnesota Housing conducted informational interviews with various representatives from historically excluded communities to gain additional insight on identified service gaps within the existing homelessness and housing systems related to HOME ARP eligible activities. In furthering the values of equity and inclusion in the planning process, community members engaged through trusted and culturally competent community experts to ensure all voices had a safe space to provide insights and solutions. Individual interviews included the same HOME ARP overview provided in the Virtual Listening Sessions to ensure equitable access to information.
3. **Surveys.** To increase accessibility and ease providing input, a virtual survey was made available through Minnesota Housing's survey platform as an additional method for gathering feedback on the use of HOME ARP. The survey was distributed with the same HOME ARP overview included in Fact Sheets provided to consultation participants. Respondents could indicate which HOME ARP eligible activities exist within the state, activities that are most needed, recommended preferences for subsets of HOME ARP qualifying populations (QP), and potential collaborations for administering HOME ARP. Respondents were invited to share their views on the impact of those activities within their communities and the statewide systems. To expand public input and participation, the survey was also translated into Hmong, Spanish, and Somali. The survey questions are in the appendix of this Plan.

Consultation Summary

Collectively, through 11 consultations with over 170 organizations and over 400 individuals, community organizations and required consultation groups were informed of the funding opportunities and asked for feedback regarding unmet needs, cultural and racial disparities, preferred eligible activities and potential preferences for qualifying populations. Organizations and individuals participated from throughout Minnesota, resulting in clear urban and rural engagement and feedback. These consultations were all conducted virtually to increase accessibility for interested organizations and individuals to attend. A full list of organizations can be found in the Appendix.

Consultation Meeting Schedule and Summaries

Date	Types of Organizations	Top 2 Activities	Feedback from Participants
12/7/2022: Minnesota Interagency Council on Homelessness	<ul style="list-style-type: none"> Continuums of Care Leadership Domestic violence service providers Homeless services provider Public agency that addresses the needs of the qualifying populations (All QPs) Public or private organizations that address civil rights Public or private organizations that address fair housing Public or private organizations that address the needs of persons with disabilities Public housing authority Veterans Groups Public housing authority 	1. Affordable Rental Housing	Affordable housing was the highest priority need for this group, followed by supportive services overall. However, when focused on specific qualifying populations like those experiencing homelessness the need for tenant-based rental assistance outpaced supportive services as the second priority.
		2. Supportive Services & Tenant Based Rental Assistance (tied)	
12/21/2022: Minnesota Housing's Equity Action Committee	<ul style="list-style-type: none"> Public agency that addresses the needs of the qualifying populations (All QPs) 	1. Affordable Rental Housing	Increasing affordable housing was a top need in this group especially deeply affordable units for those with the lowest incomes in safe and amenity rich areas. Increasing housing stock can provide choice on where people would like to live based on their support systems and community. Supportive services should be made broadly available that are culturally and linguistically appropriate.
		2. Supportive Services	

(Continued) Date	Types of Organizations	Top 2 Activities	Feedback from Participants
12/29/2022 & 1/13/23: Continuum of Care Leadership	<ul style="list-style-type: none"> Continuums of Care that covers the State of Minnesota 	1. Affordable Rental Housing	<p>The lack of affordable housing and low barrier shelter is a significant concern as the needs of those experiencing homelessness continue to increase. The development of new housing units particularly with supportive services that are culturally specific would have a great impact. Rental assistance is an important tool to ending homelessness but hard to fully use without additional housing stock. Non-congregate shelter options are sparse and particularly difficult in remote and rural areas. Capacity building of non-profits to both expand services and retain current staff is desperately needed. Using funds to support Coordinated Entry systems can help with priority list management and assessment.</p>
		2. Supportive Services & Non-Congregate Shelter (tied)	
1/3/23: Regional Experts Network	<ul style="list-style-type: none"> Persons with Lived Experience with Homelessness and Housing Instability 	1. Affordable Rental Housing	<p>This group discussed the need for supportive services and programs to focus on housing stability that can be flexible for housing crises and prevent returns to homelessness, including recognizing a person's friends and relatives as supports. The rehabilitation of current affordable housing to increase safety and the repurposing of abandoned buildings for potential shelters were also discussed.</p>
		2. Supportive Services	

(Continued) Date	Types of Organizations	Top 2 Activities	Feedback from Participants
1/6/23: Family Homeless Prevention and Assistance Program Grantees	<ul style="list-style-type: none"> Domestic violence service providers 	1. Affordable Rental Housing	The group described a lack of affordable housing for people with barriers, low-income households, and young adults. People are struggling to find decent housing and have a long waitlist for available affordable housing. Feedback also mentions a lack of landlords willing to rent to people with high barriers and lack of support services such as transportation and case management. Additionally, there is a lack of funding for non-profits and a lack of culturally appropriate services in the community.
	<ul style="list-style-type: none"> Homeless services provider 		
	<ul style="list-style-type: none"> Public agency that addresses the needs of the qualifying populations (All QPs) Public or private organizations that address civil rights Public or private organizations the address fair housing Public or private organizations that address the needs of persons with disabilities Tribal Nation/Government 		
1/11/23: Homeless Service Providers	<ul style="list-style-type: none"> Healthcare agency 	1. Affordable Rental Housing	The group described the need for affordable housing and related services for a variety of populations, including immigrants and refugees, single male headed households with children, people with justice involvement, and those experiencing homelessness. Specific issues mentioned include a lack of rental assistance, affordable units that accept vouchers, and non-congregate shelter space. Group members also highlighted a lack of affordable housing units, safe reentry housing for those leaving incarceration, and education for landlords. CE systems could use funding to keep up with need. There is also a need for services for those with severe mental health and physical conditions, and support for individuals with criminal backgrounds, poor credit, or housing references. Many cited rental amounts are often above fair market rent, making it difficult for people to use their vouchers.
	<ul style="list-style-type: none"> Homeless services provider 		
	<ul style="list-style-type: none"> Housing Developer Persons with Lived Experience with Homelessness and/or Housing Instability Public agencies that address the needs of qualifying populations (All QPs) Public or private organizations that address civil rights Survivors of human trafficking service provider Tribal Nation/Government 		

(Continued) Date	Types of Organizations	Top 2 Activities	Feedback from Participants
1/18/23: Housing Stability Roundtable	<ul style="list-style-type: none">Community Action Agency	1. Affordable Rental Housing	The group described the lack of affordable housing and available units is a major barrier for housing stability. Investing in existing housing stability services could help expand current services to meet the demand, especially with access to prevention funds or rental arrears that would allow households to maintain their current residence. Included in supportive service is the need for increased support for renters’ rights and education. The group recognized a need for more shelters for all populations including single individuals, families, and youth.
	<ul style="list-style-type: none">Continuums of Care		
	<ul style="list-style-type: none">Domestic violence service provider	2. Tenant-Based Rental Assistance & Supportive Services (tied)	
	<ul style="list-style-type: none">Homeless services provider		
	<ul style="list-style-type: none">Public agency that addresses the needs of qualifying populations (All QPs)		
1/19/23: Housing Developers	<ul style="list-style-type: none">Housing Developers	1. Affordable Rental Housing	Affordable housing is the highest need in the state as evidenced by the sheer number of calls for vouchers/affordable units that current properties receive that are unable to be placed. Federal payment standards for tenant based rental assistance and vouchers have not kept pace with the market rent. There is a need for long-term capital for construction gap financing and operating subsidies for supportive services. Providing capital funds to create housing that is not debt based would allow for a hold on low rent. Supportive services for housing developments with people with service needs are not well funded and difficult to access. Tenant based rental assistance could reduce rent burden.
		2. Supportive Services	

(Continued) Date	Types of Organizations	Top 2 Activities	Feedback from Participants
1/20/23: Public Housing Authorities	<ul style="list-style-type: none"> Public housing agencies 	1. Affordable Rental Housing	<p>The need to increase the affordable housing stock is key to improving access to housing. Supportive services are necessary to increase success and stability once a person is housed, especially for those with disabilities.</p>
		2. Supportive Services	
1/25/23: Legal Services	<ul style="list-style-type: none"> Homeless services provider 	1. Tenant-Based Rental Assistance	<p>Rental assistance in the form of TBRA is a top need identified by this group as many households continue to have increased rental arrears and face evictions with limited resources. Increasing affordable housing and being creative in the type of housing is a need, such as manufactured homes where residents can own rather than rent land. Supportive Services in the form of financial assistance as well as legal services can help households retain housing by assisting with linkages to services, navigating legal system, and increasing tenant education.</p>
	<ul style="list-style-type: none"> Public agencies that address the needs of qualifying populations (All QPs) Public or private organizations that address civil rights Public or private organizations the address fair housing Veterans Group 	2. Affordable Rental Housing	
1/31/23: Tribal Consultation	<ul style="list-style-type: none"> Tribal Nation/Government 	1. Affordable Rental Housing	<p>This group identified the need for rental housing on Tribal lands as a large need as well as housing options for Elders, transitional housing, and rental houses and apartments. Supportive Services that can support those living in rural communities with needs like non-medical transportation. Non-congregate shelters or units would help fill a gap in shelter capacity.</p>
		2. Tenant-Based Rental Assistance	

Summary of Unmet Needs

Below is a summary of the feedback received from virtual consultations that took place between December 7, 2022, through January 31, 2023, organized by eligible activities under HOME ARP funding. Consultations occurred with Tribal Nations' leadership, individuals with lived experience, Continuums of Care (CoCs) serving Minnesota, housing developers, homeless, domestic violence, human trafficking and sexual assault service providers, veterans' groups, public housing agencies, public, private and non-profit agencies that address the need of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

Affordable Housing

Increased affordable housing is a priority need affecting communities across the State of Minnesota. According to the consultations, the affordable housing stock is not adequate to meet the increasing number of households within all qualifying populations in need of safe and stable housing. In addition to available units, providers struggle to spend down rental assistance funds or lease-up vouchers due to a shortage of deeply affordable units with low barrier application and resident selection processes. The current affordable housing stock has rehabilitation needs, a lack of variety in unit sizes to accommodate both large and small households, and locations that have limited amenities like grocery stores, public transit, etc. Admission criteria that is more flexible is critical to remove barriers to housing options for those with low credit scores, justice-involved backgrounds, lack of stable rental history and other requirements of traditional property management systems. More affordable housing stock that can meet the needs of seniors and persons with disabilities is also a need.

Deeply affordable units for those making less than 30% Area Median Income (AMI), where culturally appropriate support can be put into place, are in high demand. Culturally appropriate services include offering linguistically appropriate support (both orally and written), improving cultural competence of staff, and developing a diverse workforce that better reflects those served by the program. Due to the lack of affordable housing units, households looking for housing options in lower income brackets lose the privilege of choice, especially the ability to remain in areas where they have natural and culturally specific supports.

Current housing stock is aging and funds to improve and rehabilitate affordable housing are needed to provide safe and sustainable housing across the State.

Supportive Services

Supportive services to assist households to reach and maintain housing stability are also a crucial need. Services focused on the Housing First and Harm Reduction models are needed, as well as increased culturally appropriate and language appropriate services for communities throughout the State of Minnesota. Communities in Greater Minnesota frequently cited geographic distance as a major barrier to services as there are often not enough participants in one area to justify a full-time staff member. However, the expansive geography in Greater Minnesota is a barrier for one full-time worker, resulting in more time spent traveling and high transportation costs. The distance is compounded when discussing the needs of specific cultural groups, as culturally appropriate services are not widely available in all areas. This creates a need for culturally sensitive and culturally competent supportive services for participants, with an additional strain in more rural areas where it is harder to support hiring full-time staff for specific geographic areas. Accessible transportation is a consistent concern of providers in Greater Minnesota.

Tenant Based Rental Assistance (TBRA)

The need for Tenant Based Rental Assistance has been significantly felt throughout the pandemic with rising rents and inflation leading to households struggling to keep up with costs. With many pandemic funding sources nearing the end with continued demand, TBRA could provide relief on rent burden. TBRA funds focusing on prevention services to help support housing stability are critical. Increased landlord engagement and tenant education is needed for an increase in TBRA funds to be utilized effectively in Minnesota.

Non-Congregate Shelter

According to consultation feedback, there are gaps in shelter that vary across the state, with Greater Minnesota and tribal lands experiencing a higher lack of shelter options. Emergency shelter needs also vary across the state, with some Greater Minnesota communities stating they have little to no low barrier shelter available in the community, while some metro areas explicitly named the non-congregate shelter model as an operational need. Many areas are seeing an increase in those experiencing homelessness, while the number of shelter beds has remained stagnant for some time. Non-congregate shelter beds could also provide emergency shelter needs to specified subpopulations like families, those fleeing domestic violence, dating violence, sexual assault or human trafficking, and individuals with severe mental health symptoms who may not be as comfortable in a congregate shelter program.

Non-Profit Capacity Building

Throughout the State, non-profit providers are struggling to retain staff and maintain their capacity to match increasing needs. Staffing and capacity concerns were also discussed in many consultation meetings, with the need for livable wages for those serving the qualified populations that could use this program funding, as well as support, training, and education opportunities for staff.

Racial and Ethnic Disparities

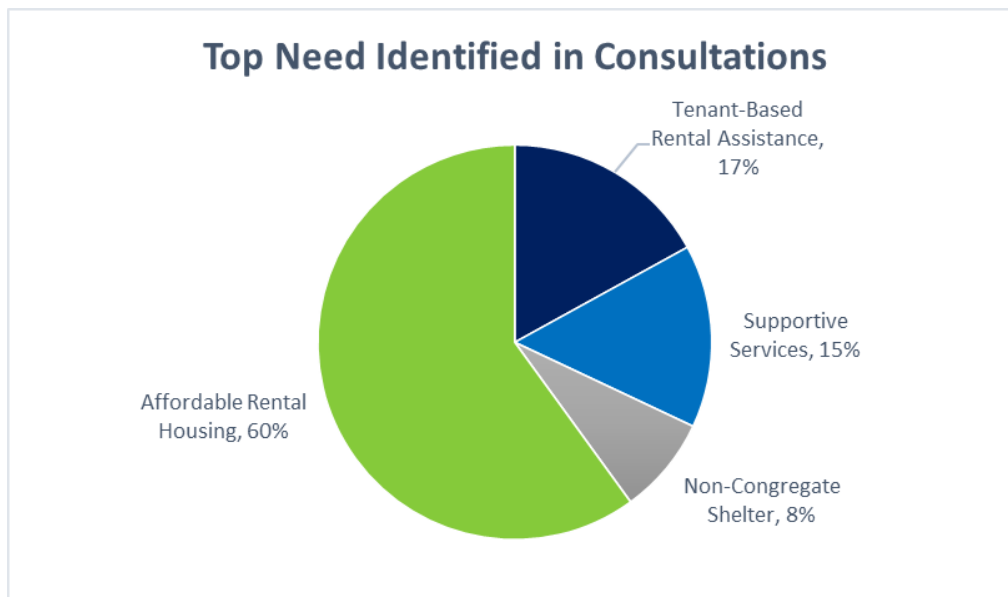
As a part of the consultation process, participants were asked to identify racial disparities that are not being addressed in their current system. The greatest disparities were noted for Black and Indigenous communities especially as it relates to their overrepresentation of the community in homeless services and the justice system. Minnesota has a rich diversity of communities across the State and a number of culturally specific services available to residents, yet there are noted gaps of culturally specific services evenly across the state. Compounded with the lack of affordable housing, some households move outside their region for housing and lose the cultural and linguistic community that enhances housing stability.

There are increased challenges in accessing housing with strict parameters on identification documents accepted and language barriers when applying for units. In some areas, unit sizes are not large enough to accommodate multi-generational or larger families. And when facing potential eviction, there is a lack of support in navigating tenant rights and the legal system.

Prioritization of HOME ARP Eligible Uses

During consultations, participants were asked to prioritize eligible uses of HOME ARP specifically: affordable rental housing, tenant-based rental assistance, supportive services, non-congregate shelter, and non-profit operating and capacity building. Non-profit operating and capacity building can only be awarded to an eligible entity that is also awarded HOME ARP funds for another HOME ARP activity.

From these results affordable housing is the top-ranked eligible activity across all consultation groups accounting for 60% of all votes. Supportive Services and Tenant-Based Rental Assistance came in close second with approximately 15% each, followed by non-Congregate shelter. Affordable Rental Housing and Tenant-Based Rental Assistance are consistently important across all consultation groups, while Supportive Services and Non-Congregate Shelter have more varied levels of importance.



Potential Preferences

Additionally, participants were asked to rank qualifying populations based on current needs and potential preferences that the State could use in allocating HOME ARP funds. Out of the eleven consultation groups, six groups identified those experiencing homelessness as a priority qualifying population. In addition, those at risk of homelessness and those fleeing domestic violence and human trafficking were also identified as potential qualifying populations where a preference would help fill gaps. Many participants highlighted the need for flexible options and tailored solutions for the diverse needs of individuals and families throughout Minnesota, therefore recommending the State not set a preference.

The feedback captured in all consultation sessions highlights that different groups have varying priorities regarding who should be prioritized for access to HOME ARP projects, especially as it relates to subpopulations of the qualifying populations. Themes emerged about the racial disparity in the experience of homelessness for both Black and Native identifying individuals. Additionally, individuals with mental health needs face difficulties in accessing assistance and would benefit from a preference. Finally, participants discussed the need to prioritize families, single adults, people of color, low-income families and individuals, and youth aging out of foster care. It was also mentioned that seniors and people with criminal backgrounds may require a preference.

Community Survey

A survey was posted on the Minnesota Housing website to increase access for all interested parties to provide feedback. Questions mirrored those used during the virtual listening sessions. The survey was translated into Spanish, Somali and Hmong to improve access to those who are most comfortable in languages other than English. The survey link was also sent via eNews on January 13, 2023, and was open for responses until January 31, 2023. Minnesota Housing received over 180 responses.

Summary of Unmet Needs

The survey structure asked about unmet needs based on the HOME ARP qualifying population definitions to identify any themes or differences in need across the populations. An overview of the responses is in the table below.

Highest Unmet Need	Those Experiencing Homelessness (QP1)	Those At Risk of Experiencing Homelessness (QP2)	Those Fleeing or Attempting to Flee DV/Human Trafficking (Qp3)
Access to Immediate Emergency Shelter	19%	4%	45%
Access to Rental Assistance	10%	31%	6%
Access to safe and affordable housing	52%	41%	33%
Access to supportive services for housing stability	19%	24%	15%

According to the survey results, the top need identified by respondents for persons experiencing homelessness was affordable rental housing, which accounted for over 50% of responses. Supportive services and access to immediate emergency shelter were also identified as important needs for this population.

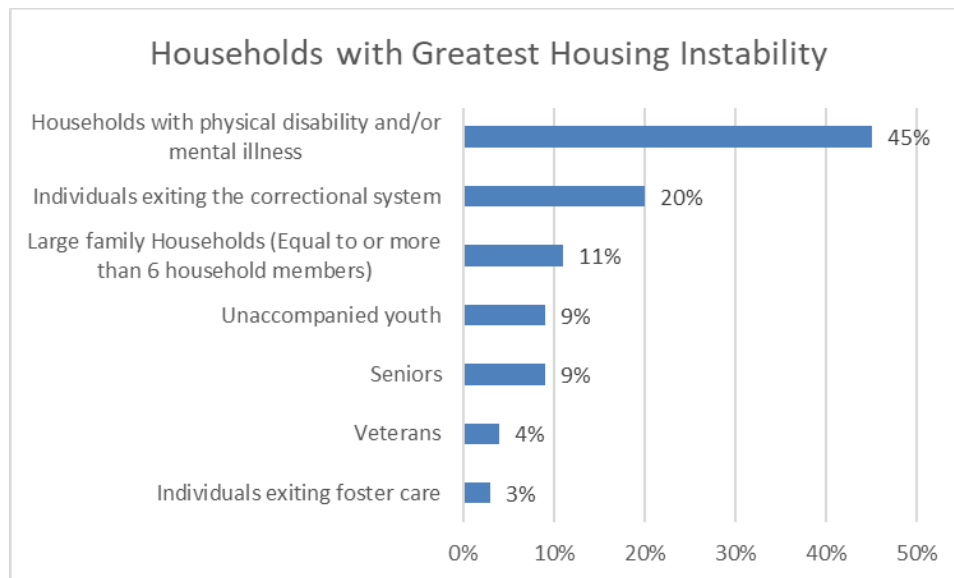
For individuals at risk of experiencing homelessness, respondents reported the top need was also affordable rental housing. However, it was noted that the need for rental assistance was significantly greater for this population when compared to individuals experiencing homelessness or those fleeing or attempting to flee domestic violence/human trafficking. 10% of respondents identified rental assistance as a top need for individuals experiencing homelessness, and 6% for those fleeing or attempting to flee domestic violence/human trafficking. The third highest unmet need for individuals at risk of experiencing homelessness was ongoing supportive services.

The survey results indicated that the needs of respondents fleeing or attempting to flee domestic violence, dating violence, sexual assault, and/or human trafficking, differed significantly from the other two populations. Access to immediate emergency shelter was identified as the top need by 45% of respondents for this population, followed by affordable rental housing, which is a markedly different

trend from the other two populations where access to emergency shelter was only identified as a top need by 4% and 19% of respondents, respectively.

Subpopulation Needs

In addition to the unmet services and housing needs, survey respondents were asked to identify subpopulations that face the greatest risk of housing instability from a predetermined list. The population identified as facing the greatest housing instability is households with physical disabilities and/or mental illness.



Racial and Ethnic Disparities

Additionally, survey respondents were asked to identify racial and ethnic disparities in service delivery. Lack of affordable housing development in neighborhoods with accessible amenities was the top need to be addressed in the community with over 46% of respondents selecting this option. There was a noted issue of lack of supportive services for both non-white populations and households who are non-English speaking.

Survey respondents added feedback for a range of issues related to affordable housing and access to housing for marginalized populations. One common issue identified is discrimination in the housing market, including difficulties in access and approval of households on fixed budgets or low incomes, discrimination against those with criminal records, and discrimination against populations who identify as Black, Indigenous or a Person of Color by property management. Other issues include limited oversight of landlords, which can lead to poor property conditions, and historic and on-going disparities in income between white and non-white populations.

Other challenges identified include the lack of affordable housing overall, which disproportionately affects non-white populations, and the need for more affordable housing with larger numbers of bedrooms. Respondents also highlighted the importance of providing supportive services for non-white populations, veterans, and those who have experienced violence, as well as increasing opportunities for smaller Naturally Occurring Affordable Housing (NOAH) units and supporting home ownership models.

Frustrations were also expressed that the issues facing white populations were not being sufficiently addressed.

Barriers to Accessing and Developing Affordable Housing

The largest barrier identified for accessing affordable housing is the lack of housing stock and inventory (52%). In addition, the ability to develop more affordable housing is difficult to navigate with the high development costs (29%), high cost or low availability of land (19%), and community opposition to new projects in their area (18%).

Choices	Responses
Other:	18 (9.8%)
Lack of accessible amenities in areas (transportation, grocery stores, etc.)	21 (11.4%)
Community Opposition (“NIMBYism”)	33 (17.9%)
Development Costs (I.e., labor shortage, materials costs, etc.)	53 (28.8%)
Lack of Developers / Developer Capacity	12 (6.5%)
Lack of gap financing	28 (15.2%)
Cost or availability of land	34 (18.5%)
Local government approval process	33 (17.9%)
Lack of housing stock or inventory	95 (51.6%)
Zoning or land use requirements	4 (2.2%)

Prioritization of HOME ARP Eligible Uses

Based on the eligible uses that can be funded in the HOME ARP notice, survey respondents were asked to indicate which two activities Minnesota Housing should prioritize funding. Affordable rental housing was selected as one of the two most important activities in 132 (71%) responses for Minnesota Housing to fund. The second most selected activity was Tenant Based Rental Assistance with 61 (33%) responses, followed by Supportive Services (55 responses, 29%), non-congregate shelter (44 responses, 24%) and non-profit capacity and operating assistance (37 responses, 20%).

Potential Preferences

Survey respondents were asked to identify qualifying populations who would benefit from being prioritized for HOME ARP funded projects. Respondents were able to select up to two qualifying populations. 45% of responses supported a preference for those experiencing homelessness, 38% for those at risk of homelessness, 30% for other populations who face housing instability and 21% for those fleeing or attempting to flee domestic violence/human trafficking. The survey results further supported the needs assessment and gaps analysis as well as the rankings of the consultations with support for a homeless QP preference.

Public Participation

Minnesota Housing held one public hearing to gather public input on eligible uses of the HOME ARP funds and held a public comment period for feedback on the draft Allocation Plan.

Dates of Public Notices	January 24, 2023 March 1, 2023
Public Comment Period	March 1-16, 2023
Date of public hearing	February 1, 2023, 4:00-5:30 p.m.

Public Hearing

Minnesota Housing held a public hearing to solicit feedback on the local use of HOME ARP funds on Wednesday, February 1, 2023. Notice of the public hearing and a survey were sent using Minnesota Housing's eNews participants distribution list on January 24, 2023, and again on January 31, 2023. The Public Hearing Notice included Minnesota Housing contact information (email and phone) to help ensure persons with disability(ies) or Limited English Proficiency who wished to participate could request needed accommodations. The meeting was held virtually with 74 participants representing over 50 organizations. (Organizations present can be found in the Appendix). Participants joined online or by phone.

At the public hearing, information about the HOME ARP program was presented, including an overview of the qualifying populations and the range of activities that could be funded. Participants were asked for their comments on the needs of the qualifying populations and the gaps in housing and services in their region. Questions raised during the Public Hearing were primarily focused on when the funds would become available, how funds would be allocated, what priorities or preferences will be made, the timeline and details about HOME ARP allowable activities, and the local process for allocation funding. A sign language translator attended the public hearing meeting signing for the hearing impaired. The hearing was recorded and posted to the webpage.

Public Comment Period

In accordance with Section V.B of the HOME ARP Notice, Participating Jurisdictions (PJs) must provide for and encourage citizen participation in the development of the HOME ARP allocation plan. HUD defines Participating Jurisdictions as any State or local government that has been designated by HUD to administer a HOME program grant. Minnesota has 7 PJs: State of Minnesota, through Minnesota Housing, the cities of Minneapolis, St. Paul and Duluth, and the counties of Hennepin, Dakota and St. Louis. The public comment period was held from March 1, 2023 through March 16, 2023. Three comments were received.

Public Comment Summary

During the public comment period, three comments were received. These comments collectively recognized the need for long-term affordable housing. In the implementation phase, Minnesota Housing will look to further define what "affordable" housing means as one comment highlighted a clarification need. Commenters also raised the need for emergency shelter construction, rehabilitation, and operation. Another comment raised awareness regarding data specific to those experiencing sexual assault and need of long-term housing. Relevant data from this comment was incorporated in

the Gaps Analysis section. Additionally, the funding need for Coordinated Entry priority list management was a theme in consultations but was missing in the draft Plan as noted by another comment. Minnesota Housing added language to highlight this need to the Consultation section of this Plan. Finally, a suggested preference for those experiencing sexual assault was named. Minnesota Housing recognizes the needs of all the qualifying populations and the significant increase in risk for those experiencing homelessness then experiencing sexual assault. Minnesota Housing remains hopeful that the QP1 preference may help to serve those who are also facing this trauma.

Comments Accepted

Minnesota Housing accepted all comments captured through public participation efforts which helped inform the Minnesota HOME ARP Allocation Plan and proposed activities.

Comments Not Accepted

The three comments received were accepted. There were no comments not accepted.

Efforts to Broaden Public Participation

The notice regarding the availability of the draft allocation plan, the public comment period, and the public hearing to all interested community organizations and partners for the HOME ARP funding was sent via Minnesota Housing's eNews list which encompasses over 950 municipalities, counties, and Tribal nations. These units of local government, which may be eligible to apply for HOME ARP are also aware of the needs of the qualifying populations in their community. Minnesota Housing's eNews list also utilizes and targets Community Action Agencies, Housing and Redevelopment Authorities, and other non-profits that serve individuals and families who are homeless or living in poverty. Additionally, Minnesota Housing translated the feedback survey into Spanish, Hmong, and Somali to broaden access for participation in the HOME ARP consultation process. Minnesota Housing elected to hold a public hearing virtually outside of business hours to maximize access across the State and accommodate different working schedules.

Needs Assessment and Gaps Analysis

In addition to data gathered through consultations, the following data sources were used or consulted to determine the size and demographic composition of qualifying populations in Minnesota, their needs, and gaps within the current shelter, housing inventory, and service delivery system:

- **Housing Inventory Count (HIC)**, 2022 reports for all Minnesota Continuums of Care (CoCs)
- **Point in Time (PIT) Count**, 2022 reports for all Minnesota CoCs
- **Minnesota Core Homeless Programs Report (MN CHPR)**, FY2021 summary data for all Minnesota CoCs also disaggregated for CoCs in Twin Cities Metro Minnesota and Greater Minnesota
- **American Community Survey (ACS)**, 2020 5-Year Estimates Data Profiles, Table DP05 Demographics and Housing Estimates, S1071 Poverty Status in the Past 12 months
- **Comprehensive Housing Affordability Strategy (CHAS)**, 2015-2019 for Minnesota
- **Department of the Treasury, Emergency Rental Assistance Program (ERA1) Interim Report (RentHelpMN)**, January 1 – June 30, 2022
- **211 Housing Data 2022, Greater Twin Cities United Way**, January 2023

- **Coordinated Entry Monitoring Report, FY2021** summary data for all Minnesota CoCs also disaggregated for CoCs in Twin Cities Metro Minnesota and Greater Minnesota
- **State of the State's Housing 2021**, Minnesota Housing Partnership
- **2021 Program Assessment Report**, Minnesota Housing
- **2022-23 Affordable Housing Plan**, Minnesota Housing
- **Minnesota Housing Measures 2021**, HousingLink
- **2021 Housing Counts Report**, HousingLink
- **Housing Needs by State—Minnesota**, National Low Income Housing Coalition
- **16th Annual Domestic Violence Counts Report for Minnesota**, National Network to End Domestic Violence
- **2021 Annual Report**, Cornerstone Minnesota
- **An Evaluation of the Safe Harbor Initiative in Minnesota – Phase 4**, Minnesota Department of Health, April 1, 2019 – June 30, 2021
- **Office of Victims of Crime Report**, Breaking Free, 1/1/2018-12/31/2021
- **National Human Trafficking Hotline, data for Minnesota, 2021**

Data Limitations

When American Community Survey data were utilized, 5-year estimates have been used. According to the [US Census Bureau](#), “the 5-year estimates from the ACS are “period” estimates that represent data collected over a period of time. The primary advantage of using multiyear estimates is the increased statistical reliability of the data for less populated areas and small population subgroups.”

Comparatively, other data sources used in this needs assessment/gaps analysis are for one-year, different years, and across different geographies. Though the parameters are not consistent across data sources, data collected from different sources for different time periods provided a useful framework for understanding the size of qualifying populations (QPs).

QP1: Homelessness

Data Utilized: Homelessness

Data from the most recently submitted Point in Time (PIT) Count (2022), Housing Inventory Count (HIC) (2022) and Minnesota Core Homeless Programs Report (CHPR) (10/1/2021 – 09/30/2022) reports were utilized to determine the size and demographics of the population experiencing homelessness according to the [McKinney Vento definition](#). The [HOME ARP definition of homelessness](#) includes only paragraphs (a)(1)-(3) of the McKinney Vento definition. Despite the definition differences, these sources provide the most accurate data available to evaluate the size and demographic composition of the HOME ARP homeless QP.

Size and Demographic Composition: Homelessness

Size of Population

Two main sources provide data on the total number of people experiencing homelessness in Minnesota: the PIT Count and the CHPR report. Taken together, they provide a picture of the daily and annual number of people in this population.

Size: Point in Time (PIT) Count

The PIT Count provides a snapshot of homelessness in a community. It represents the number of people identified as experiencing homelessness on a single night in January. CoCs across Minnesota conducted the Point in Time Count on January 26, 2022. **The combined 2022 PIT Counts across all ten CoCs in Minnesota identified 7,917 people experiencing homelessness on the night of the counts**, including:

- 6,148 persons sleeping in a sheltered location (56% in emergency shelter and 22% in transitional housing).
- 1,769 persons unsheltered; sleeping in a place not meant for human habitation.
- People in adult-only households made up 62% of the PIT count, followed by persons in households with adults and children (37%) and persons in child-only households (1%).

2022 Point in Time Count Minnesota Summary of Persons			
	Persons in household with adults and children	Persons in adult only households	Persons in child-only households
Emergency Shelter	1,644	2,767	32
Transitional Housing	1,032	639	34
Unsheltered	284	1,474	11
Total	2,960	4,880	77

The PIT Count was further disaggregated into two regional levels of Twin Cities Metro Minnesota (Twin Cities Metro MN) and Greater Minnesota (Greater MN). Twin Cities Metro includes the urbanized CoCs of MN-500, MN-501, and MN-503 and the Greater MN region consists of the less urbanized regions of MN-502, MN-504, MN-505, MN-506, MN-508, MN-509, and MN-511.

- Twin Cities Metro identified 5,137 people (65% of state total) as experiencing homelessness on the night of the PIT.
- Greater Minnesota identified 2,780 people experiencing homelessness on the night of the PIT. (35% of the state total).

2022 Point in Time Count for Twin Cities Metro Minnesota (aggregate for MN-500, MN-501, MN-503), Summary of Persons			
	Persons in household with adults and children	Persons in adult only households	Persons in child-only households
Emergency Shelter	1,138	2,018	10
Transitional Housing	526	452	26
Unsheltered	42	925	0
Total	1,706	3,395	36

2022 Point in Time Count for Greater Minnesota (aggregate for MN-502, MN-504, MN-505, MN-506, MN-508, MN-509, MN-511), Summary of Persons			
	Persons in household with adults and children	Persons in adult only households	Persons in child-only households
Emergency Shelter	506	749	22
Transitional Housing	506	187	8
Unsheltered	242	549	11
Total	1,254	1,485	41

Size: Minnesota Core Homeless Programs Report (MN CHPR)

The MN CHPR is a system-wide report that draws upon annualized data about homelessness available in each community's Homeless Management Information System (HMIS). The MN CHPR was developed to report demographic characteristics, family types, subpopulations, and outcomes. This report is used by CoCs to understand programs' characteristics and assist with program evaluation and monitoring.

The MN CHPR defines homelessness as all individuals in HMIS-participating projects who were contacted during street outreach or spent at least one day in emergency shelter or transitional housing. The MN CHPR is limited to providers who enter data into HMIS and therefore may undercount the number of people experiencing sheltered and unsheltered homelessness in the state. The aggregate number of households experiencing homelessness (served in street outreach, emergency shelter, transitional housing) captured in the MN CHPR statewide was 26,872 in FY2021 (October 1, 2021-September 30, 2022), as shown in the table below.

2021-2022 MN CHPR Persons Experiencing Homelessness				
	Total persons	Persons in households with adults and children	Persons in adult-only households	Persons in child-only households
Sheltered (emergency and transitional)	20,952	6,370	14,048	534
Unsheltered (street outreach)	5,920	635	5,043	242
Total (unduplicated)	26,872	7,005	19,091	776

Further aggregation of the MN CHPR is needed to understand the annual extent of homelessness in each region. The tables below show the aggregate number of persons by household type served in the Twin Cities Metro and Greater Minnesota Regions.

- 66% of persons experiencing homelessness received services in the Twin Cities Metro CoCs
- 34% of people experiencing homelessness received services from the Greater MN CoCs.

2021-2022 MN CHPR Persons Experiencing Homelessness for Twin Cities Metro Minnesota				
	Total persons	Persons in households with adults and children	Persons in adult-only households	Persons in child-only households
Sheltered (emergency and transitional)	13,613	3,473	9,838	302
Unsheltered (street outreach)	4,396	312	3,980	104
Total (unduplicated)	18,009	3785	13,818	406
2021-2022 MN CHPR Persons Experiencing Homelessness for Greater Minnesota				
	Total persons	Persons in households with adults and children	Persons in adult-only households	Persons in child-only households
Sheltered (emergency and transitional)	7,687	2,944	4,509	234
Unsheltered (street outreach)	1,534	323	1,073	138
Total (unduplicated)	9,221	3267	5582	372

The percent of persons served in each region differ significantly:

- People in households with adults and children make up 21% of the total persons experiencing homelessness in the Twin Cities Metro CoCs and 35% of the total persons experiencing homelessness in Greater MN's CoCs.
- Adult-only households make up 77% of the total persons experiencing homelessness in the Twin Cities Metro CoCs and 61% of the total persons experiencing homelessness in Greater MN's CoCs.
- Child only households make up 2% of the total persons experiencing homelessness in the Twin Cities Metro CoCs and 4% of the total persons experiencing homelessness in Greater MN's CoCs.

2021-2022 MN CHPR Persons Experiencing Homelessness by Region		
	Twin Cities Metro	Greater MN
Persons in households with adults and children	3,785 (21%)	3,367 (35%)
Persons in adult only households	13,818 (77%)	5,582 (61%)
Persons in child only households	406 (2%)	372 (4%)
Total	18,009 (100%)	9,221 (100%)

Household Composition

PIT and MN CHPR data indicate that most people in Minnesota experiencing homelessness are in adult-only households. Of the 5,425 total households identified as experiencing homelessness in the PIT count, 83% were adult-only households living in emergency shelters, transitional housing, and unsheltered living situations. Households with adults and children made up 17% and child-only households made up 1% of total households experiencing homelessness on a given night.

2022 Point in Time Count Minnesota Households				
	Total households	Households with adults and children	Adult-only households	Child-only households
Emergency Shelter	3,208	472	2,709	27
Transitional Housing	978	332	622	24
Unsheltered	1,239	83	1,145	11
Total Households	5,425	887 (17%)	4,476 (83%)	62 (1%)

Annualized data from the MN CHPR shows a slight difference in the percentage of households, with increased percentages for adult-only and child-only households over the year compared to PIT. Of the 21,608 households experiencing literal homelessness (unsheltered, living in emergency shelter, living in a place not meant for human habitation) served through the year, 87% were adult-only households and 3% were child only households, an increase from the point in time viewpoints. Households with adults and children comprised 10% of the annual number of those experiencing homelessness.

2021-2022 MN CHPR Households				
	Total households	Households with adults and children	Adult-only households	Child-only households
Sheltered (emergency and transitional)	16,182	1,922	13,768	492
Unsheltered (street outreach)	5,426	203	5,005	218
Total (unduplicated)	21,608	2,125 (10%)	18,773 (87%)	710 (3%)

Subpopulations

On the night of the PIT Count, 1,781 persons self-identified as having a severe mental illness and 976 persons self-identified chronic substance abuse. Veterans accounted for 290 people experiencing homelessness, 11% of whom were sleeping in unsheltered locations on the night of the PIT count. There were 772 persons who identified as survivors of domestic violence (DV), with 9% of them sleeping in unsheltered locations on the night of the PIT count.

2022 Point in Time Count Subpopulations Minnesota			
	Sheltered	Unsheltered	Total
Severe Mental Illness	1,286	495	1,781
Chronic Substance Abuse	650	326	976
Veterans	257	33	290
Survivors of Domestic Violence	706	66	772

Race

Nearly 38% of people experiencing homelessness on the night of the PIT count were White (2,979 individuals). Thirty seven percent were Black or African American (2,925). Fourteen percent were American Indian or Alaska Native (1097). Smaller percentages of persons were multiple races (9%), Asian (2%). Native Hawaiian or Pacific Islander (<1%).

2022 Point in Time Count, Race Minnesota				
	Sheltered	Unsheltered	Total	Percentage
American Indian or Alaska Native	633	464	1,097	14%
Asian	130	40	170	2%
Black or African American	2,483	442	2,925	37%
Native Hawaiian or Pacific Islander	16	17	33	<1%
White	2,231	748	2,979	38%
Multiple races	655	58	713	9%
Total	6,148	1,769	7,917	100%
2021-2022 MN CHPR, Race Minnesota				
	Sheltered	Unsheltered	Total	Percentage
American Indian or Alaska Native	2,506	1,237	3,744	13%
Asian	365	139	504	2%
Black or African American	7,645	2,138	9,783	35%
Native Hawaiian or Pacific Islander	104	24	128	<1%
White	8,640	2,639	11,279	40%
Multiple races	1,879	639	2,518	9%
Total	21,139	6,816	27,956	100%

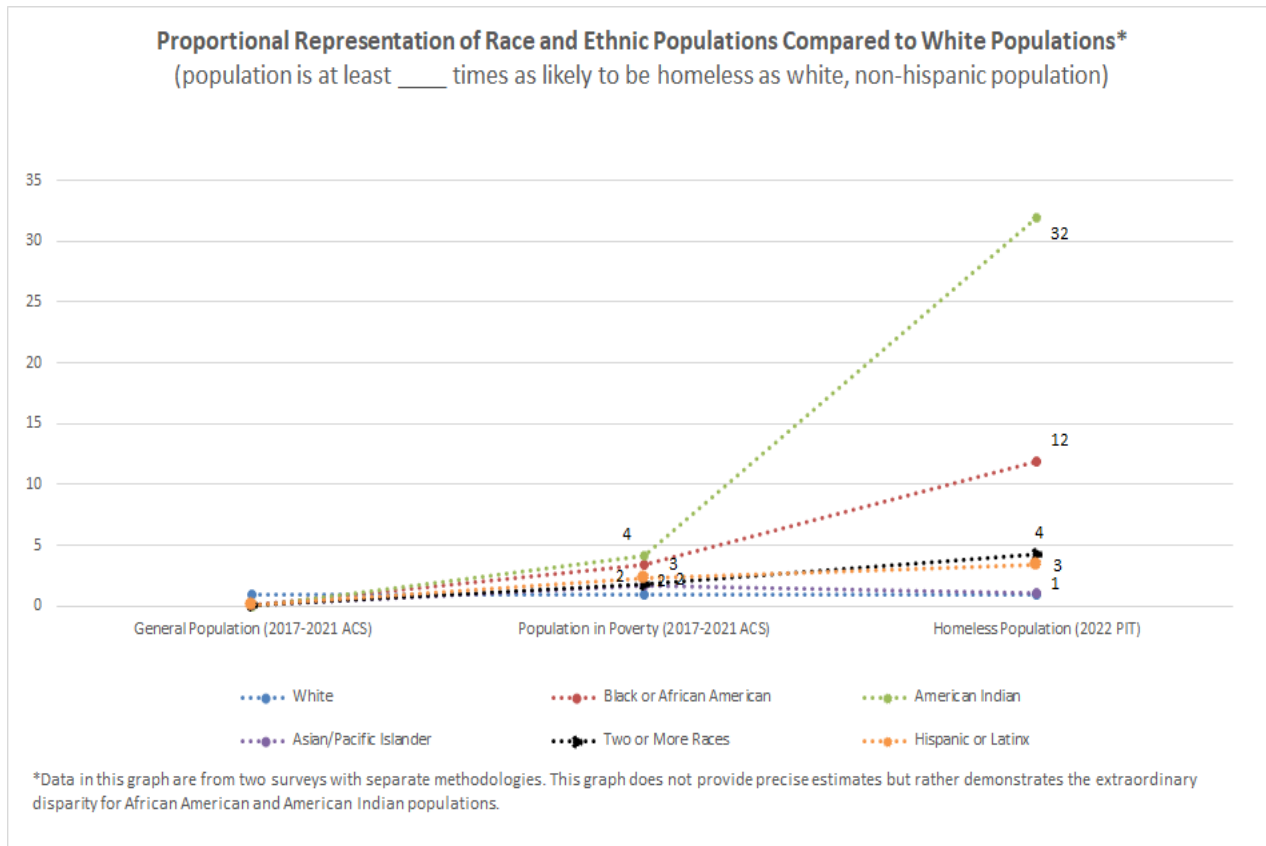
Missing or refused race date from MN CHPR was extrapolated to align with the HUD PIT requirements for missing demographic data.

To understand the meaning of the PIT data to racial demographics, it is necessary to place it in the context of Minnesota's general population, and the demographics of the population in poverty. Compared to their share of the general population, both Black and American Indian or Alaskan Native residents are disproportionally represented in the homeless system. According to American Community Survey (ACS), the general population of the people in Minnesota is 81% white, 7% Black, and 1% Native American or Alaskan Native. The graph below shows that Black and Native American or Alaskan Native residents experience homelessness at a greater rate than white residents, as compared to their share of the general population:

- American Indian residents in Minnesota are at least 4 times as likely to be living in poverty and 32 times as likely to be homeless as the white, non-Hispanic population.

- Black or African American residents in Minnesota are at least 3 times as likely to be living in poverty and 12 times as likely to be homeless as white, non-Hispanic population.

These disproportionate rates of homelessness as compared to the total population for Black and Native America or Alaskan residents are found nationwide and in nearly every CoC across the country.



% Demographics of General Population compared to Point in Time of those Experiencing Homelessness				
	State Population	Point in Time	Twin Cities Metro PIT	Greater MN PIT
American Indian or Alaska Native	1%	14%	8%	25%
Asian	5%	2%	3%	1%
Black or African American	7%	37%	49%	15%
Native Hawaiian or Pacific Islander	<1%	<1%	<1%	<1%
White	81%	38%	31%	50%
Multiple races	5%	9%	10%	8%

**The experience of homelessness should reflect the demographic breakdown of the State population, what the table shows is an overrepresentation of Black, Indigenous and Multi-racial residents experiencing homelessness.*

Unmet Housing and Service Needs: Homelessness

The following is a summary of the Housing Inventory Count (HIC) combined across Minnesota's CoCs:

2022 HIC for all MN CoCs combined								Subset of Total Bed Inventory	
	Family units	Family beds	Adult only beds	Child only beds	Year-round beds (total)	Seasonal beds	Overflow / Voucher beds	Veteran beds*	Youth beds*
Emergency Shelter/Transitional Housing									
Emergency Shelter	803	2,438	3,058	76	5,572	290	281	55	316
Transitional Housing	480	1,446	833	28	2,307	0	0	141	520
Total Temporary Beds	1,283	3,884	3,891	104	7,879	290	281	196	836
Permanent Housing									
Permanent Supportive Housing	1,357	4,231	7,031	0	11,262	0	0	1,166	402
Rapid Re-Housing	580	1,914	559	3	2,476	0	0	98	269
Other Permanent Housing	1,262	3,912	3,327	10	7,249	0	0	79	272
Total Permanent Beds	3,208	10,057	10,917	13	20,987	0	0	1,343	943
Total:	4,491	13,941	14,808	117	28,866	290	281	1,539	1,779

*Veterans and youth are a subset of the total count of people experiencing homelessness on the night of the PIT Count.

The following is a summary of the Housing Inventory Count (HIC) combined across Twin Cities Metro Minnesota's CoCs:

2022 HIC for all Twin Cities Metro Minnesota (MN-500, MN-501, MN-503)								Subset of Total Bed Inventory	
	Family units	Family beds	Adult only beds	Child only beds	Year- round beds (total)	Seasona l beds	Overflow / Voucher beds	Veteran beds*	Youth beds*
Emergency Shelter/Transitional Housing									
Emergency Shelter	456	1,509	2,253	33	3,795	88	211	43	204
Transitional Housing	242	768	577	20	1,365	0	0	115	230
Total Temporary Beds	698	2,277	2,830	53	5,160	88	211	158	434
Permanent Housing									
Permanent Supportive Housing	980	3,174	5,792	0	8,966	0	0	978	316
Rapid Re- Housing	379	1,314	341	0	1,655	0	0	74	208
Other Permanent Housing	647	2,264	2,243	0	4,507	0	0	34	211
Total Permanent Beds	2,006	6,752	8,376	0	15,128	0	0	1,086	735
Grand Total:	2,704	9,029	11,206	53	20,288	88	211	1,244	1,169

*Veterans and youth are a subset of the total count of people experiencing homelessness on the night of the PIT Count.

The following is a summary of the Housing Inventory Count (HIC) combined across Greater Minnesota's CoCs:

2022 HIC for all Greater Minnesota (MN-502, MN-504, MN-505, MN-505, MN-606, MN-508, MN-509, MN-511)								Subset of Total Bed Inventory	
	Family units	Family beds	Adult only beds	Child only beds	Year-round beds (total)	Seasonal beds	Overflow / Voucher beds	Veteran beds*	Youth beds*
Emergency Shelter/Transitional Housing									
Emergency Shelter	347	929	805	43	1,777	202	70	12	112
Transitional Housing	238	678	256	8	942	0	0	26	290
Total Temporary Beds	585	1,607	1,061	51	2,719	202	70	38	402
Permanent Housing									
Permanent Supportive Housing	377	1,057	1,239	0	2,296	0	0	188	86
Rapid Re-Housing	201	600	218	3	821	0	0	24	61
Other Permanent Housing	615	1,648	1,084	10	2,742	0	0	45	61
Total Permanent Beds	1,193	3,305	2,541	13	5,859	0	0	257	208
Grand Total:	1,778	4,912	3,602	64	8,578	202	70	295	610

*Veterans and youth are a subset of the total count of people experiencing homelessness on the night of the PIT Count.

Per the 2022 PIT Count, the number of people experiencing sheltered and unsheltered homelessness in Minnesota is 7,917 people while the current inventory of year rounds temporary beds is 7,879. Statewide, there was an unmet need of 1,183 shelter beds for persons in adult only households. Twin Cities Metro has an unmet need of 690 shelter beds for persons in adult only households and Greater MN had an unmet need of 431 beds for persons in adult only households.

Gaps Analysis: Homelessness

The homeless response system provides both crisis response (emergency shelter and transitional housing) and housing interventions. Therefore, the gaps analysis in this report considers the current availability of project beds on the night of the PIT for persons experiencing homelessness, equity in the types of interventions offered to different groups experiencing homelessness, and the efficacy of the homeless response system in assisting those groups in resolving their homeless crises. Additionally, it should be noted that in January 2022, Minnesota experienced a COVID-19 surge. Some communities

had specific funding for isolation beds for people experiencing homelessness who tested positive for COVID-19. These beds were accounted in the HIC as seasonal beds and not an ongoing emergency bed resource.

PIT and MN CHPR data shows that Minnesota has a high number of sheltered and unsheltered adult only households experiencing homelessness. The state has an insufficient capacity for emergency shelter beds for adult-only households to meet the needs of those experiencing homelessness. Increasing shelter beds is unlikely to have a significant impact on reducing unsheltered homelessness, as shelter is not a housing solution and all persons experiencing unsheltered homelessness are not able to utilize it. Increasing shelter is not a long-term solution for safe and secure housing. Therefore, a combination of additional shelter beds and permanent housing is likely to have more impact in reducing homelessness.

Data from Minnesota's State HIC and PIT were consolidated to perform a statewide analysis of gaps in the homeless crisis response system. The table below compares current emergency shelter inventory, the number of families/individuals experiencing sheltered and unsheltered homelessness, and the gap in available inventory. This table shows both the total available inventory (total inventory minus occupied inventory) and the gap in inventory (available inventory minus the number of unsheltered families/individuals). Because inventory categorized as seasonal or overflow is not identified by household type on the HIC, it is not included in the tables below.

Minnesota Shelter Gaps Analysis					
	Current Inventory (HIC)	Sheltered homelessness (PIT)	Unsheltered homelessness (PIT)	Available inventory	Gap in Inventory
Persons in adult-only households	3,058	2767	1474	291	-1,183
Households with adults and children	803	472	83	331	248 (surplus)
Persons in child-only households	76	32	11	44	33 (surplus)

The following two tables show the statewide shelter gaps broken down by regions:

Twin Cities Metro Minnesota CoC Shelter Gaps Analysis (MN-500, MN-501, MN-503)					
	Current Inventory (HIC)	Sheltered homelessness (PIT)	Unsheltered homelessness (PIT)	Available Inventory	Gap in Inventory
Persons in households with only adults	2,253	2,108	925	235	-690
Households with adults and children	456	316	16	140	124 (surplus)
Persons in child-only households	33	10	0	23	23 (surplus)

Greater Minnesota CoC Shelter Gaps Analysis (MN-502, MN-504, MN-505, MN-506, MN-508, MN-509, MN-511)					
	Current Inventory (HIC)	Sheltered homelessness (PIT)	Unsheltered homelessness (PIT)	Available Inventory	Excess Inventory
Persons in households with only adults	805	687	549	118	-431
Households with adults and children	347	156	67	191	124 (surplus)
Persons in child-only households	43	22	11	21	10 (surplus)

In addition to looking at data from those who have accessed the homelessness system, it is useful to examine data for those who have attempted to access the homelessness system via Coordinated Entry (CE) but were unsuccessful. Each of Minnesota's 10 CoCs utilizes an integrated CE process through the State's HMIS system. CE is designed to provide a consistent, community-wide intake process that matches people experiencing homelessness to community resources that are the best fit for their situation. Thus, CE is the "front door" to the state's homelessness system and the mechanism by which households are referred to housing solutions. However, not all those who are assessed via the system are able to gain access to appropriate housing. Between 10/1/21 and 9/30/22, across Minnesota's CoCs, 17,594 households who were assessed via coordinated entry were prioritized for a housing referral. Of those, nearly 53% (9,262) were offered a housing referral. Among referred clients, only 34% (3,112 of 9,262) of households referred by CE for housing were able to access non-emergency housing because of that referral. Overall, this represents a 17.7% successful referral rate when compared against

the total number of prioritized households accessed via coordinated entry. This results in 14,482 households that were prioritized who were not successfully referred for housing during this period. It should also be noted that not all communities in the state routinely utilize the CE “front door” when seeking housing assistance. As such, the extent of need indicated by analyzing CE data likely undercounts the total amount of unmet need statewide.

Minnesota Coordinated Entry Data and Unmet Housing Need			
	Metro Twin Cities	Greater Minnesota	Statewide
Households prioritized for referral	8,554	9,238	17,594
Total Housing referrals	4,493	4,767	9,262
Successful Housing Referrals	2,003	1,108	3,112
% of referrals that were successful	44.6%	23.2%	33.6%
Unmet need (total prioritized HHs less successful referrals)	6,551	8,130	14,482

Minnesota Shelter Gaps Summary

- 62% of people experiencing homelessness are from adult-only households.
- A gap of 1,183 shelter beds for persons in adult-only households exists if the gap is based on a 1:1 ratio of unsheltered persons to beds. This is represented by totaling the surplus of 291 additional beds plus 1,474 persons in adult-only households who were homeless on the night of the PIT count.
- Minnesota had a surplus of 248 shelter units for households with adults and children on the night of the PIT count. There were 331 units available on the night of the PIT count; however, there were 83 families in unsheltered locations on the night of the PIT count.
- Minnesota has a surplus of 33 shelter beds for households with only children. There were 44 units available on the night of the PIT count, however there were 11 persons in child-only households in unsheltered locations on the night of the PIT count.
- To note: surplus beds could mean an over-availability of beds in some areas, and lack of availability in other areas of need. Available data sets limited the ability to determine the reasons for surplus.

Minnesota Coordinated Entry Referral Gaps Summary

- In the Twin Cities Metro region (MN-500, MN-501 and MN 503), 8,554 households were prioritized for housing referrals, of which 4,493 received a referral. Of these housing referrals, 44.6% (2,003) were successful, leaving a gap of 6,551 prioritized households (76.7%) that did not have a successful referral.
- In the Greater Minnesota region (MN-502, MN-504, MN-505, MN-506, MN-508, MN-509 and MN 511), 9,238 households were prioritized for housing referrals, of which 4,767 received a referral. Of these housing referrals, 23.3% (1,108) were successful, leaving a gap of 8,130 prioritized households (88.0%) that did not have a successful referral.

QP2: At-risk of Homelessness

Data: At-risk of Homelessness

The HOME ARP program identifies individuals and families at risk of homelessness as the second eligible QP. The program utilizes the McKinney Vento definition for at-risk of homelessness with no changes.

A valuable source of data regarding housing needs for the at-risk population is provided through Minnesota's 211 system, administered across the state by four providers (Greater Twin Cities United Way, First Call for Help, First Link and Great Rivers 211). For the purposes of this analysis, data was collected from regions covered by Greater Twin Cities United Way (GTCUW) and First Call for Help, which covers over 97% of the state's population for 211 purposes. According to their 2022 annual data, GTCUW/First Call for Help 211 received a total of 162,788 requests for housing related assistance. Of these, the most common referral type was for rental payment assistance, constituting 70.6% of all requests made statewide in 2022. Note that requests made to 211 may include more than one assistance category, so it is possible that an individual requester will appear in more than one category. Additionally, it is noted that Minnesota's 211 system has a remarkably low no referral rate: only 1,862, or 1.1%, of housing assistance requests statewide did not receive a referral for assistance. While this low no referral rate does not ensure that every 211 caller is ultimately assisted, it does suggest that an exceptionally high majority of those requesting assistance are able to reach a program/resource that can potentially resolve their housing issue.

GTCUW /First Call 211 Annual Report 2022			
	Twin Cities Metro	Greater Minnesota	Statewide
Total Housing and Shelter Requests	132,813	29,975	162,788
Housing Expense Assistance/Homelessness Prevention	94,320	35,879	114,862
Utility Assistance/Connection/Repair	13,841	5,044	18,328
Emergency Shelter	11,225	2,563	13,380
Residential Housing Options/Subsidized Housing	9,604	1,205	11,457
Housing Search and Information	1,352	412	1,664
Transitional/Supportive Housing	1,268	307	1,561
Other Housing Requests	1,203	262	1,536

Size and Demographic Composition: At-risk of Homelessness

Data from the Comprehensive Housing Affordability Strategy (CHAS), 2015-2019 for Minnesota indicates that 137,000 renter households with income at less than 30% of Area Median Income (AMI) have one or more severe housing problems, which the CHAS defines as incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, or cost burden greater than 30%.

Unmet Housing and Service Needs: At-risk of Homelessness

The total number of rental units in Minnesota is approximately 648,545, as reported in the 2015-2019 CHAS report. Of these, approximately 119,500 units are considered affordable to households with income less than 30% of AMI. However, further analysis in the CHAS report analyzed by Minnesota Housing also shows that there are 176,855 households with income less than 30% AMI in Minnesota of which approximately 74% are living in rental units that are either substandard or are considered “rent-burdened” (meaning that rent is 30% or more of their total income) and of those, 57% (100,770) are considered severely cost burdened (paying more than 50% of their income towards housing costs).

Gaps Analysis: At-risk of Homelessness

An analysis of American Community Survey (ACS) and CHAS data suggest a significant shortage in affordable housing in Minnesota based on estimated need. CHAS data analyzed by Minnesota Housing shows that there are 176,855 households with income less than 30% AMI in Minnesota while there are only 119,500 rental units across the state that are considered affordable to households under 30% of AMI. This leaves an affordable rental unit gap of at least 57,355 units. However, this problem is further exacerbated by the fact that of the total number of available units for this population, over 43% (51,755) are occupied by renters making more than 30% of AMI. This situation has the effect of widening the practical gap for those in the below 30% of AMI population as units that might be affordable to them are rented by households with higher incomes. Therefore, this analysis concludes that there are 109,130 households in Minnesota with incomes below 30% of AMI that cannot find homes they can afford. A similar analysis undertaken by the National Low Income Housing Coalition suggests that there is a shortage of 99,661 rental homes affordable and available for extremely low-income households (at or below 30% AMI). Based on this analysis, it is estimated that there are only 41 affordable and available units for every 100 households in the income category. Overall, Minnesota Housing Partnership’s 2021 State of the State Report indicated that 554,272 Minnesota households pay more than 30 percent of their income toward housing costs, and 232,840 are severely cost burdened and pay more than 50 percent of their income on housing.

When considering racial disparities in cost burden, the 2021 State of the State Report also notes that the gaps between renters who are white and Black renters remains significant. In Minnesota, 44 percent of white renters are cost burdened (paying more than 30% of the income for housing) while 58 percent of Black renters — 82,364 renter households — are cost burdened across the state.

Additional analysis by Minnesota Housing also suggests that a radical shift in housing development trends will be needed to address this affordable unit gap. Based on housing construction data in the Twin Cities Metro region from 2016-2020, only 1.5% of new unit construction was developed for affordability by households below 30% of AMI. To effectively address the current gap in available affordable units for this population, a full 29% of new unit development would need to be dedicated to affordability for households below 30% (based on 10,000 units of new construction). The most recent data on housing development shows progress for reducing this gap. According to HousingLink’s MN Housing Measures report, 3,880 additional subsidized units came online in 2021. Likewise, their 2021 Housing Counts report indicates that new affordable housing development in the Twin Cities Metro increased in 2021. Minnesota saw the highest numbers of new affordable housing (60% or below AMI) units built (3,065) since 2002. Of these new, 8% (246) were affordable at 30% AMI. This progress is important but remains below the pace of affordable housing development that is necessary to

accommodate the need. In order to reach the full 29% for new unit development dedicated to affordability for households below 30% AMI, nearly 900 units would need to have been targeted for affordability in this income category – that is more than 3.5 times the number of units created.

At-risk Housing Needs and Gaps Analysis Table	
	Total Households/Units
Total Rental Units	648,545
Rental Units Affordable to HH at 30% AMI	119,500
Households with Income 0-30% AMI	176,855
0-30% AMI Affordable units occupied by HHs in other AMI brackets	51,775
Affordable Rental Unit Gap	57,355

QP3: Domestic Violence/Sexual Assault/Trafficking

Data: Domestic Violence/Sexual Assault/Trafficking

While there are some local and statewide data sources available on the Domestic Violence/Sexual Assault/Trafficking QP, the data are generally aggregated and do not include consistent demographic or household level information. In cases where demographic data is present, the majority of reported cases list “unknown” in most categories. However, between statewide data sources and information available from CoC data sources, a useful picture of the scope of the domestic violence (DV) situation across the state takes shape.

According to the National Network to End Domestic Violence’s (NNEDV) 16th Annual Domestic Violence Counts Report for Minnesota (“NNEDV Report”), 2,421 victims/survivors of DV were served across 49 programs statewide in one day on September 9, 2021. This includes 779 adult and child victims/survivors who were served in emergency shelters, transitional housing, hotels, motels, or other housing provided by Victim Service Providers (VSPs). On this same day, 859 DV hotline calls were received across Minnesota. It is noteworthy that the number of DV victims/survivors in the CoC Point in Time count conducted on January 26, 2022, reported a similar number of DV victims/survivors (772) across the emergency shelter, transitional housing and unsheltered persons counts. While this data represents only 2 single day counts, it does suggest that the need for DV housing resources in Minnesota may be relatively consistent throughout the year based on the two one-day counts recorded.

Size and Demographic Composition: Domestic Violence/Sexual Assault/Trafficking

	Total actively fleeing DV population by Region (10/1/2021-9/30/2022)					
	Twin Cities Metro		Greater Minnesota		Statewide**	
	All Housing Programs*	Emergency Shelter	All Housing Programs*	Emergency Shelter	All Housing Programs*	Emergency Shelter
Total	1,407	969	1,059	626	2,425	1,554
% of total adults served	9.7%	8.8%	13.3%	12.1	11.0%	9.9%
DV beds as % of total	3.7%	10.4%	8.4%	18.5%	5.0%	13.0%

*Includes Emergency Shelter, Transitional Housing and Permanent Housing

**Statewide totals are unduplicated

Annual data on domestic violence victims/survivors provided by the Statewide HMIS lead agency, Institute for Community Alliances (ICA) paints a mixed picture regarding unmet need for this population within the homeless system. According to this data, approximately 11% of all persons served during the period 10/1/2021 and 9/30/2022 across the state's CoCs identified as someone who was actively fleeing domestic violence, and looking only at emergency shelters, the proportion is just under 10%. When we compare this data against the most recent housing inventory count, we can see that in both regions (Twin Cities Metro and Greater Minnesota), the percentage of dedicated DV beds is slightly higher than the percentage of persons actively fleeing DV within the shelter system but is somewhat lower when looking at the same ratio across all housing programs. Further analysis reveals that the primary bed shortage for this population is in permanent housing: During the reporting period (10/1/2021-9/30/22), there were 648 persons actively fleeing domestic violence served in permanent housing programs statewide while the 2022 housing inventory only lists 161 dedicated Rapid Re Housing (RRH) or Permanent Supportive Housing (PSH) beds for this population. It should also be noted that these data only reflect those persons actively fleeing domestic violence that are served in HMIS participating programs. Because there are additional persons being served in domestic violence-specific projects that are not included in these totals, these figures likely do not represent all homeless persons fleeing domestic violence statewide.

As previously noted, according to the NNEDV 2,421 victims/survivors of DV were served across 49 programs statewide in one day on September 9, 2021. This includes 779 adult and child victims/survivors who were served in emergency shelters, transitional housing, hotels, motels, or other housing provided by Victim Service Providers (VSPs). On this same day, 859 DV hotline calls were received across Minnesota.

Data from Cornerstone Minnesota, a Domestic Violence service provider and advocacy group, reported that in 2021 1,877 victims/survivors of criminal domestic assault had direct contact with Criminal Justice Intervention staff and they assisted 155 victims/survivors with accessing Civil Orders for Protection. Their statewide hotline also received over 30,000 contacts in 2021.

Violence Free Minnesota, a statewide coalition of service providers for victims of domestic violence reports that more than 65,000 adults in Minnesota receive domestic violence services from programs each year and less than 50% of people who experience domestic violence ever reach out for services.

As noted in the previous section, available data resources for this qualifying population often do not include consistent demographic or household level information. However, according to national research conducted by the National Coalition Against Domestic Violence (NCADV), people who identify as Black experience DV at a disproportionately high rate, with 45.1% of Black women and 40.1% of Black men experiencing intimate partner violence or stalking in their lifetimes. NCADV also points out that American Indian and Alaska Native women experience domestic violence at much higher rates than any other ethnicity, with 55.5% experiencing intimate partner violence and 66.6% experiencing psychological abuse in their lifetimes. According to the Centers for Disease Control and Prevention (CDC), Hispanic women experience domestic violence at similar rates as the overall female population but may experience more severe barriers to services when culturally and linguistically appropriate programs are not available.

Furthermore, Minnesota has devoted substantial resources to understanding and combating the prevalence of sexual violence against Indigenous/Native American women and girls. In 2020, the State commissioned the Missing and Murdered Indigenous Women Task Force, which found that while Indigenous/Native American women and girls comprise just 1% of the population, they account for more than 8% of all murdered women/girls in the state between 2010 and 2018.

Human Trafficking Data

Minnesota has devoted significant policy and financial resources to addressing human trafficking issues across the state. In 2011, the state passed the Safe Harbor Law, which, in its current implementation:

- Protects youth from being arrested or prosecuted for prostitution;
- Added the definition of sexually exploited youth to Minnesota law;
- Funded protocol development, training, and evaluation, and provides services, housing, and outreach for youth ages 24 and under, utilizing “no wrong door” approach through the deployment of regional navigators.

Safe Harbor’s No Wrong Door system is a comprehensive, multidisciplinary, and multi-state agency approach. It helps ensure that communities across Minnesota have the knowledge, skills, and resources to effectively identify sexually exploited and at-risk youth. Youth are provided with victim-centered trauma-informed services and safe housing.

During the period from 4/1/2021 through 1/11/2023, Safe Harbor conducted intake assessments on 6,402 individuals seeking services. Of these, 1,924 individuals met the eligibility requirements (ineligibility was mostly due to age) and were enrolled with grantees under the program. (While the program is restricted to only those ages 24 or younger, the program conducted assessments on individuals up to 62 years old.) Of the 1,924 individuals who were enrolled in services, about 2/3rd (66.2%) was Black, Indigenous, or Persons of Color, including 10% (183) who specifically identified a Tribal nationality. Safe Harbor grantees provided or referred 32% of enrolled individuals to housing services and 39% to housing advocacy services during this reporting period.

As part of statewide consultations, Minnesota Housing also met directly with providers offering services to individuals coming from a human trafficking situation. One such organization, Breaking Free (located in St. Paul), provides both emergency shelter and permanent supportive housing specifically for sex trafficking victims/survivors, in addition to operating a Drop-In center and other services.

Breaking Free served 286 people in their various programs between 10/1/2021 and 9/30/22. Additionally, data from 1/1/2018 through 12/31/2021 shows total of 770 persons served of which 422 reported as being homeless and 128 experienced a disability (Cognitive/Physical/Mental). Data provided by Breaking Free also shows a wide range of victimization types, including physical assault, kidnapping, and stalking among others. On average, each person served by Breaking Free during this period reported an average of 7 forms of victimization.

Breaking Free has also emphasized the challenges that its clients face attempting to secure permanent independent housing stemming from historic criminalization of sex work in Minnesota. In many cases, victims/survivors of sex trafficking/prostitution have criminal records which is often a negative factor in their ability to rent their own units. This creates a bottleneck within their own permanent housing program whereby clients who might be ready to move on from the Break Free dedicated facility are not able to and thus newer clients with acute housing needs cannot access this vital resource. While it is acknowledged that policy changes initiated by the Safe Harbor Law are beginning to address this, it is not necessarily removing this barrier for non-youth victims/survivors attempting to re-enter the private housing market.

Other research has highlighted the troubling prevalence of trafficking among native/indigenous women and girls in Minnesota, the 2011 report, "Garden of Truth: The Prostitution and Trafficking of Native Women in Minnesota", conducted extensive interviews with 105 Native women who were prostituting in Minneapolis, Duluth and Bemidji, Minnesota. Among those interviewed, their ages ranged from 18-60 years old, and they reported an average length of time in prostitution as 14 years. Additionally, 98% of these women reported experiencing current or past homelessness and 65% had been diagnosed with a mental health condition. Significantly, among those interviewed, 75% reported that they knew of others who were being trafficked.

Additional trafficking data from the National Human Trafficking Hotline shows that in 2020, 98 new human trafficking cases were recorded statewide for Minnesota. Given that there are other state and local level resources for human trafficking already in place and available for victims/survivors in the State, Minnesota residents may be less likely to use this national hotline than in other locations.

Unmet Housing and Service Needs: Domestic Violence/Sexual Assault/Trafficking

According to the HIC reported on January 26, 2022, there are 7,879 emergency shelter and transitional housing beds statewide in Minnesota. Of those beds, 6,967 are specified as non-DV beds, indicating that there are 912 beds statewide dedicated for people fleeing or attempting to flee domestic violence. Of the 912 statewide beds for DV, 723 of them are emergency shelter. Approximately 53% of total dedicated DV beds statewide are in Metro Twin Cities, and the remaining 47% found across Greater Minnesota.

2022 Point in Time DV Bed Utilization						
	Twin Cities Metro		Greater Minnesota		Total	
	Shelter & Transitional	Shelter Only	Shelter & Transitional	Shelter Only	Shelter & Transitional	Shelter Only
DV dedicated beds	487	394	425	329	912	723
Reported DV population	396	298	310	225	706	523
Utilization %	81%	76%	73%	68%	77%	72%

Additionally, while there is overlap in those experiencing domestic violence and human trafficking with those who experience sexual assault, survivors of sexual assault present with slightly different needs. According to the Minnesota Coalition Against Sexual Assault, survivors of sexual assault often struggle to meet the eligibility requirements for survivors of violence resources and require long term housing programs rather than emergency shelter. Nationally, 50% of survivors who seek housing services do not receive them (National Sexual Violence Center, 2020).

Gaps Analysis: Domestic Violence/Sexual Assault/Trafficking

As shown in the table discussed earlier (Total DV survivor population by region), the percentage of clients reporting that they actively fleeing domestic violence outpaces the percentage of dedicated DV beds that are reported statewide and regionally in permanent housing projects, but it appears that the supply of emergency shelter and transitional housing beds is sufficient to meet current demand. This tracks reasonably well with an analysis of DV bed utilization for the night of the 2022 Point in Time Count. On the night of the count, 72% of dedicated DV emergency shelter beds and 77% of all shelter and transitional beds were in use on the night of the count. This data suggests that if HOME ARP resources are to be directed to additional housing options for those fleeing domestic violence, emphasis should be given to added additional permanent housing beds as the state's emergency shelter and transitional housing projects seem to be meeting the needs of this qualifying population with the current inventory.

QP4: Other Populations

Data: Other Populations

The fourth eligible QP under HOME ARP is other populations where providing HOME ARP supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability. The full definition is available in the [Notice CPD-21-10: Requirements for the Use of Funds in the HOME ARP Program](#). Data sources on Other Populations is less robust than for the other QPs. However, local 211 data, the statewide [Emergency Rental Assistance Program \(ERAP\)](#), and information gathered through HOME ARP consultation meetings triangulated with statewide Comprehensive Housing Affordability Strategy (CHAS) data, provide a strong understanding of the size, demographic makeup, and needs of this population.

ERAP is a U.S. Department of Treasury program funded through states and other local administrators. Minnesota Housing's ERAP program, known locally as RentHelpMN, was established in early 2021 to help at-risk populations mitigate the financial impacts of the COVID-19 pandemic. While the federally defined eligibility criteria for ERAP do not match those of HOME ARP, utilization of the program provides a useful source of data to help quantify housing instability across the jurisdiction. ERAP-eligible households must meet the following criteria:

- A household must be responsible to pay rent on a residential property, and:
- One or more people within the household have qualified for unemployment benefits, had a decrease in income, had increased household costs, or experienced other financial hardship due directly or indirectly to the COVID-19 pandemic;
- One or more individuals in the household can show a risk of experiencing homelessness or housing instability; and
- The household has an income at or below 80% of AMI.

Size and Demographic Composition: Other Populations From January 2021 through June 2022, across the state of Minnesota (including state, county and city assistance) a total of 258,311 instances of assistance were provided to households via the ERAP program. Of this total, approximately 79% (203,308) of those receiving payments received them for rent or rent arrears.

Minnesota ERAP Assistance*				
	HHs assisted with rent/rent arrears	HHs assisted with utilities/utility arrears	HHs receiving other assistance	Total
ERAP1	118,812	36,560	18	155,390
ERAP2	84,496	18,083	342	102,921
Total	203,308	54,643	360	258,311

* U.S. Department of Treasury Report - Household counts are reflective of the combined total of households served in each of the 6 quarters (Q1 2021 through Q2 2022) and are not unduplicated. It is acknowledged that these data a) count HHs in each Q they received assistance and b) the same HH could have received assistance in any/all of these three categories.

Unmet Housing and Service Needs: Other Populations

As stated above in [Unmet Housing and Service Needs: At-risk of Homelessness](#), the total number of rental units in Minnesota is approximately 648,545 units (according to the 2015-2019 CHAS report). Of these, approximately 263,640 units are considered affordable to households with incomes at greater than 30% but less than 50% AMI. CHAS identified 86,290 households with income between 30-50% AMI and one or more housing problems defined as incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, or cost burden greater than 30% (including 20,480 with severe housing cost burden), and of 125,075 renter households overall, there are estimated to be 251,230 units across the state affordable to households in that income bracket.

Gaps Analysis: Other Qualifying Populations

At first glance, the figures noted above would suggest that there is not an affordable housing shortage for households earning between 30 and 50% of AMI. However, this data is complicated by the fact that many of the units considered affordable for households in this income bracket are being rented by households with higher (or lower) incomes. CHAS data indicates that nearly 75% of units affordable in the 30-50% AMI range are rented by households in other income categories. When rented by households with lower incomes, these households will be experiencing additional cost burden (as discussed in the “At-Risk of Homelessness” section), and when rented by those in higher income categories who could likely afford more expensive units, it reduces the available housing stock for households in this income target range.

Data from the National Low Income Housing Coalition’s Minnesota Affordable Housing 101 report shows that households in this income bracket have better access to affordable housing than those considered at-risk of homelessness (less than 30% of AMI), but housing availability is still low. For households between 30% and 50% of AMI NLIHC estimates that there are only 74 affordable units available for every 100 households.

Other Populations Housing Needs and Gaps Analysis Table	
	Total Households/Units
Total Rental Units	648,545
Rental Units Affordable to Households at 30-50% AMI	251,230
Households with Income 30-50% AMI	125,070
30-50% AMI Affordable units occupied by Households in other AMI brackets	187,210
Affordable Rental Unit Gap	61,050

HOME ARP Activities

Methods for Soliciting HOME ARP Applications

Minnesota Housing will solicit HOME ARP applications from local government units, developers, and/or service providers to implement eligible activities that are identified and prioritized in this plan.

Minnesota Housing is currently considering whether to incorporate funding dedicated to the Rental Housing and Non-profit Capacity building activities into the existing consolidated annual process or to establish a separate Request for Proposals (RFP) process, or a combination thereof. If incorporating within current processes, the funding could be added to the Multifamily Consolidated RFP which is an annual offering that facilitates a "one-stop shopping" experience by integrating and organizing various funding resources for multifamily housing into a single application process. Prospective applicants seek funding for a particular housing project or activities that cater to a specific housing requirement, without making individual requests for specific funding sources. In the process of evaluating applications, Minnesota Housing assesses the eligibility of each application for various funding sources. In the process of allocating funding, it accords priority to proposals that most effectively satisfy a greater number of Strategic Priority Policy Thresholds established in their Qualified Allocation Plan and Self-scoring Worksheet. These thresholds signify the policy objectives of Minnesota Housing for the ongoing round of funding. These thresholds are described in greater detail in the preferences section. A copy of the 2024-2025 Self-scoring Worksheet can be found in the Appendix.

Alternatively, given the unique characteristics of the funding, Minnesota Housing may elect to run a separate RFP process specific and tailored to HOME ARP activities. If Minnesota Housing chooses this path, the agency will provide notice of request for proposal to interested applicants and it will include information on requirements, selection criteria, timelines, and process. including those who provided public feedback for the allocation plan. The notice of the RFP will be posted on the Agency's website, and we will pursue additional methods to reach potential applicants that may include: targeting parts of the state that have not historically participated in the grant application process, culturally specific and community-based organizations, e-mail, agency distribution lists, and the Minnesota State Register. The Agency will also create a webinar ahead of the application deadline to provide guidance and information about the RFP. Selections would be required to be approved by the Minnesota Housing Board of Directors.

Administration of Funds

Minnesota Housing will not utilize a subrecipient or contractor for the administration of the PJ's entire HOME ARP grant. Minnesota Housing will oversee the administration of HOME ARP funding but will not administer activities directly. Written agreements will be executed with selected developers that will undertake and administer the funded projects. A portion of Minnesota Housing's administrative funds will be used for staffing, contracting with ICF, International for allocation plan and implementation planning support.

Use of HOME ARP Funding

Activities	Funding Amount	Percent of the Grant	Statutory Limit
Development of Affordable Rental Housing	\$27,710,000	89%	
Non-Profit Capacity Building	\$310,000	1%	5%
Administration and Planning	\$3,117,836	10%	15%
Total HOME ARP Allocation	\$31,137,836		

Rationale for Planned Activities

The State of Minnesota faces a significant affordable housing crisis, with a significant number of individuals and families struggling to afford safe and decent housing. Addressing this issue will require a comprehensive approach that prioritizes the construction of deeply affordable housing and the strengthening of non-profit organizations' capacity to operate and comply with the funding regulations. Consultations highlighted the limited availability of affordable housing units has resulted in an increasing number of households experiencing homelessness, and even those with rental assistance struggle to secure deeply affordable units with low barrier entry. Moreover, the current affordable housing stock suffers from rehabilitation needs, lacks variety in unit sizes to cater to both large and small households, and is often located in areas with limited amenities. Expanding the supply of affordable housing would facilitate the broader and more convenient utilization of existing rental assistance and housing voucher programs by investing in affordable housing, we can provide families with safe, healthy, and affordable homes, which will have a positive impact on their overall well-being. Ultimately, investing in affordable housing and non-profit capacity to implement the HOME ARP funding is the only viable path forward to create long-term lasting change and improve the lives of those most in need in the State of Minnesota.

Besides the engagement and data results that prioritized affordable rental development, the Agency also considered proposed resources included in the Governor's 2023 budget for Minnesota Housing and the anticipated resources associated that will be available at the end of the Legislative session. These include significant and potentially on-going resources for emergency rental assistance, rental assistance, capacity building and affordable housing development. The Governor's budget would increase state appropriations by \$726.5 million for nearly every existing agency program. The agency's base budget is \$115.6 million. The agency expects to have new resources for all the HOME-ARP eligible activities.

Production Housing Goals

Based on the HOME ARP allocation, Minnesota Housing estimates the development of approximately 80 rental units with a per unit average cost of \$395,000. Minnesota Housing is prioritizing rental housing development, with a preference for the first qualifying population – those experiencing homelessness. These numbers continue to increase throughout the State, and both the quantitative and qualitative data gathered through the HOME ARP allocation plan process confirm the need for this priority.

Preferences

Minnesota Housing intends to give preferences to the following: (1) QP1: Homeless, (2) persons with disabilities and (3) seniors for affordable rental housing projects. These preferences will be implemented in the Request for Proposal (RFP) level. All three preferences will be used at the Request for Proposal (RFP) level if Minnesota Housing adds HOME ARP funds to the Multifamily Consolidated RFP process. If Minnesota Housing uses a separate RFP, only QP1 preference will be used at the RFP level. Minnesota Housing is weighing whether the HOME ARP funds will be added to the consolidated annual process already in place, if the funds will be separated into their own RFP process, or a combination of both, to ensure full allocation expenditure.

The second level of preference will be for QP1 only and deployed through the tenant selection process using either (1) Coordinated Entry and other referral methods or (2) project-specific waitlist, depending on the process used to solicit applications.

While Minnesota Housing acknowledges the substantial needs across the state for all qualifying populations, based on the gaps analysis showing significant need of rental housing units to meet demand, combined with the feedback from consultation, surveys, and public comment, the greatest unmet needs are in the population experiencing homelessness.

Option 1: Multifamily Consolidated Request for Proposals

Currently, Minnesota Housing solicits projects in the annual Multifamily Consolidated Request for Proposals that combines multiple funding sources to preserve and construct affordable rental housing. The scoring and selection criteria focus on the following areas: greatest need tenant targeting (which includes supportive housing), services lowest income for long durations, increases geographic choice, supports community and economic development, efficient use of scarce resources and leverage, and building characteristics.

Within the greatest need tenant targeting scoring, additional points are given to projects that propose to serve identified populations with a demonstrated need. If Minnesota Housing uses the Multifamily Consolidated RFP process for HOME ARP funds, three scoring preferences will be adopted in the following order:

Preference 1: Homeless, up to 30 points

Preference 2: Persons with Disabilities, up to 13 points

Preference 3: Seniors, up to 7 points

HOME ARP funds will not be used in projects that are 100% restricted to the 55+ community as Minnesota Housing does not wish to invoke any limitations on the qualifying populations.

Option 2: Separate HOME ARP Request for Proposals

Alternatively, HOME ARP funds may be separated and an RFP specifically for these funds may be made available. Should this route be taken, preference points will be given to projects that propose to prioritize qualifying population 1.

Methods of Prioritization and Referral Methods

Minnesota Housing will instruct projects to use Coordinated Entry with other referral methods or project specific waitlists for tenant selection based on a local jurisdiction's needs and capacity. For projects that allow for Coordinated Entry as a referral method, CE referrals will be indirect and added to a project specific waitlist that is in chronological order of receipt. All qualifying populations will have access to be referred to the projects. Minnesota Housing will not adopt the method of prioritization of the various CE systems statewide. Projects not using the preference will use project specific waitlists for all QPs in a chronological order, insofar as practicable.

Limitations

All qualifying populations will have access to HOME ARP funded projects. Minnesota Housing does not intend to impose a limitation on any of the qualifying populations in any HOME ARP projects.

Statement of Commitment to Fair Housing

Minnesota Housing is committed to the principles of fair housing and to ensuring that all individuals, regardless of their race, color, national origin, religion, sex, familial status, or disability, have equal access to housing and related services. We are dedicated to promoting diversity, inclusion, and equity in all aspects of our operations.

Minnesota Housing shall ensure adherence to all pertinent Fair Housing and nondiscrimination statutes and regulations as described in 24 CFR 5.105(a) while referring individuals for HOME ARP services. Furthermore, any and all collaborators who receive HOME ARP funding will comply with all relevant fair housing, civil rights, and nondiscrimination regulations, which shall include, but not be limited to, those delineated in 24 CFR 5.105(a). Such regulations shall comprise the Fair Housing Act, Title VI of the Civil Rights Act, section 504 of the Rehabilitation Act, HUD's Equal Access Rule, and the Americans with Disabilities Act.

Appendices



Appendices

March 2023

Contents:

- A. Organization List for Consultations**
- B. Organization Attendee List for the Public Hearing**
- C. 2024-2025 Self-Scoring Worksheet**
- D. State Register Public Hearing Notice**
- E. Public Hearing and Survey Enews**
- F. Public Comment Notice**
- G. Public Comments Received**

A. Organization List for Consultations

Organization Name	Organization type
Bi-County Community Action Programs, Inc.	Community Action Agency
Community Action Partnership of Scott Carver & Dakota Counties	Community Action Agency
Kootasca Community Action Inc.	Community Action Agency
Lakes & Prairies Community Action Partnership	Community Action Agency
Lakes and Pines Community Action Council	Community Action Agency
Minnesota Valley Action Council	Community Action Agency
Three Rivers Community Action	Community Action Agency
Tri-County Action Program (Tri-CAP)	Community Action Agency
Tri-Valley Opportunity Council, Inc	Community Action Agency
United Community Action Partnership	Community Action Agency
We Can MN	Community Action Agency
West Central Minnesota Communities Action Inc	Community Action Agency
Mahube-Otwa Community Action Partnership, Inc.	Community Action Agency
Prairie Five Community Action Council, Inc.	Community Action Agency
Dakota, Anoka, Washington, Scott, Carver Counties Continuum of Care	Continuum of Care
Duluth/Saint Louis County Continuum of Care	Continuum of Care
Minneapolis/Hennepin County Continuum of Care	Continuum of Care
Moorhead/West Central Minnesota Continuum of Care	Continuum of Care
Northeast Minnesota Continuum of Care	Continuum of Care
Northwest Minnesota Continuum of Care	Continuum of Care
Rochester/Southeast Minnesota Continuum of Care	Continuum of Care
Saint Paul/Ramsey County Continuum of Care	Continuum of Care
Southwest Minnesota Continuum of Care	Continuum of Care
St. Cloud & Central Minnesota Continuum of Care	Continuum of Care
River Valleys Continuum of Care	Continuum of Care
Minnesota Tribal Collaborative	Continuum of Care (pending)
360 Communities	Domestic violence/victims of sex and human trafficking service provider
Anna Marie's Alliance	Domestic violence/victims of sex and human trafficking service provider
Asian Women United of Minnesota	Domestic violence/victims of sex and human trafficking service provider
Breaking Free	Domestic violence/victims of sex and human trafficking service provider

Organization Name (Continued)	Organization type
Esperanza United	Domestic violence/victims of sex and human trafficking service provider
Minnesota Coalition Against Sexual Assault	Domestic violence/victims of sex and human trafficking service provider
Relationship Safety Alliance	Domestic violence/victims of sex and human trafficking service provider
Sexual Violence Center	Domestic violence/victims of sex and human trafficking service provider
Violence Free Minnesota	Domestic violence/victims of sex and human trafficking service provider
Women's Advocates	Domestic violence/victims of sex and human trafficking service provider
EMERGE MN	Economic development services
Northside Economic Opportunity Network	Economic development services
SOAR Career Solutions	Economic development services
StartAnew	Economic development services
Workforce Development, Inc	Economic development services
R.A.I.N. Homes	Faith-based organization
Health Access MN	Healthcare
Centra Care Health Systems	Healthcare provider
Minnesota Community Care	Healthcare provider
Rainbow Health Minnesota	Healthcare provider
Institute for Community Alliances	HMIS provider
AI - Maa'uun	Homeless service provider
Alluma Cares	Homeless service provider
American Indian Community Housing Organization	Homeless service provider
Amerst H. Wilder Foundation	Homeless service provider
Avivo	Homeless service provider
Catholic Charities of St Paul and Minneapolis	Homeless service provider
CHUM	Homeless service provider
Family Promise of Kandiyohi County	Homeless service provider
Haven Housing	Homeless service provider
Heading Home Minnesota Funders Collaborative	Homeless service provider
Jeremiah Program	Homeless service provider
Minnesota Dakota Woodlands	Homeless service provider
Missions Inc. Programs	Homeless service provider
Mn Engagement on Shelter & Housing (MESH)	Homeless service provider
Open Your Heart to the Hungry and Homeless	Homeless service provider
Our Saviour's Community Services	Homeless service provider
Partners for Housing	Homeless service provider
People Serving People, Inc.	Homeless service provider
Range Transitional Housing	Homeless service provider
Sakan Community Resource	Homeless service provider

Organization Name (Continued)	Organization type
Stepping Stones Emergency Housing	Homeless service provider
The Link Minnesota	Homeless service provider
The Salvation Army USA	Homeless service provider
Volunteers of America	Homeless service provider
Center City Housing Corporation	Homeless service provider, Housing developer
Catholic Charities - St Cloud Diocese	Homeless service provider, Mental health services, organization that addresses the needs of persons with disabilities
Pursuit Hometel, Inc.	Homeless service provider, Mental health services, organization that addresses the needs of persons with disabilities
House of Refuge	Homeless service provider, social services, youth education
One Day at a Time	Homeless service provider, supportive services
Anishinaabe Endaad	Homeless service provider, Tribal organization
Bois Forte Band of Chippewa	Homeless service provider, Tribal organization
Red Lake Nation	Homeless service provider, Tribal organization
Sojourner Project Inc	Homeless service provider, victims of sex and human trafficking service provider
180 Degrees	Homeless youth service provider
Avenues for Youth	Homeless youth service provider
MoveFwd, MN	Homeless youth service provider
Youthprise	Homeless youth service provider
HousingLink	Homelessness prevention
Presentation Partners in Housing	Homelessness prevention, homeless service provider
Isuroon	Homelessness prevention, social services
Integrated Community Solutions	Housing assistance, social services
Beacon Interfaith Housing Collaborative	Housing developer
Bremer Bank	Housing developer
Central Minnesota Housing Partnership, Inc.	Housing developer
CommonBond Communities	Housing developer
Duffy Development Group	Housing developer
Front Door Development	Housing developer
JB Vang	Housing developer
Mn National Association of Housing Redevelopment Organizations	Housing developer
One Roof Housing	Housing developer
Project for Pride in Living, Inc	Housing developer
RE/Max Real Estate Company	Housing developer
Rebuilding Together, MN	Housing developer
Ripley Richard Real Estate Development Services, LLC	Housing developer
Sand Development, LLC	Housing developer

Organization Name (Continued)	Organization type
Southwest Minnesota Housing Partnership	Housing developer
Tapestry Companies	Housing Developer
Twin Cities Habitat for Humanity	Housing Developer
Wellington Management, Inc.	Housing developer
Woda Cooper Companies, Inc.	Housing developer
Goodhue County Habitat for Humanity	Housing developer, social services
Habitat for Humanity, MN	Housing developer, social services
Minnesota Indian Womens Resource Center	Housing developer, social services
Anoka County Department of Community and Governmental Relations	Local government, public agency that served the needs of the qualifying populations (All QPs)
Anoka County Department of Community Social Services & Behavioral Health	Local government, public agency that served the needs of the qualifying populations (All QPs)
Anoka County, Minnesota	Local government, public agency that served the needs of the qualifying populations (All QPs)
Benton County, Minnesota	Local government, public agency that served the needs of the qualifying populations (All QPs)
Carver County, Minnesota	Local government, public agency that served the needs of the qualifying populations (All QPs)
City of Adrian, MN	Local government, public agency that served the needs of the qualifying populations (All QPs)
City of Mankato, MN	Local government, public agency that served the needs of the qualifying populations (All QPs)
City of Minneapolis, MN	Local government, public agency that served the needs of the qualifying populations (All QPs)
City of Saint Paul, MN	Local government, public agency that served the needs of the qualifying populations (All QPs)
Dakota County, MN	Local government, public agency that served the needs of the qualifying populations (All QPs)
Hennepin County Library	Local government, public agency that served the needs of the qualifying populations (All QPs)
Hennepin County, Minnesota	Local government, public agency that served the needs of the qualifying populations (All QPs)
Mankato Economic Development Authority	Local government, public agency that served the needs of the qualifying populations (All QPs)
MN Department of Health	Local government, public agency that served the needs of the qualifying populations (All QPs)
Olmsted County, Minnesota	Local government, public agency that served the needs of the qualifying populations (All QPs)
Otter Tail County, Minnesota	Local government, public agency that served the needs of the qualifying populations (All QPs)
Ramsey County, MN	Local government, public agency that served the needs of the qualifying populations (All QPs)

Organization Name (Continued)	Organization type
Scott County, Minnesota	Local government, public agency that served the needs of the qualifying populations (All QPs)
Sherburne County, Minnesota	Local government, public agency that served the needs of the qualifying populations (All QPs)
St Louis County, Minnesota	Local government, public agency that served the needs of the qualifying populations (All QPs)
Stearns County, Minnesota	Local government, public agency that served the needs of the qualifying populations (All QPs)
Washington County, Minnesota	Local government, public agency that served the needs of the qualifying populations (All QPs)
The Family Partnership	Mental health services, domestic violence or human trafficking victim service provider
Community Mediation & Restorative Services	Mental health services, organization that addresses the needs of persons with disabilities
HAVEN, INT'L	Mental health services, organization that addresses the needs of persons with disabilities
Human Development Center	Mental health services, organization that addresses the needs of persons with disabilities
Meridian Behavioral Health	Mental health services, organization that addresses the needs of persons with disabilities
Nivon Wellness Center	Mental health services, organization that addresses the needs of persons with disabilities
Northland Counseling Center	Mental health services, organization that addresses the needs of persons with disabilities
NUWAY Alliance	Mental health services, organization that addresses the needs of persons with disabilities
People Incorporated	Mental health services, organization that addresses the needs of persons with disabilities
Sandford Health	Mental health services, organization that addresses the needs of persons with disabilities
Stage by Staige	Mental health services, organization that addresses the needs of persons with disabilities
Tufts Health Plan	Mental health services, organization that addresses the needs of persons with disabilities
We Care Home Health Services, LLC	Mental health services, organization that addresses the needs of persons with disabilities
Affordable Housing Connections	Organization that addresses fair housing and civil rights
Home Line MN	Organization that addresses fair housing and civil rights, legal assistance to prevent homelessness
Housing Justice Center	Organization that addresses fair housing and civil rights, legal assistance to prevent homelessness

Organization Name (Continued)	Organization type
Legal Services of Northwest Minnesota	Organization that addresses fair housing and civil rights, legal assistance to prevent homelessness
Southern Minnesota Regional Legal Services Inc.	Organization that addresses fair housing and civil rights, legal assistance.
Age Well at Home	Organization that addresses the needs of persons with disabilities
Eva Sophia Project	Organization that addresses the needs of persons with disabilities
Coldwell Banker Realty	Other: Real Estate Company
Security Bank & Trust Company	Other: Bank
Applebaum Consulting	Other: Company
Artspace	Other: Company
Boisclair Corporation	Other: Company
Liberty Packaging	Other: Company
UPS	Other: Company
Garcia Services, LLC	Other: Consultant
Northwest Minnesota Foundation	Other: Foundation
Minnesota Realty	Other: Real Estate company
National Financial Services/Real Estate	Other: Real Estate company
St Catherine University, University in Minnesota	Other: University
University of Minnesota	Other: University
MN Department of Corrections	Public agency that addresses the needs of the qualifying populations (All QPs)
MN Department of Human Services	Public agency that addresses the needs of the qualifying populations (All QPs)
United States District Court District of Minnesota	Public agency that addresses the needs of the qualifying populations (All QPs)
Clay County Housing/Redevelopment Authority	Public Housing Authority
Fergus Falls Housing/Redevelopment Authority	Public Housing Authority
Hutchinson Housing & Redevelopment Authority	Public Housing Authority
Minneapolis Public Housing Authority	Public Housing Authority
Montevideo Housing/Redevelopment Authority	Public Housing Authority
Moorhead Public Housing Agency	Public Housing Authority
Red Wing Housing & Redevelopment Authority	Public Housing Authority
Community Mediation Minnesota	Social services
Comunidades Latinas Unidas en Servicio	Social services
Freedom Works	Social services
Greater Minneapolis Council of Churches	Social services
Greater Twin Cities United Way	Social services
Harm Reduction Sisters	Social services
Hope Care PCA, Inc	Social services
Lutheran Social Services of Minnesota	Social services

Organization Name (Continued)	Organization type
Neighborhood House	Social services
North Homes Children and Family Services	Social services
Restorative Justice Community Action	Social services
Stair Step Foundation	Social services
Ostara Initiative	Supportive services, re-entry, legal assistance
Boise Forte Band of Chippewa	Tribal Nation/Government
Lower Sioux Indian Community	Tribal Nation/Government
Red Lake Band of Chippewa	Tribal Nation/Government
Upper Sioux Community Pezihutazizi Oyate	Tribal Nation/Government
White Earth Nation	Tribal Nation/Government
Northwest Indian Community Development Center	Tribal Organization, community services
Minnesota Department of Veteran Affairs	Veteran's group
Minnesota Assistance Council for Veterans	Veteran's group

B. Organization Attendee List for the Public Hearing

The following organizations attended the Minnesota Housing public hearing on February 1, 2023.

<ul style="list-style-type: none"> • Applebaum Consulting • Boisclair Corporation • Coldwell Banker Realty • Front Door Development • Artspace • Kootasca Community Action • Comunidades Latinas Unidas En Servicio • National Financial Services/Real Estate • Security Bank & Trust Company • City of St Paul • Community Mediation Restorative Services • Fergus Falls Housing/Redevelopment Authority • Tri-Valley Opportunity Council, Inc • Montevideo Housing/Redevelopment Authority • Minnesota Valley Action Council • Neighborhood House • The Salvation Army USA • Simpson Housing Services 	<ul style="list-style-type: none"> • Bois Forte Band • Catholic Charities of St Paul and Minneapolis • Habitat for Humanity, MN • Integrated Community Solutions • Rebuilding Together, MN • Jeremiah Program • Minnesota Coalition Against Sexual Assault • Affordable Housing Connections • Goodhue County Habitat for Humanity • Minnesota Realty • Women's Advocates • Minnesota Assistance Council for Veterans • Project for Pride in Living, Inc • Lutheran Social Services, MN • City of Adrian, MN • Keller Williams Realty • RE/Max Real Estate Company • Stair Step Foundation • Ottertail County, Minnesota 	<ul style="list-style-type: none"> • Sexual Violence Center • One Day at a Time • Presentation Partnership Housing • Community Resource Connections • Central Minnesota Housing Partnership • One Roof Housing • Eva Sophia Project • City of Minneapolis, MN • Dakota County, MN • Rainbow Health • Garcia Services, LLC • Sakan Community Resource • MoveFwd, MN • Age Well at Home • MN Housing Affairs • Twin Cities Habitat for Humanity • Hope Care PCA, Inc • Youthprise • Woda Cooper Companies, Inc. • We Can MN
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2024-2025 Self-Scoring Worksheet

Housing Tax Credit and Deferred Projects¹

Updated November 2022

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Instructions and Requirements

The Self-Scoring Worksheet sets the selection criteria and funding priorities that Minnesota Housing will use to prioritize applications requesting 4% Housing Tax Credits (HTCs), 9% HTCs, and/or deferred funds that are selected through the Multifamily Consolidated Request for Proposals (Consolidated RFP) or on a pipeline basis for available financing that may be available throughout the year.

Applicants must meet the requirements outlined in the Self-Scoring Worksheet and QAP to be eligible for points. To submit the Self-Scoring Worksheet for an application, all applicants must use the Scoring Wizard in the Multifamily Customer Portal website. All documents referenced in this Self-Scoring Worksheet can be found on Minnesota Housing's website or in the Multifamily Customer Portal.

When selecting projects for funding in the Consolidated RFP, Minnesota Housing considers the total amount of points achieved in conjunction with such factors as feasibility, amount of total funding requested, available resources, and ability to complete the development in a timely manner.

A. Strategic Priority

1. All projects must meet at least one of the HTC statutory strategic priorities or a strategic objective contained in Minnesota Housing's current Strategic Plan as published on the Minnesota Housing website. Applicants must demonstrate how the project meets the Strategic Plan in the Multifamily Rental Housing Narrative.
2. Residential rental housing projects financed with an allocation of tax-exempt bonds under chapter 474A are the highest strategic priority for tax credits in accordance with Minn. Stat. 462A.222, subd. 3(d), and such projects are not required to meet a separate strategic priority.

B. Pre-Application

A Pre-Application may be required for specific selection preferences or selection criteria. The applicant must provide the required Pre-Application prior to the application deadline according to the due date established by Minnesota Housing and published on Minnesota Housing's website. Failure to submit required pre-application materials may result in rejection of the Pre-Application.

C. Preference for Eventual Tenant Ownership

HTC projects are eligible for homeowner conversion. These projects will receive a preference during the selection process when reviewing tie breakers. The project owner should submit a preliminary transition plan with their application that is consistent with the requirements of the Eventual Tenant Ownership (ETO) Guide. The Declaration of Land Use Restrictive Covenants (LURA) may contain provisions ensuring compliance with these Eventual Tenant Ownership commitments by the owner, including a right of first refusal allowing tenants to purchase their units.

☐ The project will have an Eventual Tenant Ownership component.

Preference for Innovative Construction Techniques

A Pre-Application is required for this selection preference. Using this selection preference, Minnesota Housing intends to select at least one project that will use innovative construction techniques that:

☐ Reduce total construction costs by at least 10%

AND/OR

☐ Reduce the time a project is under construction by at least 20%

Minnesota Housing will make a reasonable effort to select a minimum of one project that meets this preference criterion, based on competitive ranking applications and available funding, and reserves the right to select a lower-scoring proposal if deferred funding is applied for and the project meets this preference criterion.² The preference does not obligate Minnesota Housing to select a project that uses an innovative construction technique.

The Innovative Construction Technique preference is available in the 2023 Consolidated RFP/2024 HTC Round 1 and in the 2024 Consolidated RFP/2025 HTC Round 1³

Application Guidance for Innovative Construction Techniques will be posted on Minnesota Housing's website.

D. Minimum Point Requirements

1. Request for Minnesota Housing administered HTCs from the state's HTC volume cap must demonstrate the project is eligible for no fewer than 80 points, excluding projects funded through the Rural Development/Small Projects set-aside.
2. Request for HTCs in association with tax-exempt volume limited bonds must demonstrate the project is eligible for no fewer than 40 points.
3. Minnesota Housing reserves the right to reject applications not meeting its project selection requirements as contained in the Qualified Allocation Plan (QAP), to revise proposal features and associated scoring, and to help ensure the project meets the requirements.

E. Claiming of Points

An award and /or allocation is based upon 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 term of the declaration. Failure to comply could result in the loss of the award and/or allocation as well as the assessment of penalty points.

² 9% HTC applications will continue to be ranked and reviewed for selection based on competitive score and requirements as outlined in Chapter 5, Project Selection, of the QAP. Deferred only proposals or deferred with 4% HTC projects that meet this preference criterion will be reviewed and may be selected with a lower score than other deferred only or deferred with a 4% HTC projects in accordance with the Consolidated RFP Application Instructions.

³ Minnesota Housing will review and score all proposals submitted to the Consolidated RFP according to the 2024-2025 HTC and Deferred Funding Selection Criteria. As outlined in the Consolidated RFP Application Instructions and the QAP, Minnesota Housing takes specified criteria into consideration when reviewing and selecting applications through the Consolidated RFP, in addition to project score (e.g., project feasibility, organization capacity, financial capacity).

F. Documentation of Points

In the Scoring Wizard, mark the selection criteria expected for your project. **Where indicated in the Minnesota Housing Self-Scoring Worksheet, the applicant must also submit documentation that clearly supports the points claimed. Refer to the Scoring Guide and Multifamily Customer Portal for additional details. Minnesota Housing will determine the eligible points; points may not be awarded unless the required documentation is provided along with the application to justify the points claimed.**

During the competitive process, Minnesota Housing's review of the submitted Self-Scoring Worksheet is only to validate that the points claimed are eligible, to reduce points claimed if not eligible, and to determine points awarded. Minnesota Housing will not award additional points that are not initially claimed by the applicant/owner. Many performance obligations are created by the claiming of certain scoring points. As such, Minnesota Housing will not assume the position of creating any such performance obligations on behalf of the applicant/owner.

G. Documentation of Units

In the Scoring Wizard, mark the number of units for each selection criteria expected for your project. Minnesota Housing will not award points if the necessary number of units is not included in the Self-Scoring Worksheet. The number of units will also be validated in the Multifamily Workbook and may result in a loss of points if the documentation is not consistent. When calculating a percentage for the criterion, all units must be rounded up to the next full unit.

H. Extended Duration

Request for Minnesota Housing administered HTC's from the state's HTC volume cap and in association with tax-exempt volume limited bonds must maintain the duration of low-income use for a minimum of 30 years or longer, if a longer duration is selected. The owner agrees that the Qualified Contract provisions of IRC §§ 42(h)(6)(E)(i)(II) and 42(h)(6)(F) (which provision would permit the owner to terminate the restrictions under this agreement at the end of the compliance period in the event Minnesota Housing does not present the owner with a Qualified Contract for the acquisition of the project) do not apply to the project, and the owner also agrees the Section 42 income, rental, and occupancy restrictions must apply for the term of the LURA.

I. Design Standards

The project must meet the requirements in the Minnesota Housing Rental Housing Design/Constructions Standards. Additional design requirements will be imposed if points are claimed/awarded that require specific design elements (e.g., Universal Design, Enhanced Sustainability).

J. Declarations

1. A Declaration of Land Use Restrictive Covenants (LURA) covering the income and rent restrictions and occupancy requirements presented at selection may be recorded against the property.
2. A deferred loan Declaration covering the income and rent restrictions and occupancy requirements presented at selection may be recorded against the property.

K. Deeper Rent Targeting

All applicants must meet the minimum deeper rent targeting unit requirements outlined below.

1. Request for Minnesota Housing deferred financing or Minnesota Housing administered HTCs from the state's total volume cap or in association with tax-exempt volume limited bonds must include at least 2% of the total units, with a minimum number of one unit, with rents restricted at or below the county 30% Multifamily Tax Subsidy Project (MTSP) rent limit. Units with project-based rental assistance count toward this requirement. Projects where 100% of the units include project-based rental assistance are excluded.

Number of Units: _____

2. Request for Minnesota Housing deferred financing or Minnesota Housing administered HTCs from the state's total volume cap or in association with tax-exempt volume limited bonds must include at least 3% of the total units, with a minimum number of one unit, with rents restricted at or below the Housing Assistance Payment (HAP) payment standard as determined by the responsible entity in the jurisdiction. The units must generally be evenly distributed by bedroom type. Projects that are 100% project-based rental assistance or are located on tribal reservations are excluded.

0 Bedroom Units: _____

1 Bedroom Units: _____

2 Bedroom Units: _____

3 Bedroom Units: _____

4 Bedroom Units: _____

5 Bedroom Units: _____

6 Bedroom Units: _____

Total Number of Units: _____

Round 1 – Minimum Threshold Requirements

In accordance with Minnesota Statutes § 462A.222 Subdivision 3 (e), all 9% HTC applications submitted statewide in HTC Round 1 must meet one of the following threshold types. Please indicate the threshold item your project meets:

In the Metropolitan Area

A. In the Metropolitan Area⁴

1. ☐ New construction or Substantial Rehabilitation in which, for the term of the extended use period (term of the LURA), at least 75% of the total HTC units are single room occupancy, efficiency, or one-bedroom units with rents affordable to households whose income does not exceed 30% of the area median income (AMI)
2. ☐ New construction or Substantial Rehabilitation family housing projects that are not restricted to persons 55 years old or older in which, for the term of the extended use period (term of the LURA), at least 75% of the total HTC units contain two or more bedrooms and at least one-third of the 75% contain three or more bedrooms, **OR**
3. ☐ Substantial Rehabilitation projects in neighborhoods targeted by the city for revitalization.

Outside the Metropolitan Area

B. Outside the Metropolitan Area

1. ☐ Projects which meet a locally identified housing need, and which are in short supply in the local housing market as evidenced by credible data submitted with the application.

People with Disabilities

C. ☐ Projects that are not restricted to persons of a particular age group and in which, for the term of the extended use period (term of the LURA), a percentage of the units are set aside and rented to persons:

1. With a serious and persistent mental illness as defined in Minnesota Statutes § 245.462, Subdivision 20, paragraph (c);
2. With a developmental disability as defined in the United States Code, Title 42, Section 6001, paragraph (8), as amended;
3. Who have been assessed as drug dependent persons as defined in Minnesota Statutes § 254A.02, Subdivision 5, and are receiving or will receive care and treatment services provided by an approved treatment program as defined in Minnesota Statutes § 254A.02, Subdivision 2;
4. With a brain injury as defined in Minnesota Statutes § 256B.093, Subdivision 4, paragraph (a); **OR**

⁴ As set out in Minn. Stat. 473.121, subd. 2, Metropolitan Area means the area over which the Metropolitan Council has jurisdiction, including the counties of Anoka, Carver, Dakota (excluding the cities of Northfield and Cannon Falls), Hennepin (excluding the cities of Hanover and Rockford), Ramsey, Scott (excluding the city of New Prague), and Washington.

5. With permanent physical disabilities that substantially limit major life activities, if at least 50% of the units in the project are accessible as provided under Minnesota Rules Chapter 1340.

NOTE: Minnesota Housing considers accessible units to be Type A and/or Type B units as identified in the referenced Chapter 1340, also known as the Minnesota Accessibility Code.

NOTE: This definition is not limited to persons with mobility impairment.

Preserve Existing Subsidized Housing

D. Preserve Existing Subsidized Housing

1. ☐ Projects, whether or not restricted to persons of a particular age group, which preserve existing subsidized housing, if the use of HTC is necessary to (1) prevent conversion to market rate use; or (2) to remedy physical deterioration of the project, which would result in loss of existing federal subsidies; **OR**

Rural Development

E. Rural Development

1. ☐ Projects financed by Rural Development, which meet statewide distribution goals.

2024-2025 Housing Tax Credit and Deferred Funding Selection Criteria

GREATEST NEED TENANT TARGETING

1. Greatest Need Tenant Targeting

Large Family Housing

A. Large Family Housing (12 to 15 points)

1. **Large Family Housing:** The proposal is for a project that provides family housing that is not restricted to persons 55 years old or older. The owner agrees to market to families with minor children. Select all that apply:

- a. ☐ At least 75% of the total assisted⁵ units contain two or more bedrooms and at least one-third of the 75% contain three or more bedrooms. **(12 points)**

Number of units with:

2 Bedrooms: _____

3 Bedrooms: _____

4 Bedrooms: _____

5 Bedrooms: _____

6 Bedrooms: _____

- b. ☐ If eligible under 1.a. above, at least one-third of three or more bedrooms required above must contain four or more bedrooms. **(3 points)**

Number of units with:

4 Bedrooms: _____

5 Bedrooms: _____

6 Bedrooms: _____

Senior Housing

B. Senior Housing (3 to 7 points)

1. **Senior Housing:** The proposal is for a project that provides housing that is restricted to persons 55 years of age or older. Select all that apply:

- a. ☐ 100% of the total assisted units will be restricted and marketed to seniors 55 years of age or older **(3 points)**

Number of Units: _____

- b. Projects eligible under 1.a. above that agree to further restrict the units' incomes to the county 30% MTSP income limit.

⁵ Assisted is defined as HTC units for HTC applications and affordable units for deferred funding.
2024-2025 Self-Scoring Worksheet
Housing Tax Credit and Deferred Projects

- i. ☐ 30% to 100% of the total units **(4 points)**
Number of Units: _____
- ii. ☐ 20% to 29.99% of the total units **(3 points)**
Number of Units: _____
- iii. ☐ 10% to 19.99% of the total units **(2 points)**
Number of Units: _____
- iv. ☐ 5% to 9.99% of the total units **(1 point)**
Number of Units: _____

NOTE: The Senior Housing selection criterion 1.b. cannot be claimed for units that are claimed under the Rental Assistance selection criterion 2.B.2.

Permanent Supportive Housing for High Priority Homeless

C. Permanent Supportive Housing for High Priority Homeless (HPH)⁶ (7 to 30 points)

1. A minimum of 5% of the total units, but no fewer than four units, are set aside and rented to High Priority Homeless who are households prioritized for permanent supportive housing by the Coordinated Entry System⁷ (HPH Units) and targeted to the populations indicated below.

Minnesota Housing, at its sole discretion, in consultation with the owner of a selected project and the local community, will consider alternative referral and prioritization processes for populations that have a demonstrated need for supportive housing but are not included in the Coordinated Entry System.

The applicant agrees that if units set aside for High Priority Homeless are occupied by households without rental assistance, the gross rents, including an allowance for tenant-paid utilities, cannot exceed the greater of 30% of the household's monthly income or the most current Supportive Housing Standard for the unit size, as published annually by Minnesota Housing in the Multifamily Underwriting Standards in the Supportive Housing Standards – High Priority Homeless or People with Disabilities section. The owner must establish and implement policies and procedures to specify the calculation method used to determine the appropriate rent amount and periodic income recertification to adjust rents.

Select one and complete the unit count below:

- a. ☐ 50% to 100% of the total units, but no fewer than 20 units **(30 points)**
Number of Units: _____

⁶ Specific performance requirement relief provisions are available for projects eligible for the Permanent Supportive Housing for High Priority Homeless selection criterion for "HPH Units". Reference Chapter 6.A. of the QAP for additional details. Specific performance requirements may be incorporated into the LURA and deferred loan documents recorded with the property. Alternative referral and prioritization options are available with approval from Minnesota Housing when there is not an eligible household on the Coordinated Entry waiting list. Reference the relief provisions in Chapter 6.A. of the QAP for additional details.

⁷ Coordinated Entry System is defined by the statewide Coordinated Entry standards and protocol as adopted by the local Continuum of Care, or such successor system as determined by Minnesota Housing.

- b. ☐ 10% to 49.99% of the total units, but no fewer than 7 units **(10 points)**

Number of Units: _____

- c. ☐ 5% to 9.99% of the total units, but no fewer than 4 units **(7 points)**

Number of Units: _____

NOTE: The Permanent Supportive Housing for High Priority Homeless (C.) and People with Disabilities (D.) selection criteria cannot be claimed for the same units.

The documentation requirements to be eligible for Permanent Supportive Housing for HPH points is based upon the percentage of total units that are HPH, PWD, and other homeless households in the project. Projects are classified as either:

- **Primarily Supportive Housing:** 50% or more of the total units will serve HPH, PWD, or other homeless households.
- **Partially Supportive Housing:** Less than 50% of the total units will serve HPH, PWD, or other homeless households.

The classification determines the Supportive Housing application materials that must be submitted, including the narratives, forms, certifications, and submittals identified in the Application Checklist in the Multifamily Customer Portal.

Please also note the following requirements depending on the project classification:

Primarily Supportive Housing

1. The market need for the proposed HPH units must be verified and documented on the Continuum of Care (CoC) Confirmation form. Minnesota Housing, at its sole discretion, will determine if there is market need for HPH units based upon a number of factors including location, household type, Coordinated Entry waiting list, pending projects, resources etc.
2. The applicant agrees to pursue and continue renewal of rental assistance, operating subsidy, or service funding contracts for as long as the funding is available.

Partially Supportive Housing

1. Minnesota Housing, at its sole discretion, will determine if there is a market need for HPH units based upon a number of factors including location, household type, Coordinated Entry waiting list, pending projects, etc. This will be verified with the local Continuum of Care during the application review process. If Minnesota Housing determines that there is not a need for additional HPH units within the local market, the applicant agrees that Minnesota Housing may remove the proposed HPH units from the project and convert the proposed units to units with rent restricted to 30% MTSP and maintain a priority to serve homeless households.
2. The applicant agrees to pursue and continue renewal of rental assistance, operating subsidy, or service funding contracts for as long as the funding is available.

A proposal that claims this criterion and is selected will be required to comply with any due diligence/reporting requirements after selection and term of the declaration. Failure to comply could

result in the loss of the award and/or allocation as well as the assessment of penalty points. The LURA and Minnesota Housing loan documents may contain performance requirements related to these permanent supportive housing units for High Priority Homeless and may be recorded with the property.

People with Disabilities

D. People with Disabilities (PWD) (7 to 13 points)

Select one:

1. **Tier 1:** Permanent supportive housing proposals that **are not restricted to persons of a particular age group** and in which a minimum of 5% of the total units, but no fewer than four units, are set aside and rented to persons with a disability as defined below. The applicant agrees that the units are restricted to households with incomes at or below the county 30% MTSP income limit.

The applicant agrees that if units set aside for People with Disabilities are occupied by households without rental assistance, the gross rents, including an allowance for tenant-paid utilities, cannot exceed the greater of 30% of the household's monthly income or the most current Supportive Housing Standard for the unit size, as published annually by Minnesota Housing in the Multifamily Underwriting Standards in the Supportive Housing Standards – High Priority Homeless or People with Disabilities section. The owner must establish and implement policies and procedures to specify the calculation method used to determine the appropriate rent amount and periodic income recertification to adjust rents.

Select the number of units set aside for People with Disabilities:

- a. ☐ 15% to 25% of the total units, but no fewer than six units **(10 points)**
Number of Units: _____
- b. ☐ 10% to 14.99% of the total units, but no fewer than five units **(9 points)**
Number of Units: _____
- c. ☐ 5% to 9.99% of the total units, but no fewer than four units **(7 points)**
Number of Units: _____

OR

2. **Tier 2:** People with Disabilities (PWD) units that will use Section 811 Project-based Rental Assistance (811 PRA): Permanent housing proposals that are not restricted to people of a particular age group and in which a minimum of 5% of the total units, but no fewer than five units, are set aside and rented to people with a disability as defined below. The applicant agrees that the units are restricted to households with incomes at or below the county 30% MTSP income limit.

The applicant must **provide the required 811 PRA Pre-Application prior to the application deadline. The due date will be established prior to the application deadline.** Failure to submit all required pre-application materials may result in rejection of the Pre-Application. Minnesota Housing will further evaluate the feasibility of the 811 PRA units during the formal application review process and reserves the right not to award the PWD points for 811 PRA units.

Select the number of units set aside for People with Disabilities that will use 811 PRA. The total number of 811 PRA units **cannot** exceed 11 units. Section 811 program requirements limit the percentage of supportive housing units. The total number of supportive housing units (HPH, homeless, PWD) in the project **cannot** exceed 25% of the total units.

- a. ☐ 15% to 25% of the total units, but no fewer than ten units **(13 points)**
Number of Units: _____
- b. ☐ 10% to 14.99% of the total units, but no fewer than seven units **(11 points)**
Number of Units: _____
- c. ☐ 5% to 9.99% of the total units, but no fewer than five units **(9 points)**
Number of Units: _____

A percentage of the units are set aside and rented to persons with any of the following disabilities⁸:

1. A serious and persistent mental illness as defined in Minn. Stat. § 245.462, subdivision 20, paragraph (c);
2. A developmental disability as defined in United States Code, Title 42, Section 6001, paragraph (5), as amended;
3. Assessed as drug dependent as defined in Minn. Stat. § 254A.02, subdivision 5, and are receiving or will receive care and treatment services provided by an approved treatment program as defined in Minn. Stat. § 254A.02, Subdivision 2;
4. A brain injury as defined in Minn. Stat. § 256B.093, Subdivision 4, paragraph (a); **OR**
5. Permanent physical disabilities that substantially limit major life activities, if at least 50% of the units in the project are accessible as provided under Minnesota Rules Chapter 1340.

NOTE:

- Projects that meet Round 1 Minimum Threshold C.5. (persons with physical disabilities), as well as any other Round 1 Minimum Threshold Requirement serving People with Disabilities, may count any units rented to persons with a physical disability in their total units, even if the statutory 50% requirement of Threshold C.5. is not met.
- Projects that meet the Round 1 Minimum Threshold only with Threshold C.5. must meet the statutory requirement that 50% of units be accessible. Minnesota Housing considers accessible units to be Type A and B units as identified in the referenced Minnesota Rules Chapter 1340, also known as the Minnesota Accessibility Code.
- If the minimum threshold is not required, then the statutory requirement pertaining to accessible units is not applicable.
- The definition of permanent physical disability is not limited to people with mobility impairment.

⁸ Specific performance requirement relief provisions are available for projects that meet the People with Disabilities selection criterion for "PWD Units." Reference Section 6.A. of the QAP for additional details. Specific performance requirements may be incorporated into the LURA and deferred loan documents recorded with the property.

NOTE: The Permanent Supportive Housing for High Priority Homeless (C.) and People with Disabilities (D.) selection criteria may not be claimed for the same units. These units cannot be layered; they must be separate and distinct.

NOTE: Projects with unit(s) that are age restricted cannot claim the People with Disabilities selection criterion (D.).

The project must submit documentation that meets all of the following conditions:

1. The applicant must submit the forms and submittals identified in the Application Checklist in the Multifamily Customer Portal.
2. The population, market need, and resource plan for the PWD units will be determined after selection in consultation with the county or tribal human services. If homeless eligibility is required, the market need must be verified and documented on the CoC Confirmation form. Minnesota Housing, at its sole discretion, will determine if there is market need.
3. The applicant agrees to pursue and continue renewal of rental assistance, operating subsidy, or service funding contracts for as long as the funding is available.

A proposal that claims this criterion and is selected will be required to comply with any due diligence/reporting requirements after selection and term of the declaration. Failure to comply could result in the loss of the award and/or allocation as well as the assessment of penalty points. The LURA and Minnesota Housing loan documents may contain performance requirements related to these permanent supportive housing units for People with Disabilities and may be recorded with the property.

SERVES LOWEST INCOME FOR LONG DURATIONS

2. Serves Lowest Income for Long Durations

Projects with existing rental assistance that has been in place for 15 years or more can only take points under Preservation (A.). Projects with new rental assistance that has been in place for less than 15 years can only take points under Rental Assistance (B.). The Serves Lowest Income selection criterion (C.) can only be claimed for units that do not have rental assistance. The definitions explained below determine which criteria the project qualifies for, and the project is only eligible for points in those criteria.

Preservation

A. Preservation (15 to 40 points)

Thresholds:

Applicants seeking Preservation must read the descriptions and then select one of the following three Thresholds:

1. ☐ Risk of Loss Due to Market Conversion
 - a. Expiration of contract/use-restrictions

- i. Existing property at risk of conversion to market rate housing within five years of application date, and conversion is not prohibited by existing financing or use restrictions;

OR

- ii. Existing HTC projects eligible to exercise their option to file for a Qualified Contract, and have not previously exercised their option; **AND**
- b. Risk of market conversion evidenced by a low physical vacancy rate (4% or lower) for market rate comparable units (comparable units to be validated by Minnesota Housing at Minnesota Housing's sole discretion); **AND**
- c. Risk of market conversion evidenced by one or more of the following:
 - i. For properties with Section 8 contracts, a Rent Comparability Study acceptable to Minnesota Housing staff and reviewers that was completed within a year of the application date that shows current rents are below comparable market rents;

OR

- ii. A market study approved by Minnesota Housing completed within a year of the application date that shows current rents are below comparable market rents and that the property has a comparable location(s), amenities, and condition to convert to market rate; **AND**

NOTE: Minnesota Housing, at its sole discretion, must agree that a market exists for a conversion to market rate housing.

2. ☐ Risk of Loss Due to Critical Physical Needs

- a. Critical physical needs identified by third party assessment to support the following conclusions:
 - i. Identified scope of critical physical needs exceeds the available reserves by at least \$5,000 per unit, as evidenced by the Year Critical Needs Model submitted with the application.

NOTE: Minnesota Housing may conduct an inspection of the project and must agree with applicant scope of work, severity levels, and cost estimates.

3. ☐ Risk of Loss Due to Ownership Capacity/Program Commitment

- a. One of the following four conditions exist:
 - i. Existing conditions created by the current owner such as bankruptcy, insolvency, default, foreclosure action, unpaid taxes and assessment, ongoing lack of compliance with lenders or terms of the Existing Federal Assistance, or self-determination by a nonprofit board are severe enough to put the property at significant risk of not remaining decent, safe, and affordable. Ownership must be transferred to an unrelated party;

OR

- ii. The property has been or will be acquired from an unrelated party within three years of the application date after being offered for sale on the open market after an opt-out notice for the HAP contract has been submitted to Minnesota Housing;

OR

- iii. The property has been or will be acquired from an unrelated party within three years of the application date as a result of a Preservation Affordable Rental Investment Fund (PARIF) Right of First Refusal being exercised;

OR

- iv. The acquisition of a property with U.S. Department of Agriculture (USDA) Rural Development (RD) rental assistance has occurred or will occur when the current or previous owner intends or intended to allow the existing USDA RD mortgage to mature and has turned down offers from USDA RD to re-amortize the mortgage. Must apply within five years of maturity date and within three years of acquisition.

NOTE: Minnesota Housing, at its sole discretion, must agree that a change in ownership is necessary for units to remain decent, safe, or affordable.

Criteria:

1. **Tier1 - Existing Federal Assistance – projects with existing project based rental assistance (15 to 40 points)**

Any housing receiving project-based rental assistance or operating subsidies under a U.S. Department of Housing and Urban Development (HUD), U.S. Department of Agriculture Rural Development (RD), Native American Housing Assistance and Self Determination Act (NAHASDA). Properties that have converted their type of federal rental assistance through the Rental Assistance Demonstration Program (RAD), Component 2 (RAD 2), and RAD for Project Rental Assistance Contracts (PRAC) are eligible. Such assistance must have been committed to the property at least 15 years prior to the year of application.

For eligible projects, fifteen (15) or more years must have passed since the award of the federal project based rental assistance.

The owner will continue renewals of the existing project-based rental assistance contract(s) for as long as the assistance is available. Except for “good cause,” the owner will not evict existing subsidized residents and must continue to renew leases for those residents.

Developments with qualified Existing Federal Assistance and which have secured additional federal rental assistance (including through a Section 8bb transfer) must count the total number of assisted units below. Such units are not eligible to be counted under Rental Assistance.

a. Existing Federally Assisted Units:

- i. ☐ 100% of the total units are federally assisted **(40 points)**

Number of Units: _____

- ii. ☐ 75.01% to 99.99% of the total units are federally assisted **(32 points)**

Number of Units: _____

- iii. ☐ 50.01% to 75% of the total units are federally assisted **(25 points)**

Number of Units: _____

- iv. ☐ 25.01% to 50% of the total units are federally assisted **(20 points)**

Number of Units: _____

- v. ☐ Fewer than 25% of the total units are federally assisted **(15 points)**

Number of Units: _____

NOTE: The Rental Assistance selection criterion cannot be claimed if the project is of a type covered under Preservation – Tier 1, Existing Federal Assistance, even if the project is not claiming preservation points because it does not meet a Risk of Loss. Rental assistance under the Rental Assistance Demonstration Program (components I or II) or the Public Housing Program are also not eligible. Any public housing repositioning that results in project-based vouchers or project-based rental assistance is also not eligible.

NOTE: The Serves Lowest Income Tenants/Rent Reduction selection criterion (2.C.) cannot be claimed for units that have new or existing rental assistance. This would include People with Disabilities – Tier 2 –811 PRA (1.D.2.), Preservation – Tier 1 and Tier 2 (2. A.1. and 2.A. 2), and Rental Assistance (2.B.).

OR

2. Tier 2 - Other Existing Federal Assistance and Critical Affordable Units – Tier 2 (15 points)

Rental housing with existing federal, state, local or intermediary funding with a current recorded deed restriction that limits rents for at least 50% of the total units to at or below the county 50% MTSP limit (or utilizes another rent limitation whose current maximum is at or below the 50% MTSP limit) without long-term project based rental assistance. This may include units funded with Low-Income Housing Tax Credits, RAD Component 1, existing public housing units, RD units without Rental Assistance, other existing federal assistance not described above, or a loan funded by federal, state, local or intermediary sources. Applicants who claim these points must agree to continue limit the rents to at or below 50% MTSP for the term of the deferred declaration or the LURA.

For eligible projects, fifteen (15) or more years have passed since the award of the existing federal assistance or the most recent HTC placed in service date or since the closing of the loan that created rent restrictions.

NOTE: The Serves Lowest Income Tenants/Rent Reduction selection criterion (2.C.) cannot be claimed for units that have new or existing rental assistance. This would include People with Disabilities – Tier 2 –811 PRA (1.D.2.), Preservation – Tier 1 and Tier 2 (2. A.1. and 2.A. 2), and Rental Assistance (2.B.).

NOTE: Preservation – Tier 2 (2.A.2) and the Serves Lowest Income Tenants/Rent Reduction selection criterion (2.C.) may not be claimed for the same units. These units cannot be layered; they must be separate and distinct.

Rental Assistance

B. Rental Assistance (6 to 26 points)

1. Priority is given to an owner who submits with the application a **project-specific, fully executed binding commitment** (i.e., binding Resolution/binding Letter of Approval from the governing body) for project-based rental assistance, which is effectively project-based by written contract or for project-based vouchers (PBVs) awarded in accordance with 24 CFR Ch. IX, Section 983.51. For the purposes of this category, project-based rental assistance is defined as a project-specific funding stream that supports the operations of the property, reduces the tenant rent burden, and provides for the tenant paid portion of rent to be no greater than 30% of household income.

Minnesota Housing, at its sole discretion, will consider rental assistance programs with alternative rent structures as proposed by the applicant, where households may pay more than 30% of their household income when the program goals align with the needs of low-income populations such as with the Moving to Work and site-based Housing Support programs. For all other types of rental assistance programs with an alternative rent structure, the applicant must submit commitment documentation that includes details regarding the rent structure, tenant paid portion of household income, program structure, goals, and population served.

- New or transferred federal rental assistance contracts that were executed within the past 15 years are eligible. This includes transfers of existing Section 8 contracts under the 8bb notice to new construction projects or existing developments that currently have no Existing Federal Assistance.
- Site-based Housing Support⁹ and awards of project-based McKinney Vento Continuum of Care funding will be considered project-based rental assistance.
- Privately funded rental assistance must demonstrate a commitment of a minimum of four years. Documentation must also contain language regarding the possibility of future renewals. Be aware that rental assistance from non-governmental organizations will not be treated the same as governmental rental assistance when determining tenant income eligibility for compliance purposes. Refer to the Scoring Guide for more information.
- A current request for Minnesota Housing rental assistance is not eligible to claim this category. A past award of existing rental assistance will be counted toward meeting the required percentages.

For projects that agree to set aside units and have the required binding commitment for the associated percentage of units with project-based rental assistance units as follows. Select one option from a-f. In addition, by selecting an option, the project agrees to continue renewals of the existing project-based rental assistance contract(s) for a **minimum of 15 years** from the later of the last placed in service date for any building in the property or loan closing. The applicant agrees that

⁹ Formerly known as Group Residential Housing.
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rents will remain affordable at the county 50% MTSP income limit for a 15-year period if the rental assistance is not available for the full period¹⁰.

- a. ☐ 100% of the total units will have project-based rental assistance **(19 points)**
Number of Units: _____
- b. ☐ 51.1% to 99.9% of the total units **(16 points)**
Number of Units: _____
- c. ☐ 20.1% to 51% of the total units **(13 points)**
Number of Units: _____
- d. ☐ 10.1% to 20% of the total units, but no fewer than four units **(10 points)**
Number of Units: _____
- e. ☐ 5% to 10% of the total units, but no fewer than four units **(7 points)**
Number of Units: _____
- f. ☐ Fewer than 5% of the total units, but no fewer than four units **(6 points)**
Number of Units: _____

Further Restricting Rental Assistance

2. Further Restricting Rental Assistance

Projects that are eligible under 2.B.1. a-f above and have rental assistance (as described above) that agree to further restrict units to households whose incomes do not exceed the county 30% MTSP income limit for a 10-year period¹¹. Select one:

- a. ☐ 75.1% to 100% of the total units **(7 points)**
Number of Units: _____
- b. ☐ 50.1% to 75% % of the total units **(6 points)**
Number of Units: _____
- c. ☐ 25.1% to 50% of the total units **(5 points)**
Number of Units: _____
- d. ☐ 15.1% to 25% of the total units **(4 points)**
Number of Units: _____
- e. ☐ 5% to 15% of the total units, but no fewer than four units **(3 points)**
Number of Units: _____

¹⁰ Specific performance requirement relief provisions are available for projects claiming the Rental Assistance selection criterion for "RA Units." Reference Chapter 6.A. of the QAP for additional details. Specific performance requirements may be incorporated into the LURA and deferred loan documents recorded with the property.

¹¹ Specific performance requirement relief provisions are available for projects claiming the Rental Assistance selection criterion for Further Restricted Rental Assisted Units ("FRRA Units"). Reference Chapter 6.A. of the QAP for additional details. Specific performance requirements may be incorporated into the LURA and deferred loan documents recorded with the property.

NOTE: The Rental Assistance selection criterion cannot be claimed if the project is of a type covered under Preservation - Tier 1 criterion Existing Federal Assistance (2.A.1), even if the project is not claiming preservation points because it does not meet a Risk of Loss. Rental assistance under the Rental Assistance Demonstration Program (Components I or II) or the Public Housing Program are also not eligible. Any public housing repositioning that results in project-based vouchers or project-based rental assistance is also not eligible.

NOTE: The Serves Lowest Income Tenants/Rent Reduction selection criterion (2.C.) cannot be claimed for units that qualify as units that have new or existing rental assistance. This would include People with Disabilities – Tier 2 –811 PRA (1.D.2.), Preservation – Tier 1 – Existing Federal Assistance (2.A.1.), and Rental Assistance (2. B.).

To claim the criterion, the applicant must comply with all program requirements for the assistance at application, including maintaining rents within the appropriate payment standard for the project area in which the project is located for the full compliance and extended use period of the HTC.

Rent for assisted units must be at or below Fair Market Rents (or the appropriate payment standard for the project area). Eligibility and agreeing to a minimum number of assisted units does not release owners from their obligations under the Minnesota Human Rights Act and Section 42 prohibiting refusal to lease to the holder of a voucher of eligibility under Section 8 of the United States Housing Act of 1937 because of the status of the prospective tenant as such a holder.

Serves Lowest Income Tenants/Rent Reduction

C. Serves Lowest Income Tenants/Rent Reduction (8 to 20 points)

1. The project agrees to restrict the rents for a percentage of the units in the project. Eligible units **cannot** have project-based rental assistance and the rents must be based on the gross rent level, including utilities. Rents must be affordable to households whose incomes do not exceed the county 30 % MTSP or 50% MTSP income limit as published by HUD. MTSP rent limits are available on Minnesota Housing's website.

The applicant agrees to maintain the deeper rent structuring for which selection points are requested for the term of the LURA or deferred declaration.

This selection will restrict rents only (tenant incomes will not be restricted to the county 50% MTSP income limit by claiming this selection criterion).

- a. ☐ 100% of the total units will restrict rents at or below the county 50% MTSP rent limit **(13 points)**

Number of Units: _____

- b. ☐ At least 50% of the total units will restrict rents at or below the county 50% MTSP rent limit **(8 points)**

Number of Units: _____

- c. ☐ Projects that are eligible for 1.a. or 1.b. above and agree to further restrict units to the county 30% MTSP rent limit:
- i. ☐ 30% to 40% of the total units **(7 points)**
Number of Units: _____
 - ii. ☐ 20% to 29.99% of the total units **(6 points)**
Number of Units: _____
 - iii. ☐ 10% to 19.99% of the total units **(5 points)**
Number of Units: _____
 - iv. ☐ 5% to 9.99% of the total units **(4 points)**
Number of Units: _____

NOTE: The Serves Lowest Income Tenants/Rent Reduction (2.C.) selection criterion cannot be claimed for units that qualify for units that have new or existing project-based rental assistance. This would include People with Disabilities – Tier 2 –811 PRA (1.D.2.), Preservation – Tier 1 – Existing Federal Assistance (2.A.1.), and Rental Assistance (2.B.).

The applicant must demonstrate, to the sole satisfaction of Minnesota Housing, that the property can achieve these reduced rents and remain financially feasible [IRC § 42(m)(2)]. Final determination is contingent upon financial plans demonstrating feasibility, positive cash flow on a 15-year pro forma, and gaining Minnesota Housing management approval (for management, operational expenses, and cash flow assumptions).

Long-Term Affordability

D. Long-Term Affordability (8 to 9 points)

For an HTC project, the owner agrees to extend the long-term affordability of the project by agreeing to extend the term of the LURA beyond 30 years by choosing an option below. The owner also agrees that the Qualified Contract provisions of IRC §§ 42(h)(6)(E)(i)(II) and 42(h)(6)(F) (which provision would permit the owner to terminate the restrictions under this agreement at the end of the compliance period in the event Minnesota Housing does not present the owner with a Qualified Contract for the acquisition of the project) do not apply to the project for the term of the LURA.

For a deferred loan project, the owner agrees to extend the term of the Declaration beyond 30 years.

Select one:

- a. ☐ The HTC project will extend the term of the LURA and waive the right to a Qualified Contract for a minimum of 50 years and/or the deferred loan project will extend the term of the deferred loan Declaration to 50 years **(9 points)**
- b. ☐ The HTC project will extend the term of the LURA and waive the right to a Qualified Contract for a minimum of 40 years and/or the deferred loan project will extend the term of the deferred loan Declaration to 40 years **(8 points)**

INCREASING GEOGRAPHIC CHOICE

3. Increasing Geographic Choice

Need for More Affordable Housing Options

A. Need for More Affordable Housing Options (8 to 10 points)

1. Projects located in communities with a need for more affordable housing options because either there is a low share of affordable rental housing compared to all housing options in a community or a large share of renters are cost burdened by their rent. Select one:
 - a. ☐ **Tier 1 Tracts or Cities, and Tribal Reservations:** Those in the 80th percentile or higher in the highest share of cost burdened renters or in the lowest share of affordable rental housing relative to the community type. Tribal reservations are also considered Tier 1 for having a need for more affordable housing options **(10 points)**
 - b. ☐ **Tier 2 Tracts or Cities:** Those in the 50th to 79th percentile in the highest share of cost burdened renters or in the lowest share of affordable housing relative to the community type **(8 points)**

Workforce Housing Communities

B. Workforce Housing Communities (3 to 6 points)

1. Projects located in or near a city or township needing workforce housing (communities having a large number of jobs or job growth, individual employer growth, or having a large share of their workforce commuting long distances, as outlined in the Workforce Housing Communities Methodology in the Methodology Guide). Select one:
 - a. ☐ The proposed housing is in a Top Job Center or Net Five Year Job Growth Community **(6 points)**
 - b. ☐ The proposed housing is in an Individual Employer Growth Community where an individual employer has added at least 100 net jobs (for permanent employees of the company) during the previous five years, as evidenced by documentation signed by an authorized representative of the company, subject to validation by Minnesota Housing **(6 points)**
 - c. ☐ The proposed housing is in a Long Commute Community **(3 points)**

In the Metropolitan Area, project locations must be within five miles of a workforce housing city or township. In Greater Minnesota, project locations must be within ten miles of a workforce housing city or township.

Transit and Walkability

C. Transit and Walkability (1 to 9 points)

Metropolitan Area

1. For projects in the **Metropolitan Area**, indicate if the project is located in a community with transportation and access to transit.
 - a. Access to Transit: To claim access to transit in the Metropolitan Area, a project must be (Select one):
 - i. ☐ Located within one-half mile of a planned or existing Light Rail Transit (LRT), Bus Rapid Transit (BRT), commuter rail station, or a Metro Transit Hi-Frequency Network transit stop. Planned stations include those eligible for Livable Communities Demonstration Account (LCDA) Transit Oriented Development (TOD) Grants (<https://metro council.org/Communities/Services/Livable-Communities-Grants/LCA/2020-LCA-TOD-application-guide.aspx>), but not including express bus stations eligible for Metropolitan Council Livable Communities Demonstration Account (LCDA) Transit Oriented Development (TOD) Grants **(7 points)**
 - ii. ☐ Located within one-quarter mile of a high service public transportation fixed route stop defined as those with service from 6 a.m. to 7 p.m. and has a frequency of approximately every half hour during that time or located within one-half mile of an express bus route stop or located within one-half mile of a park and ride lot **(4 points)**
 - iii. ☐ Served by demand response/dial-a-ride with prior day notice. This excludes Metro Transit's Transit Link Service. Transit service must be available daily, Monday through Friday, for a minimum of 8 hours per day **(2 points)**
 - b. Walkability: To claim walkability in Minneapolis and Saint Paul, a project must be (Select one):
 - i. ☐ Located in an area with a Walk Score of 80 or more according to www.walkscore.com **(2 points)**
 - ii. ☐ Located in an area with a Walk Score between 60 and 79 according to www.walkscore.com **(1 point)**
 - c. Walkability: To claim walkability in suburban communities, a project must be (Select one):
 - i. ☐ Located in an area with a Walk Score of 60 or more according to www.walkscore.com **(2 points)**
 - ii. ☐ Located in an area with a Walk Score between 50 and 59 according to www.walkscore.com **(1 point)**

If applicants would like to request revisions of a location's Walk Score, they should email Walk Score directly with details of the request to: mhfa-request@walkscore.com. Walk Score staff will review the request and make any necessary adjustments to scoring with 45 business days. If an address cannot be found in the Walk Score tool, use the closest intersection within one-quarter mile of the proposed location.

Greater Minnesota Urbanized Area

2. For projects in **Greater Minnesota**, choose from **urbanized areas** and **rural and small urban areas**. Urbanized areas, according to the U.S. Census, are places with populations greater than 50,000 and are defined by the Minnesota Department of Transportation (MnDOT) (Greater Minnesota Transit Investment Plan: <http://minnesotago.org/index.php?cid=435>) as areas in and around Duluth, East Grand Forks, La Crescent, Rochester, Moorhead, Mankato, and St. Cloud. Rural and small urban areas are places with populations fewer than 50,000.

a. **Urbanized Areas** (population greater than 50,000):

- i. Access to Transit: To claim access to transit, a project in a Greater Minnesota urbanized area must be (Select one; refer to the Transit and Walkability section to determine points):

1. ☐ Located within one-quarter mile of a planned or existing public transportation fixed route stop. For a planned transit stop to be eligible, applicants must provide detailed location and service information, including time and frequency of service, along with evidence of service availability from the transit authority providing service. The planned stop of route must be available daily, Monday through Friday, and provide service every 60 minutes for a minimum of 10 hours per day. **(7 points)**
2. ☐ Located between one-quarter mile and one-half mile of a planned or existing public transportation fixed route stop. For a planned transit stop to be eligible, applicants must provide detailed location and service information, including time and frequency of service, along with evidence of service availability from the transit authority providing service. The planned stop of route must be available daily, Monday through Friday, and provide service every 60 minutes for a minimum of 10 hours per day.

OR

Located less than one-half mile from an express bus route stop or park-and-ride lot. **(4 points)**

- ii. Walkability: To claim walkability, a project in a Greater Minnesota urbanized area must be (Select one):

1. ☐ Located in an area with a Walk Score of 70 or more according to www.walkscore.com **(2 points)**
2. ☐ Located in an area with a Walk Score between 50 and 69 according to www.walkscore.com **(1 point)**

Greater Minnesota Rural and Small Urban Areas

b. **Rural and Small Urban Areas** (population fewer than 50,000)

For rural and small urban areas, applicants may claim Location Efficiency by having access to route deviation service or demand response/dial-a-ride, and walkability. Route deviation service is different from fixed route transit in that the vehicle may leave its predetermined route upon request by passengers to be picked up or returned to destinations near the route, after which the vehicle returns to the predetermined route. Passengers may call in

advance for route deviations similar to that of demand response/dial-a-ride or access the service at designated route stops without advance notice. Demand response usually involves curb-to-curb or door-to-door service with trips scheduled in advance (also known as “Dial-A-Ride”).

- i. Access to Transit: To claim access to transit, a project in a Greater Minnesota rural and small urban area must be (Select one):
 1. ☐ Within one-half mile of a designated transit stop **OR** served by demand response/dial-a-ride **OR** within one-half mile of a commuter rail station, and is available daily, Monday through Friday, providing same day service. Commuter rail stations include the Elk River and Big Lake Stations serviced by Metro Transit’s Northstar Commuter Rail. **(7 points)**
 2. ☐ Served by demand response/dial-a-ride with prior day or greater notice needed and is available daily, Monday through Friday **(4 points)**
- ii. Walkability: To claim walkability, a project in a Greater Minnesota rural and small urban area must be (Select one):
 1. ☐ Located in an area with a Walk Score of 50 or more according to www.walkscore.com **(2 points)**
 2. ☐ Located in an area with a Walk Score between 30 and 49 according to www.walkscore.com **(1 point)**

SUPPORTING COMMUNITY AND ECONOMIC DEVELOPMENT

4. Supporting Community and Economic Development

Community Development Initiative

A. Community Development Initiative (3 points)

1. ☐ The project contributes to the active implementation of a Community Development Initiative to address locally identified needs and priorities, with active engagement by local stakeholders. The initiative can be created by, and involve engagement from, a wide variety of public and private local community development partners such as cities, counties, employers, private foundations, public housing authorities, or other community stakeholders. The plan must contain more components than the project itself. Documentation must be provided that addresses four requirements of the Community Development Initiative:
 - a. Targeted Geographic Area and Map
 - b. Current implementation plan with goals or outcomes specific to the need identified by the initiative
 - c. Affordable housing as a key strategy of the initiative
 - d. A list of stakeholders, including their role in active implementation of the initiative

If a project is located in a Qualified Census Tract (QCT), in order to be eligible for these points, the application must provide additional evidence that demonstrates a strategy for obtaining commitments of public and/or private investment in non-housing efforts to demonstrate that the project contributes a concerted community revitalization plan.

Applicants must complete the Community Initiative Narrative and submit documentation demonstrating how the initiative meets the requirements outlined below. Documents can include plans, charters, or other evidence demonstrating active implementation of the Community Development Initiative. A full copy of all referenced plans or initiatives must be submitted.

Table 1: Project Requirements

REQUIRED	REQUIRED DOCUMENTATION	DESCRIPTION OF REQUIREMENT
a. Targeted Geographic Area and Map	Yes	<p>A Targeted Geographic Area and map of the area.</p> <p>The Targeted Geographic Area boundaries must be larger than the proposed rental project site, yet within a measurable impact area. For larger geographic areas, the Targeted Area must be small enough that one municipality or county (or a small conglomerate of municipalities or counties) can exercise jurisdiction over it.</p>

REQUIRED	REQUIRED DOCUMENTATION	DESCRIPTION OF REQUIREMENT
b. Current implementation plan with goals or outcomes specific to the need identified by the initiative	Yes	Include milestones or steps of the plan that have been: <ol style="list-style-type: none"> 1. Completed 2. Underway 3. Planned
c. Affordable housing as a key strategy	Yes	Affordable housing is identified as a key strategy of the initiative.
d. Stakeholder list and role	Yes	Provide a list of local stakeholders involved and a description of their role in the active implementation of the initiative.

REQUIRED	REQUIRED DOCUMENTATION	DESCRIPTION OF REQUIREMENT
ADDITIONAL REQUIREMENTS FOR PROJECTS IN A QCT		
a. Public or Private Investment (non-housing)	Required if the project is in a QCT	Demonstrated strategy for obtaining commitments of public or private investment (or both) in non-housing infrastructure, amenities, or services that could include, but are not limited to: <ul style="list-style-type: none"> • Commercial/retail development • Economic development • Education-related initiative/ development • Environmental clean-up • Public works/infrastructure • Parks, green space, and recreation • Transit-oriented development or transit initiatives

Equitable Development

B. Equitable Development (3 points)

1. ☐ To receive Equitable Development points, there must be evidence that the project attempts to address the needs of a Community Most Impacted (CMI) by housing disparities and that a Qualified Stakeholder Group, with meaningful participation from that community, has a significant role in the project proposal as defined below. Occupancy restrictions or services provided as a result of the selection criteria are excluded.

Applicants must complete the Equitable Development Narrative and submit documentation demonstrating how the initiative meets the requirements outlined below into the Multifamily Customer Portal. A full copy of all referenced data, reports and information must be uploaded into

the Multifamily Customer Portal. Links to other websites will not be accepted in lieu of uploading the supporting documentation.

A Qualified Stakeholder Group:

- Is not required to be a registered nonprofit organization and could consist of a group of community members, advocates, people with lived experiences, etc. The group must demonstrate meaningful and inclusive representation and participation of a CMI.
- Must be an independent body separate and apart from the proposed project owner, sponsor, developer, development team, service provider and management agent of record for the project. The developer may initiate or convene a Qualified Stakeholder Group, but the participants and opinions of the group must be independent of the development team organizations.
- Must include at least three participants who belong to the CMI the project is proposing to serve.
- Examples of a Qualified Stakeholder Group: A local nonprofit organization that serves the needs of indigenous individuals and families
- A neighborhood organization concerned about healthcare access and inequities
- A parent group formed to influence a youth-centered development
- A group of individuals with lived experience of homelessness informing the service model of a supportive housing development

To be eligible for Equitable Development, submit documentation into the Multifamily Customer Portal that meets *all* the following threshold criteria:

1. Threshold Criteria:

a. Housing Disparity Addressed by the project.

- i. Identity which CMI(s) is/are this project proposal focused on serving. If the project is focused on serving multiple populations, select the CMI(s) participating in the Qualified Stakeholder Group that has a significant role in the proposal.
 - a. Lowest Income (e.g., $\leq 30\%$ of MTSP)
 - b. People of Color
 - c. Indigenous People
 - d. LGBTQ+ People
 - e. People Experiencing Homelessness
 - f. People with Disabilities
 - g. Immigrants
 - h. Large Families
 - i. Seniors
 - j. Families with Children

- b. Meaningful participation of Communities Most Impacted: A Qualified Stakeholder Group must have meaningful participation of the CMI that is the focus of the project proposal as documented in the narrative.
- i. Describe the Qualified Stakeholder Group's mission, and purpose in elevating the voices of the identified CMI.
 - ii. Identify and describe what leadership and/or advisory roles people belonging to the identified CMI have in the Qualified Stakeholder Group, including one or more of the following:
 - a. A paid leadership position; list position (if applicable)
 - b. A member of the board (if applicable)
 - c. A paid staff position (if applicable)
 - d. A member role, such as serving on an advisory committee
 - e. Other meaningful role, such as a volunteer (describe)
 - iii. Provide a list of the Qualified Stakeholder Group's previous activities related to the identified CMI and community development. If there have been no previous activities, describe who formed the Qualified Stakeholder Group and why.
- c. Meaningful Engagement with the identified CMI through the Qualified Stakeholder Group: The development team must evidence that the Qualified Stakeholder Group and specifically the CMI participants have been meaningfully engaged in the project concept by conducting, at minimum, two meetings with the group prior to submission of the current application. Documentation must be provided to evidence engagement and may include meeting minutes, notes, survey results, etc.
- NOTE:** Any in-process engagement with the Qualified Stakeholder Group must include a detailed timeline for work done to-date, next steps, and future completion.
- d. Significant involvement of the Qualified Stakeholder Group: The developer partnered with the Qualified Stakeholder Group and the identified CMI to develop the project proposal. Identify and submit a narrative explaining how the Qualified Stakeholder Group was involved in the development, the specific input they provided, and how the project addresses or responds to that input. These must be in addition to any mandatory minimum requirements of the QAP, and in addition to the minimum requirements for which points are claimed in other selection criteria, such as Serves Lowest Income Tenants and/or Large Families. Applicants may select more than one of the following:
- i. Design
 - ii. Services
 - iii. Community Benefits: An agreement, between the developer and local community, to provide a benefit as identified by Community(ies) Most Impacted. (i.e., projects that support paying a competitive wage, employing union workers and/or individuals from the neighborhood, or participating in a Worker-Driven Social Responsibility compliance and monitoring system, community services, training, shared green space, etc.)
 - iv. Other (describe in the narrative)

- e. Provide a signed letter from the Qualified Stakeholder Group. The letter must be signed by group participants who are willing to sign the document.

The letter must address each of the following questions:

- i. How has the developer engaged with the Qualified Stakeholder Group and the identified Communities Most Impacted to create a project responsive to the vision of the group and needs of the CMI?
- ii. How will this project help in fulfilling a need in your community?
- iii. How often did the Qualified Stakeholder Group meet with the developer and what were those meetings like?
- iv. How has the project changed in response to the input from the Qualified Stakeholder Group?
- v. If the development is selected, what are your expectations for the Qualified Stakeholder Group's continued involvement in the project?

Rural/Tribal

C. Rural/Tribal (6 points)

1. Projects located in Rural/Tribal Designated Areas outside of the Metropolitan Area as defined by the 2024-2025 QAP and urbanized areas in Greater Minnesota. Urbanized areas in Greater Minnesota are areas with population over 50,000. They include Duluth, East Grand Forks, La Crescent, Mankato, Moorhead, Rochester, and St. Cloud. Select one:
 - a. ☐ Tier 1: The project is located in a Rural/Tribal Designated Area that is outside of the Metropolitan Area and has a population less than 5,000. **(6 points)**
 - b. ☐ Tier 2: The project is located in a Rural/Tribal Designated Area outside of the Metropolitan Area and has a population at or greater than 5,000. **(4 points)**

Qualified Census Tracts/Community Revitalization, Tribal Equivalent Areas, and Opportunity Zones

D. Qualified Census Tracts (QCT)/Community Revitalization, Tribal Equivalent Areas, and Opportunity Zones (3 points)

1. ☐ The proposed housing is located in a QCT/Community Revitalization Area, Tribal Equivalent Area, or Opportunity Zone. **(3 points)**

Projects located in a Tribal Equivalent Area or Opportunity Zone are eligible for the criteria solely based upon geographic location. To be eligible as a QCT/Community Revitalization component, the project must be in a Qualified Census Tract (refer to Qualified Census Tract – Reference Materials Index on the Minnesota Housing website) **and** be part of a concerted plan that provides for community revitalization consistent with the definition described in the Community Development Initiative selection criteria.

Multifamily Award History

E. Multifamily Award History (4 points)

1. ☐ Projects located in communities that have not received an award or allocation of funding or HTC from Minnesota Housing for a source of funding offered through the Multifamily Consolidated RFP/HTC Round 1, HTC Round 2, in any pipeline funding round if the funding source is available in the RFP/HTC Round 1, or for projects receiving an allocation of bonding authority from Minnesota Management and Budget (MMB) with an award of 4% Minnesota Housing HTCs in the last five years. Projects that received Low and Moderate Income Rental (LMIR)-only financing are excluded. Refer to the Multifamily Award History Methodology in the Methodology Guide for more information **(4 points)**

Black-, Indigenous-, People of Color-, and Women-owned Business Enterprises**F. Black-, Indigenous-, People of Color-, and Women-owned Business Enterprises (1 to 19 points)**

1. A Black-, Indigenous-, People of Color¹² or Women-owned Business Enterprise is a tribe or tribally-designated housing entity, tribal corporate entity, or other entity which is at least 51% owned by an individual(s) that is(are) Black, Indigenous, a Person of Color, or a woman. This includes nonprofits and governmental entities where the executive director or equivalent where the individual is Black, Indigenous, a Person of Color, or a woman. The individual must also control and manage the daily business operations. Provide documentation demonstrating that the entity meets the definition. This could include a signed and dated certification statement, qualification forms, ownership documentation, or third-party verification.
- a. Ownership/Sponsorship (Select one)
- i. ☐ The project owner/sponsor is a tribe or tribally designated housing entity, tribal corporate entity or a for-profit Black-, Indigenous-, People of Color-owned Business Enterprise **(8 points)**
 - ii. ☐ The project owner/sponsor is a for-profit Women-owned Business Enterprise **(5 points)**
 - iii. ☐ The project owner/sponsor is a nonprofit Black-, Indigenous-, People of Color-, or Women-owned Business Enterprise **(4 points)**
- b. Development Team
- The developer, general contractor, architect, service provider, or management agent is a Black-, Indigenous-, People of Color-, or Women-owned Business Enterprise. Select one.
- i. ☐ Two or more entities are a Black-, Indigenous-, People of Color-owned Business Enterprise **(7 points)**
 - ii. ☐ Two or more entities are Women-owned Business Enterprises or a combination of Black-, Indigenous-, People of Color-, or Women-owned Business Enterprise **(4 points)**

¹² Includes Native and Indigenous North and South American, Black and African-descendant, Hispanic or Latinx, Asian and Pacific Islander, and other non-white communities.

- iii. ☐ One entity is a Black, Indigenous, People of Color-owned Business Enterprise/ Women-owned Business Enterprise **(1 point)**

NOTE: Black-, Indigenous-, People of Color-, Women-owned Business Enterprises (F.1.a) and Black-, Indigenous-, People of Color-, Women-owned Business Enterprises (F.1.b) selection criteria cannot be claimed if there is an identity of interest between the Owner/Sponsor and the Developer for the same units.

c. Partnership

The project sponsor, developer, general contractor, architect, or management agent partners with a Black, Indigenous, or People of Color-owned or Women-owned Business Enterprise entity with the goal of building the entity's capacity to develop, manage, construct, design, or own affordable housing in the future.

Provide an agreement executed between the partnering entity(ies) that defines the division of specific duties and roles, ownership, profit, and cashflow projection. The agreement should explicitly state the goal of building capacity to develop, manage, construct, design, or own affordable housing in the future. Select one.

- i. The project sponsor agrees to partner with a Black, Indigenous, People of Color-owned Business Enterprise /Women-owned Business Enterprise sponsor that will have at least a 50.1% stake in all aspects of the development including, but not limited to, ownership in the General Partnership, cash flow, and voting rights **(4 points)**
- ii. The project sponsor agrees to partner with a Black, Indigenous, People of Color-owned Business Enterprise /Women-owned Business Enterprise sponsor that will have at least a 30% stake in all aspects of the development including, but not limited to, ownership in the General Partnership, cash flow, and voting rights **(2 points)**
- iii. The project developer, general contractor, architect, service provider, or management agent agrees to partner with a People of Color-owned Business Enterprise/Women-owned Business Enterprise entity to perform a defined portion of the contracted work **(1 point)**

EFFICIENT USE OF SCARCE RESOURCES AND LEVERAGE

5. Efficient Use of Scarce Resources and Leverage

Financial Readiness to Proceed/Leveraged Funds

A. Financial Readiness to Proceed/Leveraged Funds (4 to 16 points)

- Applicants who have secured funding commitments for one or more **permanent capital funding sources** at the time of application must count the source in this calculation. Funding from Minnesota Housing and Funding Partners (i.e., Greater Minnesota Housing Fund, Metropolitan Council Local Housing Incentives Account) can only be included in the calculation if funds were committed in a previous funding cycle/round.

Calculate your total using the formula below. Exclude any commitments for the amortizing first mortgage financing and any anticipated syndication proceeds from the current HTC request.

Total eligible funding secured, awarded, or committed (excluding amortizing first mortgages and any anticipated proceeds from the current HTC request. If applicable, the Tax Increment Financing (TIF) amount provided by the city can be included as a commitment).

\$_____ divided by Total Development Costs \$_____ equals Percentage of Permanent Capital Funding Sources Committed _____% (round to the nearest tenth):

- ☐ 10.51% or more of funding secured, awarded, or committed **(16 points)**
- ☐ 9.01% to 10.5% of funding secured, awarded, or committed **(14 points)**
- ☐ 7.51% to 9.0% of funding secured, awarded, or committed **(12 points)**
- ☐ 6.01% to 7.5% of funding secured, awarded, or committed **(10 points)**
- ☐ 4.51% to 6.0% of funding secured, awarded, or committed **(8 points)**
- ☐ 3.01% to 4.5% of funding secured, awarded, or committed **(6 points)**
- ☐ 1.51% to 3.0% of funding secured, awarded, or committed **(4 points)**

For scoring purposes, the documentation must be in the form of a project specific Letter of Intent, city or council resolution, letter of approval, or statement of agreement or eligibility. Commitment documentation must state the amount and be executed or approved by the lender or contributor. Commitments must contain no contingencies other than receipt of an HTC allocation or award from Minnesota Housing. Documentation containing words synonymous with “consider” or “may,” (as in “may award”) regarding the commitment will not be acceptable.

Funding commitments, or an equivalent commitment, must be maintained and cannot be eliminated or reduced.

The list below includes potential Financial Readiness/Leveraged Funding Commitments, but the list is not all inclusive:

- Syndication proceeds due to previously allocated or awarded HTCs: Syndication proceeds from HTCs allocated or awarded in a previous cycle/round may be included if verification is included in the application. Acceptable verification is a letter from the allocating agency and an executed syndicator agreement or executed Letter of Intent from the syndicator that is acceptable to Minnesota Housing. The executed Letter of Intent must be current within 15 days of submission of the application.
- Monetary grants/donations

- The portion of the amortizing first mortgage supported by payments in lieu of taxes (PILOT)
- Tax Increment Financing (TIF) and/or Property Tax Abatement: Provide satisfactory documentation that the contribution is committed to the project at the time of application. The documentation must include a resolution from the local government unit indicating its intention to provide TIF or property tax abatement assistance. The anticipated amount must be included in the resolution or a letter from the local government unit.
- Deferred loans
- Grants from nonprofit charitable organizations converted to deferred loans. An award letter from the nonprofit charitable organization contributor must be provided at the time of application verifying the contribution. Documentation must evidence that the contribution is restricted for housing development uses and the contribution must be included as a project source.
- Historic Tax Credits: In addition to the commitment documentation, at the time of application, provide written documentation of eligibility through evidence of Historic Register listing or Part 1 – Evaluation of Significance form that is certified and signed by the National Park Service (NPS), along with a syndicator/investor Letter of Intent. NPS must check a box on the form indicating that the property contributes to the significance or appears to contribute to the significance.
- Funder commitments to modify existing debt¹³, including approval of assumption of debt and extension of loan term; commitments must contain no contingencies other than receipt of an HTC allocation or award from Minnesota Housing. At the time of application, written documentation of approval from the funder clearly demonstrating that the approval is for the re-syndication/receipt of a new deferred or HTC allocation or award, justifying the amount and the terms of the contribution, must be provided.
- General Partner (GP) commitments can count as long as satisfactory documentation is provided. Commitments cannot be eliminated or reduced. Examples include:
 - GP cash and seller loans
 - Deferred developer fee: Information provided in the applicant's Multifamily workbook is satisfactory documentation and is considered a commitment. For a committed deferred developer fee that cannot be paid back within 10 years on a pro forma basis (based on the pro forma submitted with the application), approval by the syndicator/investor is required.
 - Purchase reserves: Provide satisfactory documentation to determine that the reserves are available, will be purchased with the property and a commitment that they will be used as a permanent capital source. The documentation could include a purchase agreement or financial statements, along with a commitment letter from the applicant.
 - Energy or Sales Tax Rebate: Information provided in the applicant's Multifamily workbook is satisfactory documentation and is considered a commitment.

NOTE: The Financial Readiness to Process/Leveraged Funds and Other Contributions selection criteria cannot be claimed for the same sources.

¹³ For Minnesota Housing's existing debt to count as committed, the Request for Action (RFA) process must be completed **before** the application is submitted.

Other Contributions

B. Other Contributions (2 to 10 points)

- For projects that receive **non-capital contributions**: Contributions can come from any entity, including the federal government; a local unit of government; an area employer; and/or a private philanthropic, religious, or charitable organization. Calculate your total using the formula below, and then select the appropriate option.

This calculation is based on Total Development Costs. Do not use any exclusions. Total “Other” non-capital funding contributions and sources \$ _____ divided by Total Development Costs \$ _____ equals Other Contributions (rounded to the nearest tenth):

- ☐ 10.1% and above **(10 points)**
- ☐ 8.1% to 10.0% **(8 points)**
- ☐ 6.1% to 8.0% **(6 points)**
- ☐ 3.5% to 6.0% **(4 points)**
- ☐ 1.0% to 3.4% **(2 points)**

At the time of application, written documentation from the contributor justifying the amount and the terms of the contribution must be provided and be consistent with current market comparable costs. The documentation must be in the form of a project specific Letter of Intent, city or council resolution, letter of approval, statement of agreement or eligibility, or memorandum of understanding.

For scoring purposes, the documentation must state the amount and must be executed or approved, at a minimum, by the contributor. Commitments must contain no contingencies other than receipt of a funding selection from Minnesota Housing. Documentation containing words synonymous with “consider” or “may” (as in “may award”) regarding the contribution will not be acceptable.

The list below includes potential Other Contributions, but the list is not all inclusive:

- Land donation or write-down of the project site. Documentation used to determine the as-is market value must be submitted. This could include an appraisal, assessment information, broker opinion with comparable properties, or other data deemed acceptable by Minnesota Housing.
- In-kind work and materials that benefit the project are donated at a lower or no cost value.
- Local government reduction, donation, or waiver of project specific costs, assessments, or fees (e.g. Sewer/Water Access Charge [SAC/WAC], Park Dedication Fees)
- Reservation land not subject to local property taxes. Documentation must include the amount and term (up to term of the Minnesota Housing deferred loan or LURA). Calculate net present value (NPV) by using NPV discounted by the applicable federal rate (AFR) for the term.
- Land with long-term low-cost leases: Calculate net present value (NPV) of the cumulative lease payments by using NPV discounted by applicable federal rate (AFR) for the term of the deferred loan/LURA or the term of the land lease, whichever is later. The contribution amount is determined by deducting the NPV amount and any capitalized acquisition costs from the value of the property. Documentation must include the proposed terms of the lease, including the length of lease and any

annual payments required. Documentation used to determine the market value must be submitted. This could include an appraisal, assessment information, broker opinion with comparable properties, or other data deemed acceptable by Minnesota Housing. The final land lease must be equal to or exceed the term of the LURA or the deferred loan and must be approved by Minnesota Housing prior to closing.

- Funder commitments to modify existing debt¹⁴, including debt forgiveness, forgiveness of interest payable, or reduction in interest rate (measured as amount of interest saved over the term of the loan). Commitments must contain no contingencies other than receipt of an HTC allocation or award. At the time of application, written documentation from the funder justifying the amount and the terms of the contribution must be provided.
- Tax Increment Financing (TIF) and/or Property Tax Abatement for properties that cannot support an amortizing first mortgage. Calculate the net present value (NPV) using the applicable federal rate (AFR) for the term of the TIF or Property Tax Abatement. Provide satisfactory documentation that the contribution is committed to the project at the time of application. The documentation must include a resolution from the local unit of government indicating its intention to provide TIF and/or Property Tax Abatement assistance. The anticipated amounts must be included in the resolution or a letter from the local unit of government. The documentation should include the TIF or Property Tax Abatement analysis from the local unit of government or its consultant.
- Payments in lieu of taxes (PILOT) for properties that cannot support an amortizing first mortgage: Documentation must include the amount and term (up to the term of the Minnesota Housing deferred loan or LURA). Calculate the net present value (NPV) using the applicable federal rate (AFR) for the term of the abatement (up to the term of the Minnesota Housing deferred loan or LURA).

NOTE: The Financial Readiness to Proceed/Leveraged Funds and Other Contributions selection criteria cannot be claimed for the same resources.

Intermediary Costs

C. Intermediary Costs (1 to 6 points)

1. Intermediary costs are third-party service costs related to the project development. Costs excluded from Intermediary costs include Park Dedication Fees; Surveys; Soil Borings; Payment and Performance Bond Premium; Sewer/Water Access Charge (SAC/WAC); Fixtures, Furnishing and Equipment (FFE); Hazard and Liability Insurance; and Building Permits.

This calculation is based upon the amount of intermediary costs on a sliding scale based on the percentage of Total Development Costs. For selected projects, this percentage may be enforced at the time of closing for deferred loans or at issuance of IRS Form 8609 for HTC developments. Calculate your total using the formula below.

Intermediary cost amount \$_____ divided by Total Development Costs \$_____ equals Intermediary Percentage _____% (rounded to the nearest tenth):

¹⁴ For Minnesota Housing's existing debt to count as committed, the Request for Action (RFA) process must be completed **before** the application is submitted.

- a. ☐ 0.0% to 15% **(6 points)**
- b. ☐ 15.1% to 20% **(3 points)**
- c. ☐ 20.1% to 25% **(2 points)**
- d. ☐ 25.1% to 30% **(1 point)**

BUILDING CHARACTERISTICS

6. Building Characteristics

Universal Design

A. Universal Design (3 points)

The project will incorporate Universal Design Features. A Universal Design unit is a unit that includes all Minimum Essential Universal Design Features, along with eight Optional Features for units in a new construction or adaptive re-use project, and four Optional Features for units in a rehabilitation project. Type A accessible units (as referenced in Minnesota Housing's Rental Housing Design and Construction Standards) also meet the definition of a Universal Design Unit. Select one:

- a. ☐ An elevator building with 100% of the assisted units meeting the definition of a Universal Design Unit **(3 points)**

Number of units: _____

OR

- b. ☐ A non-elevator building with at least 10% of the assisted units meeting the definition of a Universal Design Unit **(3 points)**

Number of units: _____

A list of the required Minimum Essential Universal Design and Optional Features can be found in the Universal Design Worksheet.

Smoke Free Buildings

B. Smoke Free Buildings (1 point)

- 1. ☐ The project will institute and maintain a written policy prohibiting smoking in all units and all common areas within the building(s) of the project. The written policy, submitted after selection during the due diligence process, must include procedures regarding transitioning to smoke free for existing residents and establishment of smoking areas outside of units and common areas, if applicable. Consequences for violating the smoke free policy are determined by the owner but must be included in the written policy.

The project must include a non-smoking clause in the lease for every household. Projects awarded a point in this scoring criteria may be required to maintain the smoke free policy for the term of the LURA **(1 point)**

Enhanced Sustainability

C. Enhanced Sustainability (1 to 6 points)

The project will incorporate additional sustainability criteria into its design. **The applicant must complete the “How Will Criteria Be Implemented” column within the applicable year’s Multifamily Intended Methods Worksheet and clearly explain how each selected Optional Criteria point and alternative building performance pathway (Tier 3 and Tier 4) will be implemented.** The selected Optional Criteria point total on the Multifamily Intended Methods Worksheet must reconcile with the minimum number of Optional Criteria points required for the applicable tier, if claiming Tier 1 or Tier 2 points.

Applicants can select Tier 1, Tier 2, Tier 3, Tier 4; or a combination of Tiers 1 and 3, Tiers 2 and 3, Tiers 1 and 4, or Tiers 2 and 4; for a maximum of 6 points. Please note: All buildings in the project with residential units, regardless, if claiming or not claiming point(s) for enhanced sustainability, must be certified through the ENERGY STAR Residential New Construction Program using ENERGY STAR Multifamily New Construction (MFNC), ENERGY STAR Manufactured Homes and/or ENERGY STAR Certified Homes as relevant. Refer to applicable MN Overlay for additional information regarding baseline requirements. Actual enrollment of project with Enterprise Green Communities Criteria (EGCC) is not required for any selected Tier or combination of Tiers.

1. ☐ **Tier 1:** The project will include at least two times the minimum number of Optional Criteria points, in addition to the Required Mandatory Criteria, as outlined within the applicable year’s Minnesota Overlay to Enterprise Green Communities Criteria (EGCC) and as claimed in the Multifamily Intended Methods Worksheet **(1 point)**
2. ☐ **Tier 2:** The project will include at least three times the minimum number of Optional Criteria points, in addition to the Required Mandatory Criteria, as outlined within the applicable year’s Minnesota Overlay to EGCC and as claimed in the Multifamily Intended Methods Worksheet **(2 points)**
3. ☐ **Tier 3:** The project will conform to at least one of the following alternative building performance pathways as claimed in the Multifamily Intended Methods Worksheet **(3 points)**
 - a. Pathway 1¹⁵ (applicable to new construction and rehabilitation (rehab) projects): The project meets Minnesota B3 Sustainable Building 2030 (SB 2030) Energy Standard
 - b. Pathway 2¹⁶ (applicable to new construction projects only): Certify the project with the Department of Energy (DOE) Zero Energy Ready Home (ZERH) program
 - c. Pathway 3 (applicable to rehabilitation (rehab) projects only): The project meets the 2020EGCC – Criterion 5.1b Building Performance Standard

¹⁵ Follow Minnesota B3 Sustainable Building 2030 (SB 2030) Energy Standard. Compliance with SB 2030 Standard is achieved by a combination of on-site renewable energy generation and energy efficiency. Projects meeting SB 2030 Standard are evaluated for compliance during design, during construction, and for a period of 10 years of occupancy. Compliance will be monitored through the B3-MSBG Tracking Tool. All buildings with residential units in the project must be certified through the ENERGY STAR Residential New Construction Program. Refer to applicable MN Overlay for additional information regarding baseline requirements.

¹⁶ Follow 2020 EGCC – Criterion 5.2b Moving to Zero Energy: Near Zero Certification.
2024-2025 Self-Scoring Worksheet
Housing Tax Credit and Deferred Projects

To receive points for Pathway 3, the project must follow the Performance Pathway as described in the applicable year's Minnesota Overlay to EGCC – Criterion 5.1b by providing an Energy Rater Index (ERI) Pathway by achieving one of the following Home Energy Rating System (HERS) Index thresholds:

- i. A HERS Index score of 80 or less for properties built in or after 1980
- ii. A HERS Index score of 100 or less for properties built before 1980
- iii. A post-rehab HERS Index score at least 15% less than the pre-rehab HERS Index score

4. ☐ **Tier 4:** The project will be certified by one of the following alternative building performance pathways as claimed in the Multifamily Intended Methods Worksheet **(4 points):**
- a. Passive House Institute (PHI) Classic
 - b. Passive House Institute United States (PHIUS)
 - c. One of the following 2020 Enterprise Green Communities Criteria, Criterion 5.4 Achieving Zero Energy, Option 2 programs:
 - i. PHIUS + Source Zero
 - ii. PHI Plus
 - iii. PHI Premium
 - iv. International Living Future Institute's Zero Energy Petal
 - v. Zero Carbon Petal
 - vi. Living Building Challenge

UNACCEPTABLE PRACTICES

7. Unacceptable Practices (-1 to -35 points)

Minnesota Housing may impose penalty points for unacceptable practices.

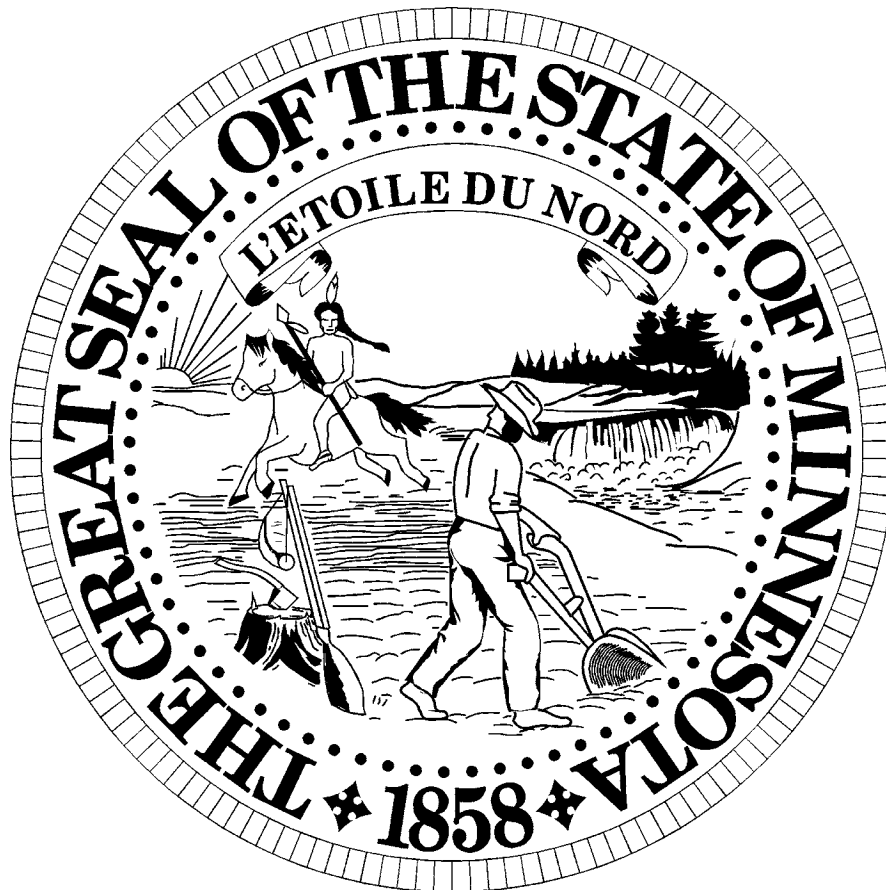
TOTAL POINTS

TOTAL DEVELOPER CLAIMED POINTS: _____

TOTAL MINNESOTA HOUSING AWARDED POINTS: _____

Minnesota State Register

Published every Monday (Tuesday when Monday is a holiday)



**Proposed, Adopted, Emergency, Expedited, Withdrawn, Vetoed Rules;
Executive Orders; Appointments; Commissioners' Orders; Revenue Notices;
Official Notices; State Grants & Loans; State Contracts; Non-State Public Bids,
Contracts and Grants**

**Tuesday 17 January 2023
Volume 47, Number 29
Pages 689 - 704**

Minnesota State Register

Judicial Notice Shall Be Taken of Material Published in the Minnesota State Register

The Minnesota State Register is the official publication of the State of Minnesota's Executive Branch of government, published weekly to fulfill the legislative mandate set forth in Minnesota Statutes, Chapter 14, and Minnesota Rules, Chapter 1400. It contains:

- Proposed Rules
- Adopted Rules
- Exempt Rules
- Expedited Rules
- Withdrawn Rules
- Executive Orders of the Governor
- Appointments
- Proclamations
- Vetoed Rules
- Commissioners' Orders
- Revenue Notices
- Official Notices
- State Grants and Loans
- Contracts for Professional, Technical and Consulting Services
- Non-State Public Bids, Contracts and Grants

Printing Schedule and Submission Deadlines

Vol. 47 Issue Number	Publish Date	Deadline for: all Short Rules, Executive and Commissioner's Orders, Revenue and Official Notices, State Grants, Professional-Technical- Consulting Contracts, Non-State Bids and Public Contracts	Deadline for LONG, Complicated Rules (contact the editor to negotiate a deadline)
#30	Monday 23 January	Noon Tuesday 17 January	Noon Thursday 12 January
#31	Monday 30 January	Noon Tuesday 24 January	Noon Thursday 19 January
#32	Monday 6 February	Noon Tuesday 31 January	Noon Thursday 26 January
#33	Monday 13 February	Noon Tuesday 7 February	Noon Thursday 2 February

PUBLISHING NOTICES: We need to receive your submission ELECTRONICALLY in Microsoft WORD format. Submit ONE COPY of your notice via e-mail to: sean.plemmons@state.mn.us. State agency submissions must include a "State Register Printing Order" form, and, with contracts, a "Contract Certification" form. Non-State Agencies should submit ELECTRONICALLY in Microsoft WORD, with a letter on your letterhead stationery requesting publication and date to be published. Costs are \$13.50 per tenth of a page (columns are seven inches wide). One typewritten, double-spaced page = 6/10s of a page in the State Register, or \$81. About 1.5 pages typed, double-spaced, on 8-1/2"x11" paper = one typeset page in the State Register. Contact editor with questions (651) 201-3204, or e-mail: sean.plemmons@state.mn.us.

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- Minnesota State Register: Online subscription – \$180, includes links, index, special section "CONTRACTS & GRANTS," with Sidebar Table of Contents, Early View after 4:00 pm Friday (instead of waiting for early Monday), and it's sent to you via E-mail.
- Single issues are available electronically via PDF for free.
- "Affidavit of Publication" includes a notarized "Affidavit" and a copy of the issue: \$15.00.

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USPS Publication Number: 326-630 (ISSN: 0146-7751)

THE MINNESOTA STATE REGISTER IS PUBLISHED by the Communications Division, Department of Administration, State of Minnesota, pursuant to Minnesota Statutes § 14.46 and is available on-line at: <https://mn.gov/admin/bookstore/register.jsp>

Minnesota Legislative Information

Senate Public Information Office
(651) 296-0504

State Capitol, Room 231, St. Paul, MN 55155
<https://www.senate.mn/>

Minnesota State Court System

Court Information Office (651) 296-6043
MN Judicial Center, Rm. 135,
25 Rev. Dr. Martin Luther King Jr Blvd., St. Paul, MN 55155
<http://www.mncourts.gov>

House Public Information Services
(651) 296-2146

State Office Building, Room 175
100 Rev. Dr. Martin Luther King Jr Blvd., St. Paul, MN 55155
<https://www.house.leg.state.mn.us/hinfo/hinfo.asp>

Federal Register

Office of the Federal Register (202) 512-1530; or (888) 293-6498
U.S. Government Printing Office – Fax: (202) 512-1262
<https://www.federalregister.gov/>

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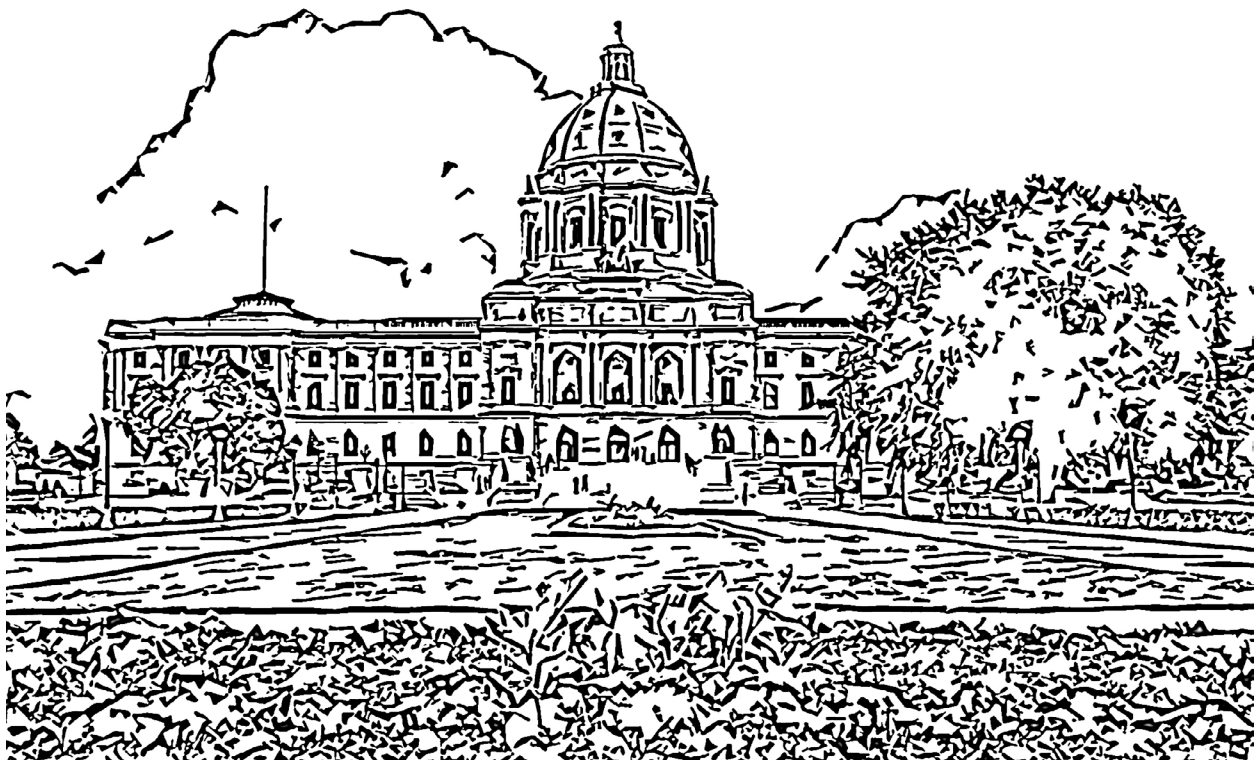
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Minnesota Rules: Amendments and Additions

NOTICE: How to Follow State Agency Rulemaking in the State Register

The State Register is the official source, and only complete listing, for all state agency rulemaking in its various stages. State agencies are required to publish notice of their rulemaking action in the State Register. Published every Monday, the State Register makes it easy to follow and participate in the important rulemaking process. Approximately 80 state agencies have the authority to issue rules. Each agency is assigned specific Minnesota Rule chapter numbers. Every odd-numbered year the Minnesota Rules are published. Supplements are published to update this set of rules. Generally speaking, proposed and adopted exempt rules do not appear in this set because of their short-term nature, but are published in the State Register.

An agency must first solicit Comments on Planned Rules or Comments on Planned Rule Amendments from the public on the subject matter of a possible rulemaking proposal under active consideration within the agency (Minnesota Statutes §§ 14.101). It does this by publishing a notice in the State Register at least 60 days before publication of a notice to adopt or a notice of hearing, or within 60 days of the effective date of any new statutory grant of required rulemaking.

When rules are first drafted, state agencies publish them as Proposed Rules, along with a notice of hearing, or a notice of intent to adopt rules without a hearing in the case of noncontroversial rules. This notice asks for comment on the rules as proposed. Proposed emergency rules, and withdrawn proposed rules, are also published in the State Register. After proposed rules have gone through the comment period, and have been rewritten into their final form, they again appear in the State Register as Adopted Rules. These final adopted rules are not printed in their entirety, but only the changes made since their publication as Proposed Rules. To see the full rule, as adopted and in effect, a person simply needs two issues of the State Register, the issue the rule appeared in as proposed, and later as adopted.

The State Register features partial and cumulative listings of rules in this section on the following schedule: issues #1-26 inclusive (issue #26 cumulative for issues #1-26); issues #27-52 inclusive (issue #52, cumulative for issues #27-52 or #53 in some years). A subject matter index is updated weekly and is available upon request from the editor. For copies or subscriptions to the State Register, contact the editor at 651-201-3204 or email at sean.plemmons@state.mn.us

Volume 47 - Minnesota Rules

(Rules Appearing in Vol. 47 Issues #1-26 are
in Vol. 47, #26 - Tuesday 27 December 2022)

Volume 47, #29

Tuesday 3 January 2023 - Tuesday 17 January

Official Notices

Pursuant to *Minnesota Statutes* §§ 14.101, an agency must first solicit comments from the public on the subject matter of a possible rulemaking proposal under active consideration within the agency by publishing a notice in the *State Register* at least 60 days before publication of a notice to adopt or a notice of hearing, and within 60 days of the effective date of any new statutory grant of required rulemaking.

The *State Register* also publishes other official notices of state agencies and non-state agencies, including notices of meetings and matters of public interest.

Minnesota Department of Agriculture (MDA)

Notice of Comment Period for the Proposed Emerald Ash Borer Quarantine of Watonwan County

The Minnesota Department of Agriculture (MDA) is accepting comments on the current state emergency quarantine for emerald ash borer, *Agrilus planipennis* (Fairemaire), in Watonwan County and the proposed state formal quarantine to be implemented February 21, 2023.

Oral and written comments regarding the proposed regulations will be accepted via email or phone through February 17, 2023. Submit comments to Kimberly Thielen Cremers, Minnesota Department of Agriculture, 625 Robert Street North, St Paul, MN 55155, email: kimberly.tcremers@state.mn.us, phone: (651) 201-6329.

For more information on emerald ash borer, including a copy of the emergency quarantine, visit the Minnesota Department of Agriculture website at www.mda.state.mn.us/eab.

Minnesota Department of Health

Division of Infectious Disease Epidemiology, Prevention and Control REQUEST FOR COMMENTS for Possible Amendment to Rules Governing Communicable Disease Reporting, *Minnesota Rules*, Chapter 4605; Revisor's ID Number 4723

Subject of Rules. The Minnesota Department of Health requests comments on its possible amendment to rules governing communicable disease reporting.

The Department is considering rule amendments to address new and emerging communicable diseases, remove unnecessary provisions, clarify reporting conditions, and address other technical changes. The amendments under consideration include the following:

Add the following diseases to the reportable disease rule, Minnesota Rules part 4605.7040, item B:

- Blue-green algae (Cyanobacteria) and cyanotoxin poisoning;
- *Borrelia miyamotoi* (hard tick relapsing fever);
- *Candida auris*. Submit clinical materials;
- *Capnocytophaga canimorsus*;
- Carbapenem-resistant *Acinetobacter baumannii* (CRAB). Submit clinical materials;
- Carbapenemase-producing carbapenem-resistant *Pseudomonas aeruginosa* CRPA (CP- CRPA). Submit clinical materials;
- Congenital cytomegalovirus (cCMV): cases in infants less than or equal to 90 days of age;
- Glanders (*Burkholderia mallei*). Submit clinical materials;
- Melioidosis (*Burkholderia pseudomallei*). Submit clinical materials;
- Multisystem Inflammatory Syndrome, including in children (MIS-C) and in adults (MIS- A);
- Rat-bite fever (*Streptobacillus moniliformis*);

Official Notices

- SARS- CoV-2 (COVID-19) (unusual case incidence, critical illness, all laboratory confirmed) Submit clinical materials;

Replace Carbapenem-Resistant “Enterobacteriaceae” with Carbapenem-Resistant “Enterobacterales” at part 4605.7040, item B (7);

Add a requirement to submit clinical materials for hepatitis A when requested under Minnesota Rules part 4605.7040, item B (25);

Add hepatitis C to reportable chronic conditions that are perinatally transmissible under Minnesota Rules part 4605.7044;

Clarify that *Chlamydia trachomatis* serotypes includes serovars L1, L2, and L3 at Minnesota Rules part 4605.7040, item B (11);

Remove *Diphyllobothrium latum* infection, amebiasis (*Entamoeba histolytica/dispar*) from the reportable disease list under Minnesota Rules part 4605.7040;

Remove retrovirus infection from the reportable disease list under Minnesota Rules part 4605.7040;

Clarify and define that one working day means Monday through Friday and does not include official holidays;

Clarify information that must be reported under part 4605.7050; Clarify information that must be reported under part 4605.7070;

Add a requirement for laboratories to submit whole genome sequencing data when requested to Minnesota Rules part 4605.7030;

Consider adding reporting requirements related to CMV; and

Additional technical changes to disease names and identities of persons and entities required to report as necessary.

Persons Affected. The amendments to the rules would likely affect the following persons: health care providers, medical laboratories, medical examiners, hospitals, clinics, long- term care facilities, schools, child care facilities, corrections facilities, homeless shelters and other congregate settings, and the general Minnesota public.

Statutory Authority. *Minnesota Statutes, section 144.12, subdivision 1(7)*, authorizes the Commissioner of Health to adopt reasonable rules pursuant to chapter 14 for the preservation of the public health, including rules related to “communicable diseases, including all manner of venereal disease and infection, the disinfection and quarantine of persons and places in case of those diseases, and the reporting of sicknesses and deaths from them.”

Public Comment. Interested persons or groups may submit comments or information on possible changes to the rules in writing [or orally] until 4:30 p.m. on March 20, 2023. The Department will not publish a notice of intent to adopt the rules until more than 60 days have elapsed from the date of this request for comments.

Rules Drafts. The Department has not yet prepared a draft of the possible rules amendments. When a draft becomes available, it will be posted to the Department’s website at ***Amendment to Rules Governing Communicable Disease Reporting*** (<https://www.health.state.mn.us/diseases/reportable/rule/change/index.html>).

Agency Contact Person. Direct your written or oral comments or questions, and requests for more information on these possible rules to: Patricia Segal Freeman, P.O. Box 64975, St. Paul, MN 55164-00975, phone: (651) 201-5414, 1 (877) 676-5414; fax: 1 (800) 233-1817; and email: health.commdisrule@state.mn.us; MDH will also post information on the Department’s website at ***Amendment to Rules Governing Communicable Disease Reporting*** (<https://www.health.state.mn.us/diseases/reportable/rule/change/index.html>).

Alternative Format. Upon request, this information can be made available in an alternative format, such as large print, braille, or audio. To make such a request, please contact the agency contact person at the address or telephone number listed above.

NOTE: Comments received in response to this notice will not necessarily be included in the formal rulemaking record submitted to the Administrative Law Judge if and when a proceeding to adopt rules is started. The agency is required to submit to the judge only those written comments received in response to the rules after they are proposed. If you submitted comments during the development of the rules and you want to ensure that the Administrative Law Judge reviews the comments, you should resubmit the comments after the rules are formally proposed.

Dated: January 9, 2023

Brooke Cunningham
Commissioner Department of Health

Minnesota Housing Finance Agency Notice of Public Hearing for the HOME ARP Allocation Plan

The Minnesota Housing Finance Agency is collecting community feedback to assist with the development of its HOME American Rescue Plan Program allocation plan, which is a required planning document for the use of its housing and community development funds from the U.S. Department of Housing and Urban Development (HUD). HOME ARP was authorized under the 2021 American Rescue Plan Act and is a one-time allocation of federal resources intended to reduce homelessness and increase housing stability across the state.

Funding under consideration for this plan include:

- HOME American Rescue Plan (HOME ARP)

The State is holding a virtual community meeting open to the public. The community meeting will be facilitated by ICF International LLC (ICF), a contractor hired by Minnesota Housing, to assist in the planning and development of the HOME ARP allocation plan. ICF will present information on the HOME ARP program and facilitate discussions to gather input on the gaps and needs analysis which is necessary to develop the allocation plan.

If you would like to attend the virtual community meeting, please register for the Minnesota HOME ARP Allocation Plan Public Hearing on Wednesday, February 1, 2023, 4:00 PM CST to 5:30 p.m. (Central time) at: **Public Hearing Registration website**

After registering, you will receive a confirmation email containing information about joining the webinar.

If you are interested in learning more about HOME ARP, visit **Minnesota Housing's HOME ARP webpage**.

The HOME ARP public participation requirements are outlined in Notice CPD-21-10, the final HOME ARP implementation notice. The above public hearing is required to inform the public of the State's HOME ARP award and its potential uses and offer the opportunity for comment.

Written comments may also be submitted to mhfa.home-arp@state.mn.us and will be considered at the hearing.

If you need an accommodation because of language or a disability, please contact the agency by January 24, 2022, at mn.housing@state.mn.us or 651.296.9825. ASL interpretation will be provided. Note that this public hearing is not a workshop or training session but is intended to solicit the comments of the public.

If you have any questions about registration for this community meeting, contact Heather Dillashaw, consultant with ICF International LLC, at heather.dillashaw@icf.com.

A draft HOME ARP Allocation Plan will be available for review in March for a 15-day comment period.

Official Notices

Minnesota Pollution Control Agency (MPCA)

Municipal Division

Public Notice for the National Pollutant Discharge Elimination System/State Disposal System General Permit for Stormwater Associated with Construction Activity

NOTICE IS HEREBY GIVEN that the Minnesota Pollution Control Agency (MPCA) intends to reissue the National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) Construction Stormwater (CSW) General Permit No. MNR100001, under the provisions of *Minnesota Rules* Chapter 7001.0210 for persons conducting construction activity and for discharges of stormwater affected from construction activity to the waters of the State of Minnesota (State). Comments on the proposed permit are requested from affected or interested parties. Comments should be submitted in writing in accordance with the provisions of this notice. This notice and permit are issued under the following authorities: Section 402, Clean Water Act, as amended, *Minnesota Statutes* Chapters 115 and 116, as amended, and *Minnesota Rules* Chapters 7001 and 7090. The preliminary determination of the Commissioner is to reissue the NPDES/SDS General Permit No. MNR100001, with modifications.

Background

The CSW permit was last reissued for the period August 1, 2018 to July 31, 2023. Like the previous permit, this permit will require permittees to develop and implement a Stormwater Pollution Prevention Plan (SWPPP) prior to submitting the application for construction activity to address the potential for discharge of sediment and/or other potential pollutants. This general permit will provide coverage for all construction activity including clearing, grading and excavation, which disturb land of equal to or greater than one acre including projects that are part of a common plan of development that will disturb one or more acres. The duration of this permit is five years.

Subject of Permit Revisions

The MPCA made a number of revisions to the existing NPDES/SDS General Permit No. MNR100001. The changes to the permit language are considered minimal however there will be some new requirements and modifications to existing requirements. In addition to actual requirement changes, the draft permit also includes some minor permit language reorganization and clarifications to improve permit readability. A fact sheet has also been prepared according to 40 CFR § 124.8 and 124.56 and Minn R. 7001.0100, subp. 3.

Materials relating to the issuance of this permit are available for inspection by appointment at any MPCA office (<https://www.pca.state.mn.us/about-mpca/contact-us>) between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday. The MPCA will mail or email a copy of the draft permit upon request. Comments, petitions, and other requests must be received at the MPCA in writing on or before the public comment period end date and U.S. Mail comments must be received by 4:30 p.m.

You may also view a copy of the draft permit and fact sheet at the MPCA Public Notice website at:

<https://www.pca.state.mn.us/public-notice>

Public Participation

There are three formal procedures for public participation in the MPCA's consideration of the permit reissuance:

(1) Interested persons are invited to submit written comments on this draft permit. Any comments received before 4:30 p.m. on the last day of the comment period (see above) will be considered before the draft permit is finalized. Comments on the draft permit should include the following information, pursuant to *Minnesota Rules* 7001.0110:

1. A statement of your interest in the draft permit;
2. A statement of the action you wish the MPCA to take, including specific references to sections in the draft permit that you believe should be changed; and
3. The reasons supporting your position, stated with sufficient specificity as to allow the Commissioner to investigate the merits of your position.

The public comment period begins: January 17, 2023

The public comment period ends: March 3, 2023 4:30 p.m.

(2) In accordance with Minn. R. 7000.0650 and Minn. R. 7001.0110, you may submit a petition for a public informational meeting; however, due to the number of comments expected, the MPCA has scheduled a public meeting during the public comment period. The MPCA will deliver a short presentation on the proposed changes and answer questions. The meeting will be conducted in a webinar format. For instruction on logging into the public meeting see the *construction stormwater webpage*.

Public informational meeting: February 7, 2023 – 10:00 a.m. – 12:00 p.m.

(3) Any person may submit a petition for a contested case hearing before the end of the public comment period. A contested case hearing is a formal evidentiary hearing before an administrative law judge. In accordance with *Minnesota Rules* 7000.1900, the MPCA will grant a petition to hold a contested case hearing if it finds that:

1. There is a material issue of fact in dispute concerning the draft permit;
2. The MPCA has the jurisdiction to make a determination on the disputed material issue of fact and
3. There is a reasonable basis underlying the disputed material issue of fact or facts such that the holding of the contested case hearing would allow the introduction of information that would aid the MPCA in resolving the disputed facts in making a final decision on the draft permit. A material issue of fact means a fact question, as distinguished from a policy question, whose resolution could have a direct bearing on a final MPCA decision.

A petition for a contested case hearing must include the following information:

- a. a statement of reasons or proposed findings supporting the MPCA decision to hold a contested case hearing according to the criteria in *Minnesota Rules* 7000.1900, as discussed above; and
- b. a statement of the issues proposed to be addressed by a contested case hearing and the specific relief requested or resolution of the matter.
- c. a proposed list of prospective witnesses to be called, including experts, with a brief description of proposed testimony or summary of evidence to be presented at a contested case hearing.
- d. a proposed list of publications, references, or studies to be introduced and relied upon at a contested case hearing.
- e. an estimate of time required for you to present the matter at a contested case hearing.

Comments on the draft permit must be received **in writing** during the public comment period identified above. Comments, petitions, and/or requests should be made the two methods below:

1. Online at <https://mpca.commentinput.com/comment/search>
2. U.S. mail to the following address:

Minnesota Pollution Control Agency
c/o Todd M. Smith
Stormwater Policy and Technical Assistance Unit
520 Lafayette Road North
St. Paul, Minnesota 55155-4194

All written comments, requests, and petitions received during the public comment period will be considered in the final decisions regarding the permit. The MPCA may revise the draft permit to reflect any comments received during the public comment period. In the absence of any requests for additional public information meetings or a contested case hearing, the final decision to issue the permit will be made by the MPCA Commissioner.

State Grants & Loans

In addition to requests by state agencies for technical/professional services (published in the State Contracts Section), the *State Register* also publishes notices about grants and loans available through any agency or branch of state government. Although some grant and loan programs specifically require printing in a statewide publication such as the State Register, there is no requirement for publication in the *State Register* itself. Agencies are encouraged to publish grant and loan notices, and to provide financial estimates as well as sufficient time for interested parties to respond.

SEE ALSO: Office of Grants Management (OGM) at: <http://www.grants.state.mn.us/public/>

Department of Employment and Economic Development (DEED) Notice of Grant Opportunity

NOTICE IS HEREBY GIVEN that the Minnesota Department of Employment and Economic Development (DEED) places notice of any available grant opportunities online at <https://mn.gov/deed/about/contracts/open-rfp.jsp>

Minnesota Department of Transportation (MnDOT) Office of Civil Rights

Request for Proposal: SFY 2023 Certified Small Business Micro Grant Program

MnDOT requests responses from Minnesota-based Certified Small Businesses to financially assist them with their eligible expenses that increases their business capacity and/or industry knowledge to assist in their pursuit of MnDOT projects/contracts.

Responses must be received no later than 02:00 p.m. Central Standard Time on April 28, 2023 or until funding is exhausted. Late responses will not be considered.

To view the RFP go to: mndot.gov/civilrights/requests-for-proposals.html.

For more information, visit: mndot.gov/civilrights/micro-grant.html.

State Contracts

Informal Solicitations: Informal solicitations for professional/technical (consultant) contracts valued at over \$5,000 through \$50,000, may either be published in the *State Register* or posted on the Department of Administration, Materials Management Division's (MMD) Web site. Interested vendors are encouraged to monitor the P/T Contract Section of the MMD Website at www.mmd.admin.state.mn.us for informal solicitation announcements.

Formal Solicitations: Department of Administration procedures require that formal solicitations (announcements for contracts with an estimated value over \$50,000) for professional/technical contracts must be published in the *State Register*. Certain quasi-state agency and Minnesota State College and University institutions are exempt from these requirements.

Requirements: There are no statutes or rules requiring contracts to be advertised for any specific length of time, but the Materials Management Division strongly recommends meeting the following requirements: \$0 - \$5000 does not need to be advertised. Contact the Materials Management Division: (651) 296-2600 \$5,000 - \$25,000 should be advertised in the *State Register* for a period of at least seven calendar days; \$25,000 - \$50,000 should be advertised in the *State Register* for a period of at least 14 calendar days; and anything above \$50,000 should be advertised in the *State Register* for a minimum of at least 21 calendar days.

Minnesota State Colleges and Universities (Minnesota State) Notice of Bid and Contracting Opportunities

Minnesota State is now placing additional public notices for contract opportunities, goods/commodities and related services on its Vendor and Supplier Opportunities website (<https://www.minnstate.edu/vendors/index.html>). New public notices may be added to the website on a daily basis and be available for the time period as indicated within the public notice.

If you have any questions regarding this notice or are having problems viewing the information on the Vendor and Supplier Opportunities website, please email the Minnesota State Procurement Unit at Sourcing@MinnState.edu.

Minnesota State Colleges and Universities (Minnesota State) Winona State University

Request for Proposals for a Licensed Boat Captain & Crew of Winona State University-Owned Vessel, "The Cal Fremling"

Notice is hereby given that Winona State University (WSU) is seeking proposals FOR A LICENSED BOAT CAPTAIN & CREW OF WINONA STATE UNIVERSITY-OWNED VESSEL, "THE CAL FREMLING". Proposal specifications are available by contacting the Purchasing Department at PO Box 5838, 106 Somsen Hall, Winona, MN 55987 or via email to LMann@winona.edu. Sealed proposals must be received by Laura Mann, Purchasing Director, at Winona State University, PO Box 5838 or 175 West Mark Street, Somsen Hall 106, Winona, MN 55987 by 3:00 p.m. CST on February 15, 2023, 3:00 pm CST. Winona State University reserves the right to reject any or all proposals and to waive irregularities or informalities in proposals received.

Minnesota Department of Transportation (MnDOT) Engineering Services Division Notices Regarding Professional/Technical (P/T) Contracting

P/T Contracting Opportunities: MnDOT is now placing additional public notices for P/T contract opportunities on the MnDOT's Consultant Services website. New public notices may be added to the website on a daily basis and be available for the time period as indicated within the public notice.

State Contracts

Taxpayers' Transportation Accountability Act (TTAA) Notices: MnDOT is posting notices as required by the TTAA on the MnDOT Consultant Services website.

MnDOT's Prequalification Program: MnDOT maintains a Pre-Qualification Program in order to streamline the process of contracting for highway related P/T services. Program information, application requirements, application forms and contact information can be found on MnDOT's Consultant Services website. Applications may be submitted at any time for this Program.

MnDOT Consultant Services website: www.dot.state.mn.us/consult

If you have any questions regarding this notice, or are having problems viewing the information on the Consultant Services website, please call the Consultant Services Help Line at 651-366-4611, Monday – Friday, 9:00am – 4:00pm.

Non-State Public Bids, Contracts & Grants

The State Register also serves as a central marketplace for contracts let out on bid by the public sector. The *State Register* meets state and federal guidelines for statewide circulation of public notices. Any tax-supported institution or government jurisdiction may advertise contracts and requests for proposals from the private sector. It is recommended that contracts and RFPs include the following: 1) name of contact person; 2) institution name, address, and telephone number; 3) brief description of commodity, project or tasks; 4) cost estimate; and 5) final submission date of completed contract proposal. Allow at least three weeks from publication date (four weeks from the date article is submitted for publication). Surveys show that subscribers are interested in hearing about contracts for estimates as low as \$1,000. Contact editor for further details.

Besides the following listing, readers are advised to check: <http://www.mmd.admin.state.mn.us/solicitations.htm> as well as the Office of Grants Management (OGM) at: <http://www.grants.state.mn.us/public/>.

Lower Rum River Watershed Management Organization Request for Proposals for 2023 Water Monitoring and Management

This Request for Proposals, herein known as the RFP, is offered by the LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION, hereinafter referred to as the LRRWMO, for the 2023 Water Monitoring and Management WORK PLAN.

Introduction

The LRRWMO has the objective of properly and efficiently managing natural and water resources for the long term good. The LRRWMO is seeking a PARTNER(S), to implement the water monitoring tasks in the 2023 LRRWMO Budget, hereinafter referred to as the WORK PLAN. The WORK PLAN includes providing all labor, materials and equipment to complete water monitoring tasks.

Submission

All Applicants who wish to respond to this RFP must do so by **8:00 am on Friday, February 3, 2023** to be considered at the February 16, 2023 LRRWMO board meeting. All responses should be in writing, signed, converted to pdf format and transmitted by email to:

Lori Yager, LRRWMO Deputy Treasurer at kayyag@gmail.com

Questions may also be directed to Debra Musgrove, LRRWMO Chair at DMusgrove@ci.ramsey.mn.us

For full contract details please send request via email to: kayyag@gmail.com

Non-State Public Bids, Contracts & Grants

Metropolitan Airports Commission (MAC)

Notice of Call for Bids for 2023 Baggage Claim/Ticket Lobby Operational Improvements P1

Airport Location: Minneapolis-St. Paul International Airport
Project Name: 2023 Baggage Claim/Ticket Lobby Operational Improvements P1
MAC Contract No.: 106-2-867
Bids Close At: 2:00 PM on February 14, 2023
Bid Opening Conference Call: 3:00 PM on February 14, 2023
Teleconference Dial In #: 1-612-405-6798
Conference ID #: 681 090 675#

Notice to Contractors: Electronic Bid Submission for the project listed above will be received by the MAC, a public corporation, via QuestCDN, (*Bid Submission website*) until the official time and date as displayed in QuestCDN Online.

Note: You can sign up on our web site (<https://metroairports.org/doing-business/solicitations>) to receive email notifications of new business opportunities.

Disadvantaged Business Enterprises (DBE): The goal of the MAC for the utilization of Disadvantaged Business Enterprises on this project is 10%.

Bid Security: Each bid shall be accompanied by a "Bid Security" in the form of a certified check made payable to the MAC in the amount of not less than five percent (5%) of the total bid, or a surety bond in the same amount, running to the MAC, with the surety company thereon duly authorized to do business in the State of Minnesota.

Project Labor Agreement: This project is subject to the MAC's Project Labor Agreement requirements. A copy [or a sample] of the Project Labor Agreement and Contract Riders are included in the Appendix B.

Availability Of Construction Documents: Plans and specifications are available at QuestCDN Online as indicated below and at the Minnesota Builders Exchange; Rochester Builders Exchange; Dodge Data and Analytics; and NAMC-UM Plan Room. Bidders desiring drawings and specifications for personal use may secure a complete digital set at the *Bidding Documents website*. Bidders may download the complete set of digital documents for \$15.00, or other fee as determined by QuestCDN, by entering eBidDoc™ 8356388 in the "Search Projects" page. Contact Quest Construction Data Network at (952) 233-1632 or info@questcdn.com for assistance. Hard copy drawings and specifications will not be made available to Bidders. Bid documents for this project may be viewed for no cost at QuestCDN Online. For this project, bids will ONLY be received electronically. Contractors submitting an electronic bid will be charged an additional \$30.00, or other fee as determined by QuestCDN, at the time of bid submission via the online electronic bid service QuestCDN Online.

MAC Internet Access of Additional Information: A comprehensive Notice of Call for Bids for this project will be available on January 9, 2023, at MAC's web address of <https://metroairports.org/doing-business/solicitations> (construction bids).

Metropolitan Airports Commission (MAC)

Notice of Call for Bids for 2023 Concourse G Apron, Taxiway B, & Runway 30L Deicing Pad Recon

Airport Location: Minneapolis-St. Paul International Airport
Project Names: 2023 Concourse G Apron, Taxiway B, & Runway 30L Deicing Pad Recon
MAC Contract Nos.: 106-1-333/336/338
Bids Close At: 2:00 PM on February 16, 2023
Bid Opening Conference Call: 3:00 PM on February 16, 2023
Teleconference Dial In #: 1-612-405-6798
Conference ID #: 681 090 675#

Non-State Public Bids, Contracts & Grants ==

Notice to Contractors: Electronic Bid Submission for the project listed above will be received by the MAC, a public corporation, via QuestCDN, <https://questcdn.com/> until the official time and date as displayed in QuestCDN Online.

Note: You can sign up on our web site (<https://metroairports.org/doing-business/solicitations>) to receive email notifications of new business opportunities.

Disadvantaged Business Enterprises (DBE): The goal of the MAC for the utilization of Disadvantaged Business Enterprises on this project is *11.0%*.

Bid Security: Each bid shall be accompanied by a "Bid Security" in the form of a certified check made payable to the MAC in the amount of not less than five percent (5%) of the total bid, or a surety bond in the same amount, running to the MAC, with the surety company thereon duly authorized to do business in the State of Minnesota

Availability of Bidding Documents: Bidding documents are available for inspection at QuestCDN Online as indicated below and at the Minnesota Builders Exchange; Rochester Builders Exchange; Dodge Data and Analytics; and NAMC-UM Plan Room. Bidders desiring bidding documents for personal use may secure a complete digital set at <https://www.questcdn.com>. Bidders may download the complete set of digital documents for \$15.00, or other fee as determined by QuestCDN, by entering eBidDocTM #8352304 in the "Search Projects" page. Contact Quest Construction Data Network at (952) 233-1632 or info@questcdn.com for assistance. Hard copy bidding documents will not be made available to Bidders. Bid documents for this project may be viewed for no cost at QuestCDN Online. For this project, bids will ONLY be received electronically. Contractors submitting an electronic bid will be charged an additional \$30.00, or other fee as determined by QuestCDN, at the time of bid submission via the online electronic bid service QuestCDN Online.

MAC Internet Access of Additional Information: A comprehensive Notice of Call for Bids for this project will be available on January, 2023, at MAC's web address of <https://metroairports.org/doing-business/solicitations> (construction bids).

Metropolitan Airports Commission (MAC) Notice of Call for Bids for 2023 MIC LED Edge Lighting Upgrade

Airport Location:	Crystal Airport
Project Name:	2023 MIC LED Edge Lighting Upgrade
MAC Contract No.:	109-1-048
Bids Close At:	2:00 PM on February 14, 2023
Bid Opening Conference Call:	3:00 PM on February 14, 2023
Teleconference Dial In #:	1-612-405-6798
Conference ID #:	681 090 675#

Notice to Contractors: Electronic Bid Submission for the project listed above will be received by the MAC, a public corporation, via QuestCDN, <https://questcdn.com/> until the official time and date as displayed in QuestCDN Online.

Note: You can sign up on our web site (<https://metroairports.org/doing-business/solicitations>) to receive email notifications of new business opportunities.

Disadvantaged Business Enterprises (DBE): The goal of the MAC for the utilization of Disadvantaged Business Enterprises on this project is *12%*.

Bid Security: Each bid shall be accompanied by a "Bid Security" in the form of a certified check made payable to the MAC in the amount of not less than five percent (5%) of the total bid, or a surety bond in the same amount, running

— Non-State Public Bids, Contracts & Grants

to the MAC, with the surety company thereon duly authorized to do business in the State of Minnesota

Availability of Bidding Documents: Bidding documents are on file for inspection at the office of Short Elliott Hendrickson Inc.; at QuestCDN Online as indicated below and at the Minnesota Builders Exchange; Rochester Builders Exchange; Dodge Data and Analytics; and NAMC-UM Plan Room. Bidders desiring bidding documents for personal use may secure a complete digital set at <https://www.questcdn.com>. Bidders may download the complete set of digital documents for \$15.00, or other fee as determined by QuestCDN, by entering eBidDoc™ 8370483 in the “Search Projects” page. Contact Quest Construction Data Network at (952) 233-1632 or info@questcdn.com for assistance. Hard copy bidding documents will not be made available to Bidders. Bid documents for this project may be viewed for no cost at QuestCDN Online. For this project, bids will ONLY be received electronically. Contractors submitting an electronic bid will be charged an additional \$30.00, or other fee as determined by QuestCDN, at the time of bid submission via the online electronic bid service QuestCDN Online.

MAC Internet Access of Additional Information: A comprehensive Notice of Call for Bids for this project will be available on January 17, 2023, at MAC’s web address of <https://metroairports.org/doing-business/solicitations> (construction bids).

Metropolitan Airports Commission (MAC) Notice of Call for Bids for 2023 STP Vehicle Gate Replacement

Airport Location:	Saint Paul Downtown Airport
Project Name:	2023 STP Vehicle Gate Replacement
MAC Contract No.:	107-1-083
Bids Close At:	2:00 PM on February 16, 2023
Bid Opening Conference Call:	3:00 PM on February 16, 2023
Teleconference Dial In #:	1-612-405-6798
Conference ID #:	681 090 675#

Notice to Contractors: Electronic Bid Submission for the project listed above will be received by the MAC, a public corporation, via QuestCDN, <https://questcdn.com/> until the official time and date as displayed in QuestCDN Online.

Note: You can sign up on our web site (<https://metroairports.org/doing-business/solicitations>) to receive email notifications of new business opportunities.

Disadvantaged Business Enterprises (DBE): The goal of the MAC for the utilization of Disadvantaged Business Enterprises on this project is 13%.

Bid Security: Each bid shall be accompanied by a “Bid Security” in the form of a certified check made payable to the MAC in the amount of not less than five percent (5%) of the total bid, or a surety bond in the same amount, running to the MAC, with the surety company thereon duly authorized to do business in the State of Minnesota.

Availability of Bidding Documents: Bidding documents are on file for inspection at the office of Short Elliott Hendrickson Inc.; at QuestCDN Online as indicated below and at the Minnesota Builders Exchange; Rochester Builders Exchange; Dodge Data and Analytics; and NAMC-UM Plan Room. Bidders desiring bidding documents for personal use may secure a complete digital set at <https://www.questcdn.com>. Bidders may download the complete set of digital documents for \$15.00, or other fee as determined by QuestCDN, by entering eBidDoc™ 8370477 in the “Search Projects” page. Contact Quest Construction Data Network at (952) 233-1632 or info@questcdn.com for assistance. Hard copy bidding documents will not be made available to Bidders. Bid documents for this project may be viewed for no cost at QuestCDN Online. For this project, bids will ONLY be received electronically. Contractors submitting an electronic bid will be charged an additional \$30.00, or other fee as determined by QuestCDN, at the time of bid submission via the online electronic bid service QuestCDN Online.

Non-State Public Bids, Contracts & Grants ==

MAC Internet Access of Additional Information: A comprehensive Notice of Call for Bids for this project will be available on January 17, 2023, at MAC's web address of <https://metroairports.org/doing-business/solicitations> (construction bids).



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From: [Minnesota Housing](#)
To: [Lindberg, Lori \(MHFA\)](#)
Subject: HOME ARP Funding: Public Hearing and Survey
Date: Tuesday, January 24, 2023 1:58:02 PM

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[Minnesota Housing logo](#)



Minnesota Housing eNews

January 24, 2023

HOME American Rescue Plan Funding: Public Hearing and Survey

Minnesota Housing wants your input on HOME American Rescue Plan (HOME ARP) funding.

Public Hearing Notice

A public hearing on the HOME ARP will be held on Wednesday, February 1, from 4 to 5:30 p.m.

The public hearing will provide background on the HOME ARP award and its potential uses and allow an opportunity for public comment.

Note: This hearing is not a workshop or training. It is intended to solicit the comments of the public.

Register for the HOME ARP Public Hearing

After registering, you will receive details about joining the webinar. The GoTo Webinar ID is 348-331-499.

Written comments may also be submitted to mhfa.home-arp@state.mn.us and will be considered at the hearing.

Accommodations for Language or Disability

If you need an accessibility accommodation because of language or a disability, contact the Agency by January 26 at mn.housing@state.mn.us or 651.296.9825.

Si necesita una adaptación de accesibilidad, envíenos un correo electrónico a mn.housing@state.mn.us o llámenos al 651.296.9825.

Haddii aad u baahan tahay u fududaynta naafada, nagala soo xiriir mn.housing@state.mn.us ama 651.296.9825.

Yog tias koj xav tau kev pab kom koj ua tau, tiv tauj peb ntawm tus mn.housing@state.mn.us los yog 651.296.9825.

Survey

Minnesota Housing is looking for feedback on how to allocate approximately \$31M of HOME ARP funds. Please complete the survey by 5 p.m. (Central time) on Tuesday, January 31.

Survey Links

- [HOME-ARP Consultation Needs Survey for Minnesota Housing](#)
- [Encuesta de consulta de necesidades de HOME ARP para las viviendas de Minnesota](#)
- [Daraasadeynta Talabixinta HOME ARP ee Guriyeynta Minnesota](#)
- [Kev Ntsuam Xyuas Txog Cov Kev Xav Tau Fab Kev Pab Tswv Yim ntawm HOME ARP rau Haujlwm Vaj Tsev hauv Minnesota](#)

The survey should take no more than 5 to 10 minutes. You can remain anonymous or identify yourself or your organization. We will use responses to inform our funding allocation decisions.

Once we review all survey responses and other feedback, we will share the results in the draft HOME ARP Allocation Plan. We plan to publish this in March.

The survey is also available on our [HOME ARP webpage](#).

What is HOME ARP?

Authorized by the American Rescue Plan Act of 2021, Minnesota Housing was awarded approximately \$31 million to increase housing stability. The one-time allocation will address the needs of individuals experiencing homelessness or at risk of homelessness.

The HOME ARP Allocation Plan describes how we intend to distribute HOME ARP funds, including how we will address the needs to HOME ARP qualifying populations.

Minnesota Housing is conducting engagement sessions with community partners to determine how best to use the funds. A gaps and needs analysis of the qualifying populations will help prepare the Allocation Plan.

Questions?

To learn more, visit the [HOME ARP webpage](#) or email mhfa.home-arp@state.mn.us.

You can also request a HOME ARP overview by calling 651.297.5152 or sending a written request to:

Minnesota Housing
400 Wabasha Street N., Ste. 400
St. Paul, MN 55102

www.mnhousing.gov

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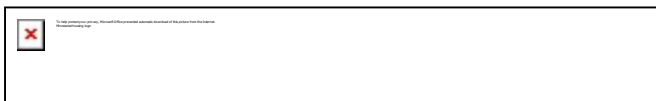
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This email was sent to lori.lindberg@state.mn.us using govDelivery Communications Cloud on behalf of:
Minnesota Housing · 400 Wabasha Street North, Suite 400 · Saint Paul, MN 55102



From: Minnesota Housing <MNHousing@public.govdelivery.com>
Sent: Wednesday, March 1, 2023 3:27 PM
To: Ganani, Rachel (MHFA)
Subject: Notice of Public Comment Period: HOME American Rescue Plan Draft Allocation Plan

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Minnesota Housing eNews

March 1, 2023

Notice of Public Comment Period: HOME American Rescue Plan Draft Allocation Plan

Minnesota Housing prepared a HOME American Rescue Plan (ARP) Draft Allocation Plan based on feedback from meetings with community members, an online survey and a public hearing.

The Draft Allocation Plan describes how HOME ARP funds will be distributed, including how the funds will address the needs of [qualifying populations](#).

Starting today, you can review the [Draft Allocation Plan](#) and send us your written comments.

Written comments must be received by Thursday, March 16, at 5 p.m. (Central time). You can submit feedback by:

- **Email:** MHFA.HOME-ARP@state.mn.us, include "HOME ARP Draft Allocation Plan" in the subject line
- **Mail:** Minnesota Housing
HOME ARP Draft Allocation Plan

400 Wabasha St. N., Ste. 400
St. Paul, MN 55102

Accommodations for Language or Disability

If you would like a hard copy of the Draft Allocation Plan or need an accessibility accommodation, email MHFA.HOME-ARP@state.mn.us.

Si necesita una adaptación de accesibilidad, envíenos un correo electrónico a MHFA.HOME-ARP@state.mn.us.

Haddii aad u baahan tahay u fududaynta naafada, nagala soo xiriir MHFA.HOME-ARP@state.mn.us.

Yog tias koj xav tau kev pab kom koj ua tau, tiv tauj peb ntawm tus MHFA.HOME-ARP@state.mn.us.

What happens to the written comments?

A summary of comments and recommendations and Minnesota Housing's response to them will be included in the final HOME ARP Allocation Plan and will help finalize the planning document.

The final HOME ARP Allocation Plan will be submitted to the U.S. Department of Housing and Urban Development (HUD) by March 31, 2023.

What is HOME ARP?

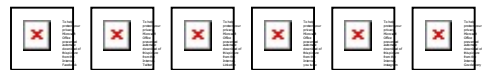
Authorized by the American Rescue Plan Act of 2021, Minnesota Housing was awarded approximately \$31 million to increase housing stability. The one-time allocation will address the needs of individuals experiencing homelessness or at risk of homelessness. HUD must approve the HOME ARP Allocation Plan before funds can be made available. Based on the results of the allocation plan and HUD's review, Minnesota Housing will then prepare an implementation plan that identifies how the funds will be made available for the eligible uses defined by HUD.

Questions?

To learn more about HOME ARP, [visit the Home ARP webpage](#). You can also contact Rachel Ganani at 651.297.3120.

www.mnhousing.gov

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This email was sent to rachel.ganani@state.mn.us using govDelivery Communications Cloud on behalf of: Minnesota Housing · 400 Wabasha Street North, Suite 400 · Saint Paul, MN 55102



From:
Sent:
To: MN_MHFA_HOME-ARP
Subject: CAPI USA: Home ARP Draft Allocation Plan

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Minnesota Housing released an allocation plan draft that I want to offer a response to on behalf of CAPI. Wanted to get some clearance from you on the language

For starters let me say that nobody is upset about more affordable housing being made. This is clearly very well researched. However, the amount of proposed affordable housing will barely make a dent in the current demand and needs several years from now. What is more, this allocation doesn't commit to hard numbers or definitions on what an "affordable" property will be, we here at CAPI worry this will just be more of the same: too little, too late, and too detached from the actual needs of the most vulnerable communities.

1: The sample size of consultation is too small, especially when considering historically excluded communities and too much emphasis was given to institutional powers for consultation. All this illuminates why the polled priorities lined up with long term "affordable" housing projects without clearly defining its meaning nor proposing any adequate measures to show success or failure.

2: What will "affordable" mean beyond the AMI (which is already a faulty metric)? How many units per building will be required, and what will the average number of beds and baths be?

3: Furthermore; where are the tiny homes and permanent safe spaces for those unhoused who get turned away from shelters and need space to meet with providers? I would gladly skip out on the chance for another grant if it meant even 1 or 2 permanent spaces could be created in the Twin Cities to allow for unhoused to congregate without being harassed by state and local law enforcement

CAPI Immigrant Opportunity Center: 5930 Brooklyn Blvd., Brooklyn Center, MN 55429
Lake Street: 3702 East Lake St., Minneapolis, MN 55406

www.capiusa.org

Re: HOME ARP Allocation Plan Public Comment*Via Electronic Delivery*

The Minnesota Coalition Against Sexual Assault supports the overall HOME ARP plan to focus on the development of affordable rental housing. However, we are deeply concerned that individuals and families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, and/or human trafficking are not a priority group for this housing. While there was some analysis of this qualifying population, sexual violence victims/survivors were almost entirely left out of the analysis for the plan. The qualifying population includes sexual assault victims/survivors, yet the allocation plan only includes domestic violence and human trafficking data. No data specific to sexual violence was included. While sexual violence can intersect with domestic violence and trafficking, it is a unique crime. Victims/survivors of sexual violence have distinct housing needs, which this allocation plan does not analyze or address.

Homelessness and sexual violence are often connected. Homelessness significantly increases the risk for experiencing sexual violence for women, trans people (especially trans people of color), and youth. While there is limited Minnesota-specific data, nationally 11% of women who are victims/survivors of sexual violence experience that violence in their home. Of the women who seek housing services, 50% do not receive those services (National Sexual Violence Resource Center, 2020). In our meetings with victim service providers, MNCASA has heard of victims/survivors in Minnesota being denied housing services from providers, because they were asked to “prove” their survivor status and provide additional details of their victimization. These victims/survivors were being supported by victim service providers who provided letters of support, which is all the proof that is required to qualify for the services.

The CDC estimates the economic impact of sexual violence per victim is \$122,461 (Peterson et al, 2017), with wide ranging consequences across the lives of victims/survivors, including their ability to access stable housing. Finally, we also know that sexual violence victims/survivors are less likely to need emergency shelter compared to domestic violence or trafficking victims/survivors, and more likely to need supportive services and long-term housing options (Resource Sharing Project, 2011).

The COVID-19 pandemic has exacerbated the housing needs of sexual violence victims/survivors. The pandemic forced many people to move in and quarantine with family and friends. The isolation of quarantine increased the risk of experiencing sexual violence at home. Additionally, the pandemic has put a strain on many victim service providers across Minnesota, with some needing to close their emergency shelters due to lack of staff. For this reason, it is very concerning that the allocation plan

concludes that sexual violence, domestic violence, and trafficking victims/survivors' need for emergency shelter is being met and allocates such a small amount for capacity building.

Finally, MNCASA is disappointed that we were not included in a Virtual Listening Session. We participated in the survey that was part of the consultation process, however the survey was very limited and had no open questions for additional comments related to the needs of specific qualifying populations.

We understand that HOME ARP is limited, one time funding for the state of Minnesota, and that the overall consultation process identified affordable rental housing as the highest need. For these reasons, we support the plan to focus on development of affordable rental housing. However, we ask that individuals and families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, and/or human trafficking be prioritized along with others experiencing homeless as defined by 24 CFR 91.5. Currently only 24 CFR 91.5 paragraphs (1), (2) and (3) are included in the plan, but the full definition of Homeless in 24 CFR 91.5 includes victims/survivors in paragraph (4). Given the unique link between sexual violence and housing instability, MNCASA strongly encourages the inclusion of the full definition of Homeless, including victims/survivors of sexual violence, in the priority populations for this plan.

Citations:

https://www.nsvrc.org/sites/default/files/2020-12/Whatarethelinks_Final508.pdf

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5438753/>

[http://resourcesharingproject.org/wp-content/uploads/2021/11/SASP-Shelter and Sexual Violence 0.pdf](http://resourcesharingproject.org/wp-content/uploads/2021/11/SASP-Shelter_and_Sexual_Violence_0.pdf)

In Community,

The Minnesota Coalition Against Sexual Assault

**161 Saint Anthony Avenue
Suite 1001
Saint Paul, Minnesota 55103**

**www.mncasa.org
651-209-9999
info@mncasa.org**

From:
Sent:
To: MN_MHFA_HOME-ARP
Subject: Public Comments

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-
- 1) Affordable housing development, particularly for persons with the lowest income is indeed the highest need in rural and tribal areas of Minnesota.
 - 2) Emergency Shelter construction, rehabilitation, and operations funding are critical needs in rural and tribal areas.
 - 3) The need for State of Minnesota funding for Coordinated Entry System (CES) infrastructure (priority list management, assessors, and housing navigators) was identified as a high need by Continuum of Care leadership and other organizations that were consulted for this plan, but was never mentioned in this report. State agencies required the development of Coordinated Entry Systems and many still require that homeless persons who want to access state-funded homeless programs go through Coordinated Entry. No state funds have ever been allocated to CES priority list management or participant assessment. Very few state resources support housing navigation. This need should be reflected in the the HOME-APR Plan and CES administration should be an eligible use for HOME-ARP social service funds.

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Item: Approval, Amending Multifamily Loan Program Guides to Consolidate Fee Information

Staff Contact(s):

James Lehnhoff, 651.296.3028, james.lehnhoff@state.mn.us
Michael Solomon, 651.297.4009, michael.solomon@state.mn.us

Request Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> No Action Needed |
| <input checked="" type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Information |

Summary of Request:

Staff requests approval to amend four loan program guides to delete references to loan related fees and insert a reference to a newly centralized “Multifamily Loan Programs and Housing Tax Credit Fee Schedule.” The program guides to be amended are as follows:

- Low and Moderate Income Rental (LMIR) and Flexible Financing for Capital Costs (FFCC) Programs Procedural Guide
- Housing Infrastructure Bonds Guide (HIB)
- Economic Development and Housing Challenge (EDHC) Guide
- Preservation Affordable Rental Investment Fund (PARIF) Program

Multifamily projects requesting deferred loans, bridge loans, and/or amortizing loans from the above programs are subject to certain fees to help offset Agency administrative and financing costs. This amendment process will consolidate loan fee information and housing tax credit information into a single fee schedule to help make information easier to find on the Agency’s website, improve consistency across programs, and streamline future updates.

Fiscal Impact:

Loans fees help offset the Agency’s administrative and financing costs.

Meeting Agency Priorities:

- ☐ Improve the Housing System
- ☒ Preserve and Create Housing Opportunities
- ☐ Make Homeownership More Accessible
- ☐ Support People Needing Services
- ☐ Strengthen Communities

Attachment(s):

- Background
- Multifamily Loan Programs and Housing Tax Credit Fee Schedule

Background

State statutes authorize the Agency to collect reasonable fees related to the cost of processing projects. Minnesota Statute 462A.05, Subdivision 8 states:

Service Charges. It [the Agency] may collect reasonable interest, fees, and charges in connection with making and servicing its loans, notes, bonds, obligations, commitments and other evidences of indebtedness, and in connection with providing technical, consultative and project assistance services. Such interest, fees and charges shall be limited to the amounts required to pay the costs of the agency, including operating and administrative expenses, and reasonable allowances for losses which may be incurred.

The fees included in the four program guides help offset actual financing costs and a portion of Agency administrative expenses. These expenses include the cost of issuing bonds, underwriting, closing, construction inspections, and processing draw requests to release funds to projects for eligible expenses. Except for application fees, the fees are not charged until a selected project closes on funding. The fees are an eligible project expense and included in the project budget.

Provided the fees are consistent with statutory limits and are eligible program uses, the fee amounts are established under the commissioner's administrative authority and published on the Agency's website. However, because the referenced program guides were previously approved by the board and included fee information, the program guide amendments are subject to board approval.

Current Loan Program Guide Fee Types

Chapter 4 of the LMIR and FFCC Programs Procedural Guide includes an application fee, origination fee, tax-exempt bond funded loan fees, and construction oversight fee. Chapter 4.04 of the LMIR and FFCC Programs Procedural Guide states that the Construction Oversight Fee applies to deferred loans; however, the EDHC, PARIF, and HIB program guides do not reference the Construction Oversight Fee.

Chapter 3 of the HIB Guide includes an origination fee.

Proposed Loan Program Guide Changes and Fee Updates

It is relatively common for a project selected in the Consolidated RFP to receive more than one funding source. When fee information is disbursed in separate program guides in different ways, it can be difficult to find the necessary information. To reconcile the information, staff proposes the following amendments by loan program guide:

- LMIR and FFCC Programs Procedural Guide:

- Delete the existing language in Section 4.01 and replace with: *“Please review the Multifamily Loan Programs and Housing Tax Credit Fee Schedule for applicable fees associated with the loan products in this guide.”*
- Delete section 4.04.
- HIB Guide: In Section 3.01, delete the origination fee language and replace with the following: *“Please review the Multifamily Loan Programs and Housing Tax Credit Fee Schedule for applicable fees associated with this program.”*
- PARIF Guide: Insert a new Chapter 3.06 with the following: *“Please review the Multifamily Loan Programs and Housing Tax Credit Fee Schedule for applicable fees associated with this program.”*
- EDHC Guide: Insert a new Chapter 3.07 with the following: *“Please review the Multifamily Loan Programs and Housing Tax Credit Fee Schedule for applicable fees associated with this program.”*

If approved by the Board, the amended program guides will include a link to a newly published *Multifamily Loan Programs and Housing Tax Credit Fee Schedule* on the Agency’s website.

As noted above, the LMIR and FFCC Procedural Program Guide includes a Construction Oversight Fee that also applies to the EDHC, PARIF, and HIB deferred loans. In conjunction with this update, staff proposes that the Construction Oversight Fee be reconfigured as the “Closing and Construction Oversight Fee” to more accurately acknowledge the scope of processing work that includes underwriting; legal, accounting, and finance support; design review; and, construction inspections. The existing Construction Oversight Fee calculation is the lesser of .25% of the construction contract or 1% of the total Minnesota Housing loans. The proposed Closing and Construction Oversight Fee will use a simpler flat fee with three tiers based on the total Minnesota Housing loan amounts at the time of the construction closing.

The origination and bond fees are determined from the Agency’s actual costs associated with issuing debt. Those fees are updated based on market conditions.

Multifamily Loan Programs and Housing Tax Credit Fee Schedule

Chapter 8 of the adopted 2024-2025 Qualified Allocation Plan (QAP) already references a fee schedule. With Board approval, the HTC and loan fees will be consolidated into a single fee schedule. There are no changes to the HTC related fees. The fee schedule also includes the related application and appraisal fees.

Other Deferred Loan Programs

The federally appropriated HOME and National Housing Trust Fund (NHTF) programs are also allocated through the annual Multifamily Consolidated RFP. These federal appropriations include a specific funding for administrative costs to implement the program. As a result,

there is no other project fee specific to those programs. Because both of those programs include funding for administrative expenses to help cover the cost of implementing the programs, there are no other Agency related fees.

The Agency does not currently include any fees in the Rental Rehab Deferred Loan (RRDL) program, Greater Minnesota Workforce Housing Development Program (WHDP), or the Publicly Owned Housing Preservation (POHP) program.

Multifamily Loan Programs and Housing Tax Credit Fee Schedule

EFFECTIVE DATE

Application Fees	
Consolidated Request for Proposals (RFP) and Housing Tax Credit Round 1	\$800
Housing Tax Credit Round 2 – Resubmitted Application	\$350 – For applicants who are resubmitting an application from Round 1 of the same Consolidated RFP and HTC Round 1 allocation year.
Housing Tax Credit Round 2 – New Application	\$800
Low and Moderate Income Rental (LMIR) Loan	\$250 - Only for requests submitted outside of the annual Consolidated RFP. Applications submitted in the Consolidated RFP do not have a separate LMIR Application Fee.

Minnesota Housing LMIR First Mortgage, Bridge Loans, and Tax-Exempt Issued Bonds	
LMIR Origination Fee	2% on first \$5 million in financing, and 1% on amounts above \$5 million or \$25,000, whichever is greater
LMIR Bridge Loan Origination Fee*	0.50% of the bridge loan/bond amount
Tax-Exempt Bond Issuance Fee*	\$100,000 plus <ul style="list-style-type: none"> • 1.00% of the par amount of the long-term bonds • 0.75% of the par amount of the short-term bonds
*Subject to revision based on market conditions as determined by Minnesota Housing	

Housing Infrastructure Bond (HIB) Loans	
HIB Origination Fee	1% of the first \$5 million in financing <u>and</u> .5% on amounts above \$5 million. The minimum HIB origination fee is \$10,000.

Amortizing and Deferred Loan Closing and Construction Oversight Fee	
<p>The Loan Closing and Construction Oversight Fee applies to any project with one or more of the following Agency Loans:</p> <ul style="list-style-type: none"> • Low and Moderate Income Rental Loans • Bridge Loans and bond funded Bridge Loans • Housing Infrastructure Bond Loans • Economic Development Housing Challenge (EDHC) Loans • Preservation Affordable Rental Investment Fund (PARIF) Loans • Flexible Financing for Capital Costs (FFCC) Loans <p>The Closing and Construction Oversight Fee is a flat fee based on the total amount of Agency Loans at the time of construction closing.</p>	

Amortizing and Deferred Loan Closing and Construction Oversight Fee	
Total Agency Loans less than or equal to \$500,000	\$25,000
Total Agency Loans between \$500,000 and \$1,000,000	\$50,000
Total Agency Loans is \$1,000,000 or more	\$75,000

Housing Tax Credits (HTC) or HTC in Conjunction with Tax-Exempt Bonds	
Reservation Fee	3.5% of housing tax credits allocated
Carryover Fee	3.5% of housing tax credits allocated
8609 Fees	3.5% of housing tax credits allocated
HTC Transfer Fee of Ownership	\$2,500
Preliminary Determination Fee	3.5% of housing tax credits requested
Qualified Contract Processing Fee	\$5,000
Reallocation Processing Fee	\$15,000 plus resubmission of the Carryover Fee

Appraisals (due upon request)	
As-Is Appraisal Fee – Land Only	\$4,000
As-Is Appraisal Fee – Existing Buildings and Adaptive Reuse	\$6,000
As-Complete Appraisal Fee	\$10,000 deposit
NOTE: If the commissioned appraisal cost is lower than the deposit, Minnesota Housing will reimburse the excess to the applicant.	



Board Agenda Item: 7.C.
Date: 3/23/2023

Item: Commitment, Low and Moderate Income Rental Loan (LMIR)
 - Union Park Flats, D8309, St. Louis Park, MN

Staff Contact(s):

Tom Anderson, 651.296.8161, tom.a.anderson@state.mn.us

Request Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> No Action Needed |
| <input checked="" type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Information |

Summary of Request:

At the January 27, 2022 board meeting, the proposed development was selected for financing under the LMIR program under Resolution No. MHFA 22-011 in the amount of up to \$4,432,000. Agency staff completed the underwriting and technical review of the proposed development and recommends adoption of a resolution authorizing the issuance of a LMIR program commitment in the amount of up to \$4,253,000.

At that same meeting, the development was awarded an allocation of up to \$1,919,267 of federal 9% Low Income Housing Tax Credits (HTCs) under Resolution No. MHFA 22-012. At the Minnesota Housing board meeting on June 6, 2022, the development was awarded an additional allocation of up to \$197,091 of federal 9% HTCs under Resolution No. MHFA 22-042 for a total allocation of \$2,116,358. There are no requested changes to the HTC allocation and no further board action is required.

All commitments are subject to the terms and conditions of the Agency term letter.

Fiscal Impact:

LMIR loans are funded from Housing Investment Fund Pool 2 resources, and as such, Minnesota Housing will earn interest income on the loan without incurring financing expenses. The Agency will earn additional fee income from originating the loans for this project.

Meeting Agency Priorities:

- ☒ Improve the Housing System
- ☒ Preserve and Create Housing Opportunities
- ☐ Make Homeownership More Accessible
- ☒ Support People Needing Services
- ☒ Strengthen Communities

Attachment(s):

- Development Summary
- Resolution
- Resolution Attachment: Term letter

DEVELOPMENT SUMMARY

SECTION I: PROJECT DESCRIPTION AND RECOMMENDATIONS

Project Information			
Development Name	Union Park Flats	D#8309	M#18779
Address	6027 37 th Street W.		
City	St. Louis Park	County	Hennepin
Date of Selection	January 27, 2022	Region	Metro

A. Project Description and Population Served

- The development involves the acquisition and new construction of 60 units in a three-story elevator building with units ranging from studio to four bedrooms.
- The development will provide general occupancy, workforce, and permanent supportive housing for individuals and families with incomes that range from 30% to 60% Multifamily Tax Subsidy Projects (MTSP).
- Thirteen units will benefit from Housing Support income supplement rental assistance.
 - All thirteen Housing Support (HS) units will be deeply affordable to households at 30% MTSP.
 - Seven of these units will serve single adults experiencing High Priority Homelessness (HPH)
 - Six of these units will serve People with Disabilities (PWD) households.
- Three additional units will be deeply affordable to households at 30% MTSP without any rental assistance contract or subsidy.

B. Mortgagor Information

Ownership Entity:	PPL Union Park Community Limited Partnership
Sponsor:	Project for Pride in Living, Inc.
General Partner(s)/ Principal(s):	General Partner 1: PPL SLP LLC General Partner 2: PPL Service Corporation
Guarantor(s):	Project for Pride in Living, Inc.

C. Development Team Capacity Review

The sponsor, Project for Pride in Living, Inc. has experience completing housing of similar size and scope. Minnesota Housing staff experience has rated this developer as acceptable.

The property manager, Project for Pride in Living, Inc. was established in 1972 and property management activities began in 1980. They currently have 41 developments, with a total of 1,520 units. The property management company is expected to have the capacity to manage this development.

The service provider, Project for Pride in Living, Inc. has extensive experience providing supportive housing services to the population being served.

The general contractor is Watson-Forsberg Co. The architect is Urbanworks Architecture LLC. Both the architect and lead contractor have the experience and capacity to complete the project.

Two entities within the project team represent Black, Indigenous and People of Color-owned and Women-owned Business Enterprise (BIPOCBE/WBE). The sponsor, management company, and service provider for the project, Project for Pride in Living, Inc., is a nonprofit organization led by an executive director/president who is Black, Indigenous or a Person of Color. TRI-Construction, Inc., is a BIPOC-owned firm and will be a junior partner of Watson-Forsberg Co. in this project.

D. Current Funding Request

Loan Type	Program	Source	Amount	IR	MIP	Term	Amort/ Cash Flow	Construction/ End Loan
Permanent/ Amortizing	LMIR	Pool 2	\$4,253,000	4.5%	.125%	40 yrs	Amortizing	End

- The Minnesota Housing LMIR first mortgage loan will be insured under the United States Department of Housing and Urban Development (HUD) Risk-Sharing program and may be securitized with the United States Department of the Treasury's Federal Financing Bank (FFB) via their partnership with HUD.

Permanent Mortgage Loan to Cost: 15%

Permanent Mortgage Loan to Value: 77%

E. Significant Changes Since Date of Selection

Total development costs (TDC) increased from \$25.8 million to \$28.58 million between the time of application in July 2021 and early 2022, driven by an increase in estimated construction costs. This resulted in a significant funding gap that led the developer to apply for additional HTC's in Round 2. In July 2022, the project was awarded an additional \$197,091 in annual HTC's.

Current TDC of \$28.65 million represent an increase of 11% over the costs at selection. The increase is largely attributable to higher than expected construction bids caused by supply chain disruptions and labor shortages, as well as increased construction interest. Environmental remediation costs more than doubled after selection, although they still represent only 1.5% of TDC. Along with the Round 2 HTC allocation from the Agency, the increased cost was partly offset by value engineering of construction scope of work, additional syndication equity proceeds due to better tax credit pricing, and an additional funding award of \$217,000 from Hennepin County.

SECTION II: FINAL SOURCES AND USES; FINANCING DETAILS

A. Project Uses

Description	Amount	Per Unit
Acquisition	\$ 1,915,000	\$ 31,917
Construction Costs	\$20,806,067	\$ 346,768
Environmental Abatement	\$ 435,219	\$ 7,254
Professional Fees	\$ 1,935,002	\$ 32,250
Developer Fee	\$ 1,600,000	\$ 26,667
Financing Costs	\$ 1,602,896	\$ 26,715
Total Mortgageable Costs	\$28,294,184	\$ 471,570
Reserves	\$ 366,531	\$ 6,109
Total Development Cost	\$28,660,716	\$ 477,679

B. Permanent Capital Sources

Description	Amount	Per Unit
Agency LMIR Permanent Mortgage	\$ 4,253,000	\$ 70,883
HTC Syndication Proceeds	\$19,574,354	\$ 326,239
Rebates	\$ 552,562	\$ 9,209
Met Council LCDA-TOD	\$ 1,900,000	\$ 31,667
Met Council TBRA	\$ 236,800	\$ 3,947
Hennepin County ERF	\$ 177,000	\$ 2,950
Hennepin County HOME	\$ 1,000,000	\$ 16,667
Hennepin County Accelerator (ARPA)	\$ 217,000	\$ 3,617
St. Louis Park (Trust Fund)	\$ 450,000	\$ 7,500
Deferred Developer Fee	\$ 300,000	\$ 5,000
Total Permanent Financing	\$28,660,716	\$ 477,679

C. Financing Structure

- The development was allocated \$2,116,358 in annual 9% HTCs, which will result in \$19.57 million in equity proceeds from National Equity Fund. The term of the Land Use Restrictive Agreement (LURA) will be 50 years.

- The LMIR loan will have a 40-year term and 4.5% interest.
- The LMIR end loan commitment and 4.5% selected interest rate will remain effective as long as the permanent loan closes by April 30, 2025.

D. Cost Reasonableness

- The budgeted TDC per unit of \$477,679 is 12.75% above the \$423,675 predictive model estimate which is within the 25% threshold range and therefore does not require a waiver.

This project did not receive cost containment points in the Consolidated Request for Proposals (RFP).

SECTION III: UNDERWRITING

A. Rent Grid

Unit Type	Number	Net Rent*	Rent Limit (% of MTSP or AMI)	Income Limit (% of MTSP or AMI)	Rental Assistance Source
OBR	7	\$ 822	30% MTSP	30% MTSP	Housing Support (HPH)
OBR	3	\$ 822	30% MTSP	30% MTSP	Housing Support (PWD)
1BR	3	\$ 512	30% MTSP	30% MTSP	Housing Support (PWD)
1BR	1	\$ 512	30% MTSP	30% MTSP	None
2BR	1	\$ 613	30% MTSP	30% MTSP	None
3BR	1	\$ 705	30% MTSP	30% MTSP	None
1BR	1	\$ 906	50% MTSP	50% MTSP	None
2BR	21	\$ 1,086	50% MTSP	50% MTSP	None
3BR	2	\$ 1,250	50% MTSP	50% MTSP	None
4BR	3	\$ 1,391	50% MTSP	50% MTSP	None
2BR	8	\$ 1,309	60% MTSP	60% MTSP	None
3BR	7	\$ 1,509	60% MTSP	60% MTSP	None
4BR	2	\$ 1,679	60% MTSP	60% MTSP	None

*Net Rents are the underwriting rents and are net of a utility allowance. The underwriting rents may not reflect the maximum rent limits.

The rent and income restrictions under the LMIR loan will be as follows:

- 60 units restricted as follows: at a minimum:
 - 24 units with rents and incomes not exceeding 60% MTSP;
 - 15 units may have unrestricted incomes; and

- 21 units with incomes equal to or less than 100% of the greater of area or statewide median income as determined by HUD with rents at market as determined by Minnesota Housing.

Other rent and income restrictions under existing or non-Minnesota Housing programs are:

- The HTCs will restrict 60 units to the 60% MTSP rent and income level, with 27 units further restricted to 50% MTSP and 13 units further restricted to 30% MTSP.
- Four units will be subject to High HOME rent limits, due to the \$1,000,000 deferred HOME loan contribution from Hennepin County.

B. Feasibility Summary

All projects are underwritten within the Agency's underwriting guidelines unless a modification is approved by the Mortgage Credit Committee. This includes management and operating expenses, vacancy rate, rent and income inflators, and annual replacement reserve contributions. Projects also undergo a sensitivity analysis on property operations to further enhance underwriting.

- The project maintains positive cash flow for 15 years, with a projected debt coverage ratio in year 15 of 1.38.
- The project was underwritten at 7% vacancy, with 2% income and 3% expense inflators.

**MINNESOTA HOUSING FINANCE AGENCY
400 Wabasha Street North, Suite 400
St. Paul, Minnesota 55102**

RESOLUTION NO. MHFA 23-XX

**RESOLUTION APPROVING MORTGAGE LOAN COMMITMENT
LOW AND MODERATE INCOME RENTAL (LMIR) PROGRAM**

WHEREAS, the Minnesota Housing Finance Agency (Agency) has received an application to provide construction and permanent financing for a multiple unit housing development to be occupied by persons and families of low and moderate income, as follows:

Name of Development: Union Park Flats
Sponsors: Project for Pride in Living, Inc.
Guarantors: Project for Pride in Living, Inc.
Location of Development: St. Louis Park
Number of Units: 60
Amount of LMIR Mortgage: \$4,253,000
(not to exceed)

WHEREAS, Agency staff has determined that such applicant is an eligible sponsor under the Agency's rules; that such permanent mortgage loan is not otherwise available, wholly or in part, from private lenders upon equivalent terms and conditions; and that the acquisition and rehabilitation of the development will assist in fulfilling the purpose of Minn. Stat. ch. 462A; and

WHEREAS, Agency staff has reviewed the application and found the same to be in compliance with Minn. Stat. ch. 462A and Agency's rules, regulations and policies;

NOW THEREFORE, BE IT RESOLVED:

THAT, the board hereby authorizes Agency staff to issue a commitment to provide a permanent mortgage loan to the sponsor or an affiliate thereof from the Housing Investment Fund (Pool 2 under the LMIR Program) for the indicated development, upon the following terms and conditions:

1. This authorization shall expire on September 30, 2023; and
2. The amount of the permanent LMIR amortizing loan shall not exceed \$4,253,000; and

3. The interest rate on the permanent LMIR amortizing loan shall be 4.5% per annum (subject to change, as set forth in the attached Agency term letter dated February 16, 2023), plus 0.125% per annum HUD Risk-Share Mortgage Insurance Premium, with monthly payments based on a 40-year amortization; and
4. The term of the permanent LMIR amortizing loan shall be 40 years; and
5. The LMIR End Loan Commitment term shall expire on April 30, 2025.
6. The mortgagor shall comply with the terms set forth in the attached Agency term letter. The Commissioner is authorized to approve non-material modifications to those terms; and
7. The mortgagor shall execute documents embodying the above in form and substance acceptable to Agency staff; and
8. The sponsor shall guarantee the mortgagor's payment obligation regarding operating cost shortfalls and debt service until the property has achieved a 1.11 debt service coverage ratio (assuming stabilized expenses) for three successive months; and
9. The sponsor shall guarantee the mortgagor's payment under the LMIR Regulatory Agreement and LMIR Mortgage (other than principal and interest) with the Agency; and
10. The sponsor, the general contractor, the architect, the mortgagor, and such other parties as Agency staff in its sole discretion deems necessary, shall execute all such documents relating to said loans, to the security therefore, to the construction of the development, and to the operation of the development, as Agency staff in its sole discretion deems necessary.

Adopted this 23rd day of March 2023

CHAIRMAN

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February 16, 2023

Mr. Paul Williams
Project for Pride in Living, Inc.
1035 East Franklin Avenue
Minneapolis, MN 55404

RE: Term Letter
Union Park Flats
Development #D8309 Project # M18779

Dear Mr. Williams:

Minnesota Housing Finance Agency (“Minnesota Housing”) staff has approved your request for a loan or loans subject to the terms and conditions contained in this letter (the “Terms”). The Terms are subject to Minnesota Housing’s Board of Directors’ approval and meeting all underwriting standards, delivery of required due diligence items, satisfactory loan documentation and other loan closing requirements. The Terms do not constitute a commitment to lend on the part of Minnesota Housing and relate only to the specific financing referenced in this letter.

Borrower: A single asset entity: PPL Union Park Community Limited Partnership

General Partner(s) General Partner 1: PPL SLP LLC
Managing Member(s): General Partner 2: PPL Service Corporation

Development Acquisition and new construction of a 60-unit affordable
Description/Purpose: housing development located in St. Louis Park, Minnesota

Program	Low and Moderate Income Rental Program (LMIR) (HUD Risk Share)
Loan Amount	\$4,253,000
Interest Rate	4.50%*
Mortgage Insurance Premium (%)	.125% (first year premium is paid in advance)
Term	40 years
Amortization / Repayment	40 years

Prepayment Provision	No prepayment first 10 years from date of the Note.
Nonrecourse or Recourse	Nonrecourse
Construction to Permanent Loan, Construction Bridge Loan or End Loan	End Loan**
Lien Priority	First

*The interest rate at the time of selection of 4.5% is set to expire by January 31, 2025 and is being extended by three months to April 30, 2025. A fee of 0.25% is being charged for the extension of the rate lock. After that date, the rate may be subject to adjustment or payment of an extension fee at Minnesota Housing's sole discretion.

** The end loan commitment shall expire April 30, 2025.

Origination Fee:	LMIR HUD Risk Share Loan: \$85,060 Interest Rate Extension Fee: \$10,640 (both payable at the earlier of loan commitment or loan closing)
Inspection Fee:	\$42,530 (payable at the earlier of loan commitment or loan closing)
Guaranty / Guarantor(s):	Repayment and operations guaranty to be provided by: <ul style="list-style-type: none"> • Project for Pride in Living, Inc.
Operating Deficit Escrow Reserve Account:	\$127,590 to be funded on the day of closing of the LMIR/HRS loan by cash or letter of credit (outside of the development budget) to be held by Minnesota Housing.
Operating Cost Reserve Account:	Capitalized operating reserve in the amount of \$341,531 funded after construction completion anticipated from the fourth equity installment. The operating reserve will not be held by Minnesota Housing.
Replacement Reserve Account:	Monthly replacement reserve deposits will be required in the amount of \$450/unit/annum, equaling \$2,250 per month. The replacement reserve will be held by Minnesota Housing.
Escrows:	Real estate tax escrow and property insurance escrow to be established on the day of closing of the LMIR/HRS loan (outside of the development budget) and will be held by Minnesota Housing.

Collateral/Security:	Mortgage and Assignment of Rents and Leases for each loan; UCC-1 Financing Statement on fixtures, personal property, accounts and equipment.
Rent and Income Requirements:	LMIR <ul style="list-style-type: none">• 60 units restricted as follows: at a minimum, 24 units with rents and incomes not exceeding 60% MTSP; 21 units with incomes equal to or less than 100% of the greater of area or statewide median income as determined by HUD.• Commitment to affordability in effect while the loan is outstanding.
Other Requirements:	Not Applicable
Closing Costs:	Borrower agrees to pay all closing costs related to the specific financing referenced in this letter.
Expiration Date:	This term letter will expire on the earlier of six months from the date of this letter or loan closing/end loan commitment.
Additional Terms:	Any third-party Bridge Loan must be fully paid-off and the mortgage lien be released at or prior to closing of the LMIR Amortizing Loan
Other Conditions:	Not Applicable
Board Approval:	Commitment of all loans under the LMIR program are subject to Minnesota Housing's board approval and adoption of a resolution authorizing the commitment of the loans.
Not a Binding Contract:	This letter is not a commitment to be bound by the Terms in this letter. The parties expressly agree that this letter does not create a legally binding agreement. The parties further agree that the Terms are subject to the Borrower's ability to obtain all necessary financing for the Development, which may include additional financing from Minnesota Housing not referenced in this letter.

Please sign this letter and return it to Maggie Nadeau, Loan Processor, at maggie.nadeau@state.mn.us on or before 10 business days from date of this letter.

If you have any questions related to this letter, please contact Tom Anderson, Senior Housing Development Officer, at Tom.A.Anderson@state.mn.us.

We appreciate the opportunity to work with you on your affordable housing development.

Sincerely,

James Lehnhoff
Assistant Commissioner, Multifamily

AGREED AND ACCEPTED BY:

PPL UNION PARK COMMUNITY LIMITED
PARTNERSHIP

By:

Name: Paul Williams
Title: President and CEO

Date Accepted: _____

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Board Agenda Item: 9.A
Date: 3/23/2023

Item: Post-Sale Report, Residential Housing Finance Bonds, Series 2023 ABC

Staff Contact(s):

Michael Solomon, 651.297.4009, michael.solomon@state.mn.us

Request Type:

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> Approval | <input checked="" type="checkbox"/> No Action Needed |
| <input type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input type="checkbox"/> Resolution | <input checked="" type="checkbox"/> Information |

Summary of Request:

The Agency priced the \$99,990,000 of fixed rate Series 2023ABC Residential Housing Finance Social Bonds on February 7, 2023. All series closed on March 9, 2023. In accordance with the Debt and Balance Sheet Management Policy the attached detailed post-sale report is provided by the Agency's financial advisor, CSG Advisors.

Fiscal Impact:

None.

Meeting Agency Priorities:

- ☐ Improve the Housing System
- ☒ Preserve and Create Housing Opportunities
- ☒ Make Homeownership More Accessible
- ☐ Support People Needing Services
- ☐ Strengthen Communities

Attachment(s):

- Post-Sale Report

\$99,990,000
Minnesota Housing Finance Agency
Residential Housing Finance Bonds
2023 Series A (AMT)
2023 Series B (Non-AMT)
2023 Series C (Taxable)

POST-SALE ANALYSIS

KEY RESULTS FOR MINNESOTA HOUSING

Purpose. 2023 Series ABC accomplished the following major objectives:

1. Enabled Minnesota Housing to profitably finance Start Up first mortgages on the balance sheet and earn net annual income over future years.
2. Used taxable debt for one-third of the issue, thereby limiting the need for volume cap. The tax-exempt debt (Series A and B) used \$52.6 million of recycled authority from past bond issues, so only \$17.2 million of new volume cap was needed.
3. Achieved an expected spread of 1.54% on the bond issue. There was no hedge loss or gain associated with this issue because hedges were paired out in advance of closing.

Key Measurable Objectives and Accomplishments. This issue was very successful despite a volatile market environment.

<i>Objective</i>	<i>Result</i>
Finance new production on balance sheet	\$102.8 million of new first-mortgage loans in MBS securities
Leverage private activity bond volume cap by efficiently incorporating taxable debt	Included \$33 million of taxable bonds (Series C)
Maximize spread on the overall transaction	Agency is expected to earn a spread of 1.54%
Minimize use of and/or create zero participations (interest subsidies under IRS rules), and preserve them for future issues	The issue created \$4.5 million of zero participations. The agency has about \$34.5 million of zeros available to help achieve full spread on future issues.
Achieve cost-effective bond yield	Overall bond yield is projected to be 4.54%
Create future income streams that will support Pool 3	Increased indenture's expected net present value by approximately \$5 million at 150% PSA prepayment speed
Maintain high bond ratings	RHFB bonds are rated Aa1/AA+

TIMING AND STRUCTURE

Timing. The bonds were priced on Tuesday, February 7th.

Sizing. The issue was sized to fund pipeline lending.

Major Design Decisions

1. **Time and size the issue to address rising interest rates.** To deal with the extraordinary increase in bond yields, Minnesota Housing has been (a) actively adjusting interest rates for new loan reservations to help keep pace with the market and (b) issuing bonds frequently and quickly, in relationship to the amount of loans reserved, to help reduce interest rate risk.
2. **Use taxable debt to efficiently leverage volume cap.** Structuring 33% of the issue as taxable debt preserves volume cap at a time when loan prepayments (and the ability to recycle past volume cap) have decreased significantly.
3. **Use recycled issuance authority to efficiently leverage volume cap.** The agency utilized \$52.6 million of recycled volume cap, including \$11.6 million of AMT authority, for the tax-exempt Series A and B bonds. Thus, the issue provided \$70 million of tax-exempt proceeds (including PAC premium) using only \$17.2 million of volume cap.
4. **Issue fixed-rate debt.** While some recent RHFB issues have included a significant amount of taxable variable-rate debt, the agency was able to structure Series ABC as a completely fixed-rate issue without needing any variable-rate debt while still achieving well above full spread.

Bond Structure Decisions

1. **Series A.** The \$11.57 million of tax-exempt, AMT fixed-rate bonds were structured as serial maturities from 2024 through 2033.
2. **Series B.** The \$55.42 million of tax-exempt non-AMT fixed-rate bonds included \$5.79 million of serial maturities from 2024 through 2035; \$22.46 million of term bonds due in 2038, 2043, and 2045; and \$27.15 million of planned amortization class (PAC) bonds due in 2053.
3. **Series C.** The \$33 million of taxable fixed-rate bonds were structured as \$6.87 million of serial maturities due 2024 through 2033 and \$26.13 million of term bonds due 2038 through 2053.

SOCIAL BONDS

Minnesota Housing continued the practice it established with 2021 Series EF of designating its RHFB bonds as meeting an important social purpose. This confirms to investors that the bonds meet specific environmental, social, and governance standards. Single-family housing bonds generally meet the social purpose standards because of the level of affordability in serving low- and moderate-income households. Indeed, the three social purpose categories are: affordable housing, access to essential services, and socioeconomic advancement and empowerment. Eligibility requirements for loans supported with social bonds include income limits to help ensure the program serves households with low and moderate incomes, and that the borrower must be a first-time homebuyer, a qualified veteran, or purchasing a home in a targeted area.

While state housing finance agency single-family issues have long served these needs, there is growing investor interest in bonds that are officially designated as doing so.

Like many housing finance agencies, Minnesota Housing has contracted with an independent party to evaluate and confirm that the bonds specifically meet the criteria for social bonds. Kestrel Verifiers, widely recognized across the industry, provided this opinion, based on detailed information from Minnesota Housing on the income mix of borrowers.

BOND SALE RESULTS

1. **Market Environment.** While the bond market has been extremely volatile in the past several months, the 10-year MMD yield on the day of pricing continued a decline that began at the end of October 2022 and persisted through February 2023.
2. **Tax-Exempt Retail.** There was moderate retail interest in the tax-exempt bonds available to retail investors. For the \$40 million of such bonds, there were a total \$30 million of retail orders, one-third of which were from Minnesota investors.
3. **Tax-Exempt Institutional.** Institutional interest was modest compared to prior transactions. Approximately one-third of the tax-exempt maturities were less than 1x subscribed. Undersubscribed maturities included the January 2024 non-AMT serial maturity and several AMT serial maturities; the yields on 8 serial AMT maturities between 2025 and 2028 were increased by 5 bps. The PAC bond was also undersubscribed (11%), partly reflecting the volatility of the market and the relatively aggressive initial pricing. Despite this lack of demand, the PAC bond yield was increased by only 2 bps.
4. **Taxable Institutional Interest.** While \$212 million of institutional orders were received on the \$33 million of taxable Series C bonds, for an overall subscription of more than 6 to 1, there were significant differences among individual maturities. The serial bonds maturing between July 2025 and July 2033 were 1 to 4x subscribed, leading to yield reductions of 2 to 4 basis points for 14 maturities. As there were no orders on the serial bonds from January 2024 to January 2025, the underwriters purchased \$900,000 of these bonds with no change in yield. Finally, the \$26.7 million of taxable term bonds were oversubscribed by 5.8 to 9.6x, and the spreads to Treasuries on these bonds were tightened by 6 to 10 basis points.
5. **Comparable Transactions.** For the tax-exempt bonds subject to AMT (Series A), the most recent comparable offering was a Colorado issue priced the same day. Colorado's bonds are rated higher than Minnesota's (AAA). Minnesota's spreads to MMD were tighter than Colorado's on the 2024 maturities but 5 to 15 bps wider on the other 9 comparable maturities.

For the non-AMT tax-exempt bonds (Series B), the most recent comparable offerings were priced on February 7th by Colorado, January 26th by Nevada and Texas, and January 25th by Nebraska and New Mexico. With very few exceptions, the spreads to MMD for Minnesota's serial and term bonds were tighter than these other transactions. The spread to equivalent MMD for Minnesota's PAC bond (130 bps to 5-year) was 5 basis points tighter than Colorado (135 bps to 4.7-year) and only 1 basis point wider than Texas (129 bps to 5-year) and New Mexico (129 bps to 5.6-year).

The most recent comparable taxable offerings were from Colorado (on February 1st and 7th) and Nevada (on January 26th). The spread to Treasuries for Minnesota's serial bonds was the same as Colorado and Nevada for the 2024 and 2025 maturities and tighter than those comparable issues for the longer maturities. Minnesota's advantage was particularly pronounced in the 2031-2032 serial maturities,

*Post-Sale Report: Minnesota Housing \$99,990,000**RHFB Series 2023 ABC**Page 4 of 6*

where Minnesota's spread to Treasuries was 7 to 14 basis points tighter than the Colorado and Nevada issues. Similarly, on the term bond maturities, Minnesota's spread to Treasuries was 2 to 18 basis points tighter than those of the comparable issues.

UNDERWRITING

Underwriters. This was the first bond issue with the agency's re-constituted underwriter team. As in the past, RBC was senior manager. Piper Sandler and Wells Fargo returned as co-managers, while Morgan Stanley was a new co-manager. The significantly expanded selling group included: AmeriVet Securities, BofA, Citigroup, Huntington Securities, J.P. Morgan, Northland Securities, Raymond James, and UBS.

Sales by Underwriter. For the Series A and B bonds, excluding stock orders, RBC brought in \$68.6 million of orders, and co-managers Morgan Stanley and Wells Fargo brought in \$1.4 million and \$675,000, respectively. The expanded selling group made a major contribution to the transaction, with Citigroup, J.P. Morgan, BofA, and Raymond James each bringing in more than \$2.5 million in retail orders. As is customary for senior managers, RBC brought in all \$212 million of institutional orders for the Series C taxable bonds.

Series AB retail orders by underwriter were as follows:

Member	Role	Minn. Retail Orders (\$000)	Total Retail Orders (\$000)
RBC	Senior Manager	4,656	11,936
Morgan Stanley	Co-Manager	900	1,410
Piper Sandler	Co-Manager	0	0
Wells Fargo	Co-Manager	75	275
Subtotal Co-Managers		975	1,685
AmeriVet	Selling Group	250	250
BofA	Selling Group	225	2,630
Citigroup	Selling Group	485	5,715
J.P. Morgan	Selling Group	2,150	4,015
Northland	Selling Group	475	475
Raymond James	Selling Group	800	2,525
UBS	Selling Group	0	600
Subtotal Selling Group		4,385	16,210
Total		10,016	29,831

Underwriter Fees. Management fees were appropriate, consistent with industry standards, and in the same range as fees reported for other housing issues of similar size and structure.

ISSUE DETAILS

Economic Calendar. While economic news throughout 2022 was largely dominated by escalating inflation and concerns about the Federal Reserve's efforts to reduce inflation, the data releases in early 2023 leading up to this sale reflected slowing inflation. The December CPI report in January 2023 showed slightly lower inflation, and core CPI (excluding food and energy) rose by only 0.3% (or 5.7% annually)—down from readings in 2022.

During 2022, to combat inflation, the Federal Reserve increased the federal funds rate seven times for a total of 4.25%, including by 75 bps (the largest single-meeting hike in decades) in June, July, September, and November. Following a 25-bp rate hike at the Fed's early February 2023 meeting, the consensus expectation is for another 25-bp hike in March. As important as these increases in the short-term federal funds rate are, the Fed's reduction of its balance sheet holdings of US Treasuries and MBS had caused additional upward pressure on long-term rates through much of 2022.

Treasury rates declined precipitously from November 2022 through the date of sale as investors jumped quickly (perhaps too quickly) on signs of inflation and overall economic demand declining faster than Fed forecasts.

Treasuries. As of market close on the day of pricing, the 10-year US Treasury yield was 3.68%, down 11 bps since the beginning of 2023 and down nearly 60 bps since the 4.25% high in late October 2022. The yield curve was even more inverted than when 2022LMN closed last November—with the 2-year Treasury 88 bps *higher* than the 10-year (compared to 50 bps higher in November). In fact, the 2-year Treasury rate has exceeded the 10-year rate since July of 2022. Such inversions have in the past been precursors to (and reflected investors' expectations of) future recession.

Municipals. Municipal fund outflows through 2022 totaled over \$121 billion, shattering the previous year's all-time outflow records. So far in 2023, while some outflows have continued from muni bond funds, municipal ETFs have received inflows, and there has been a much more favorable tone to investor demand in the muni market, due to lower supplies of new bond issues as well as investors looking to reinvest recent bond redemptions. This has led to a favorable market for municipal issuers, as evidenced by improved MMD/Treasury ratios.

In late October 2022, the ratio of the 10-year MMD to Treasuries was at a relatively high 85%, slightly down from ratios greater than 90% earlier in 2022 but still elevated by historical levels. By the time 2023ABC priced, the 10-year MMD/Treasury ratio was less than 61%. This relatively low ratio signals markedly lower borrowing rates for issuers compared to taxable alternatives.

The change in absolute levels since 2022LMN is truly striking, especially at the 10-year mark. When 2023ABC priced, the 10-year Treasury had dropped by 15 bps since the last issue, but 10-year MMD had declined by 103 bps (almost 7 times as much).

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TABLE 1: COMPARISON OF RATES IN RECENT MHFA SINGLE-FAMILY TRANSACTIONS

Issue	Date	10-Year Treasury	10-Year MMD	MMD/ Treasury	30-Year Treasury	30-Year MMD	MMD/ Treasury
2020 RHFB DE	6/9/20	0.84%	0.88%	104.8%	1.59%	1.68%	105.7%
2020 HFB D	8/6/20	0.55%	0.59%	107.3%	1.20%	1.28%	106.7%
2020 RHFB FG	9/15/20	0.68%	0.84%	123.5%	1.43%	1.58%	110.5%
2020 HFB E	11/9/20	0.96%	0.86%	89.6%	1.73%	1.61%	93.1%
2020 RHFB HI	12/9/20	0.95%	0.71%	74.7%	1.69%	1.40%	82.8%
2021 HFB A	2/10/21	1.15%	0.69%	60.0%	1.92%	1.34%	69.8%
2021 RHFB AB	3/3/21	1.47%	1.15%	78.2%	2.25%	1.80%	80.0%
2021 HFB B	5/12/21	1.69%	1.02%	60.4%	2.41%	1.60%	66.4%
2021 RHFB CD	5/19/21	1.68%	1.01%	60.1%	2.38%	1.58%	66.4%
2021 HFB C	8/10/21	1.36%	0.88%	64.7%	1.99%	1.46%	73.4%
2021 RHFB EF	9/9/21	1.30%	0.94%	72.3%	1.90%	1.53%	80.5%
2021 HFB D	11/9/21	1.46%	1.08%	74.0%	1.82%	1.53%	84.1%
2021 RHFB GHI	12/7/21	1.47%	1.03%	70.1%	1.80%	1.48%	82.2%
2022 RHFB AB	2/1/22	1.79%	1.50%	83.8%	2.11%	1.91%	91.1%
2022 RHFB CD	3/3/22	1.73%	1.61%	93.1%	2.16%	2.03%	94.0%
2022 RHFB EF	4/13/22	2.70%	2.46%	91.1%	2.81%	2.81%	100.0%
2022 RHFB GH	6/8/22	3.02%	2.45%	81.1%	3.17%	2.92%	92.1%
2022 RHFB IJK	9/13/22	3.42%	2.81%	82.1%	3.51%	3.62%	103.1%
2022 RHFB LMN	11/9/22	3.83%	3.26%	85.1%	4.31%	4.06%	94.2%
2023 RHFB ABC	2/7/23	3.68%	2.23%	60.6%	3.71%	3.24%	87.3%
Change from RHFB 2022 LMN		- 15 bp	- 103 bp	- 24.5%	- 60 bp	- 82 bp	- 6.9%

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NON-AMT SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 3 MONTHS PLUS EARLIER MHFA

Pricing Date	2/7/23		2/7/23		1/26/23		1/26/23		1/25/23		1/25/23		1/18/23	
Amount	\$55,420,000		\$36,705,000		\$6,400,000		\$60,000,000		\$85,000,000		\$60,000,000		\$100,000,000	
Issuer	Minnesota HFA		Colorado HFA		Nevada HD		Texas SAHC		Nebraska IFA		New Mexico MFA		Georgia HFA	
Series	2023 Series B		2023 Series D		Series 2023A		Series 2023A		2023 Series A		2023 Series A		2023 Series A	
Program	Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated	
Rating(s)	Aa1 / AA+ / -		Aa3 / AA / -		- / AA+ / -		Aa1 / - / -		- / AA+ / -		Aaa / - / -		- / AAA / -	
Tax Status	Non-AMT		Non-AMT		Non-AMT		Non-AMT		Non-AMT		Non-AMT		Non-AMT	
Maturity	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD
Year ('23 pricings)														
0 2023														2.450
1 2024	2.60 / 2.65	+6 / +16					2.550	+32			2.50 / 2.55	+20 / +32	2.550	+24 / +30
2 2025	2.70 / 2.75	+39 / +47					2.60 / 2.65	+44 / +51			2.60 / 2.65	+44 / +51	2.65 / 2.70	+49 / +54
3 2026	2.800	+62					2.750	+65 / +65			2.750	+65 / +65	2.750	+63 / +63
4 2027							2.80 / 2.85	+75 / +80			2.80 / 2.85	+75 / +80	2.80 / 2.85	+70 / +75
5 2028							2.875 / 2.90	+83 / +84			2.875 / 2.90	+83 / +84	2.950	+85 / +84
6 2029							3.000	+92 / +91			3.000	+92 / +91	3.05 / 3.10	+92 / +96
7 2030							3.15 / 3.20	+106 / +111			3.15 / 3.20	+106 / +111	3.200	+106 / +106
8 2031							3.25 / 3.30	+115 / +118			3.300	+118	3.30 / 3.35	+115 / +119
9 2032							3.400	+127 / +126			3.400	+127 / +126	3.50 / 3.55	+132 / +137
10 2033	3.45 / 3.50	+122 / +125					3.45 / 3.50	+126 / +128	3.50 / 3.55	+131 / +133	3.45 / 3.50	+126 / +128	3.60 / 3.65	+138 / +140
11 2034	3.60 / 3.65	+130 / +132					3.650	+136 / +133	3.700	+141 / +138	3.650	+136 / +133	3.800	+147 / +145
12 2035	3.80 / 3.85	+138 / +138					3.800	+137			3.800	+137 / +133		
13 2036														
14 2037														
15 2038	4.100	+123			4.100	+130	3.900	+110	4.125	+133	4.050	+125	4.150	+139
16 2039														
17 2040														
18 2041														
19 2042														
20 2043	4.300	+126			4.300	+133	4.35*	+138	4.350	+138	4.250	+128	4.350	+142
21 2044														
22 2045	4.375	+129												
23 2046														
24 2047														
25 2048					4.500	+137	4.50*	+137	4.550	+142	4.450	+132	4.550	+146
26 2049														
27 2050														
28 2051														
29 2052														
30 2053					4.550	+137	4.55*	+137	4.600	+142	4.500	+132	4.600	+146
31 2054														
PAC	5.75C/3.39Y	+130 to 5yr	5.75C/3.46Y	+135 to 4.7yr			5.50C/3.34Y	+129 to 5yr			5.75C/3.35Y	+129 to 5.6yr		
Notes	7/53 PAC bond has 5.75% coupon priced at 110.633 to yield 3.39% and has an average life of 5 years from 100-500% PSA		5/53 PAC bond has 5.75% coupon priced at 109.643 to yield 3.46% and has an average life of 4.7 years from 100-400% PSA				* cpns are 4.625% at 3/43, 4.75% at 3/48, 4.875% at 3/53; 9/53 PAC is 5.50% cpn at 109.626 to yield 3.34% w/5yr avg life 100-400% PSA				3/54 PAC bond has 5.75% coupon priced at 111.854 to yield 3.35% and has an average life of 5.6 years from 100-400% PSA			
Maturity Dates	1/1 and 7/1		5/1/53 PAC only		10/1		9/1 and 3/1		3/1 and 9/1		3/1 and 9/1		12/1 and 6/1	
Call Provisions	7/1/32 at par		5/1/32 at par		4/1/32 at par		3/1/33 at par		3/1/32 at par		3/1/32 at par/103.032 PAC		6/1/32 at par	
Mkt Index	BBI / RBI 3.39% / 3.67%		BBI / RBI 3.39% / 3.67%		BBI / RBI 3.37% / 3.65%		BBI / RBI 3.37% / 3.65%		BBI / RBI 3.33% / 3.61%		BBI / RBI 3.33% / 3.61%		BBI / RBI 3.45% / 3.73%	
Sr Manager	RBC Capital Markets		Jefferies		J.P. Morgan		Raymond James		J.P. Morgan		RBC Capital Markets		Citigroup	

NON-AMT SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 3 MONTHS PLUS EARLIER MHFA

Pricing Date	1/18/23	1/18/23	1/18/23	1/17/23	1/12/23	1/11/23	1/10/23							
Amount	\$90,000,000	\$99,000,000	\$117,505,000	\$19,380,000	\$30,000,000	\$72,645,000	\$125,000,000							
Issuer	Missouri HDC	South Dakota HDA	Wyoming CDA	Vermont HFA	New Hampshire HFA	Indiana HCDA	North Dakota HFA							
Series	2023 Series A	2023 Series A	2023 Series 1	2023 Series A	2023 Series A	2023 Series A-1	2023 Series A							
Program	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated							
Rating(s)	- / AA+ / -	Aaa / AAA / -	Aa1 / AA+ / -	Aa1 / - / AA+	Aaa / - / -	Aaa / - / AAA	Aa1 / - / -							
Tax Status	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT							
Maturity	Coupon/	Spread	Coupon/	Spread	Coupon/	Spread	Coupon/	Spread						
Year (23 pricings)	Yield	to iMMD	Yield	to iMMD	Yield	to iMMD	Yield	to iMMD						
0 2023					2.450									
1 2024	2.500	+24	2.50 / 2.55	+18 / +29	2.55 / 2.60	+24 / +35	2.600	+15 / +20	2.65 / 2.70	+13 / +23				
2 2025	2.65 / 2.70	+48 / +54	2.65 / 2.70	+48 / +54	2.70 / 2.75	+54 / +59	2.70 / 2.75	+41 / +49	2.800	+46 / +49				
3 2026	2.75 / 2.80	+63 / +68	2.75 / 2.80	+63 / +68	2.80 / 2.85	+68 / +73	2.80 / 2.85	+58 / +63	2.90 / 2.95	+59 / +64				
4 2027	2.85 / 2.90	+75 / +80	2.85 / 2.875	+75 / +78	2.90 / 2.95	+80 / +85	2.875 / 2.90	+68 / +70	3.00 / 3.05	+71 / +76				
5 2028	2.95 / 3.00	+85 / +89	2.95 / 3.00	+85 / +89	3.00 / 3.05	+90 / +94	3.000	+80 / +80	3.100	+81 / +81				
6 2029	3.05 / 3.10	+92 / +96	3.05 / 3.10	+92 / +96	3.10 / 3.15	+97 / +101	3.125 / 3.15	+90 / +92	3.20 / 3.25	+90 / +95				
7 2030	3.15 / 3.20	+101 / +106	3.20 / 3.30	+106 / +116	3.25 / 3.30	+111 / +116	3.300	+106 / +105	3.35 / 3.375	+104 / +106				
8 2031	3.30 / 3.35	+115 / +119	3.35 / 3.40	+120 / +124	3.35 / 3.40	+120 / +124	3.400	+114 / +113	3.45 / 3.50	+112 / +116				
9 2032	3.40 / 3.45	+122 / +127	3.50 / 3.55	+132 / +137	3.55 / 3.60	+137 / +142	3.55 / 3.60	+124 / +128	3.60 / 3.70	+121 / +130				
10 2033	3.55 / 3.60	+133 / +135	3.60 / 3.65	+138 / +140	3.65 / 3.70	+143 / +145	3.65 / 3.70	+132 / +135	3.700	+130	3.80 / 3.85	+139 / +142		
11 2034	3.70 / 3.75	+138 / +140	3.75 / 3.80	+143 / +145	3.80 / 3.85	+147 / +150	3.75 / 3.80	+133 / +135	3.80 / 3.85	+138 / +140	3.85 / 3.90	+138 / +140	3.95 / 4.00	+145 / +147
12 2035	3.85 / 3.90	+139 / +140	3.90 / 3.95	+144 / +145	3.950	+148 / +145	3.90 / 3.95	+134 / +135	3.950	+140 / +135	3.95 / 4.00	+135 / +135	4.05 / 4.15	+142 / +147
13 2036														
14 2037														
15 2038	4.150	+139	4.150	+139	4.200	+144	4.150	+129	4.250	+137	4.300	+137	4.450	+148
16 2039														
17 2040														
18 2041														
19 2042														
20 2043	4.350	+142	4.350	+142	4.400	+147	4.400	+137	4.450	+140	4.500	+140	4.600	+146
21 2044														
22 2045														
23 2046					4.500	+148								
24 2047													4.700	+143
25 2048	4.550	+146	4.550	+146			4.550	+136	4.625	+142	4.650	+139		
26 2049														
27 2050											4.700	+142		
28 2051														
29 2052	4.600	+147												
30 2053														
31 2054														
PAC	5.75C/3.47Y +137 to 5yr		6.00C/3.47Y +137 to 5yr		5.75C/3.48Y +138 to 5yr		6.00C/3.53Y +132 to 6yr		6.00C/3.57Y +137 to 5yr		5.75C/3.61Y +134 to 5yr		5.75C/3.69Y +140 to 5yr	
Notes	5/53 PAC bond has 5.75% coupon priced at 110.119 to yield 3.47% and has an average life of 5 years from 100-400% PSA	5/54 PAC bond has 6% coupon priced at 111.385 to yield 3.47% and has an average life of 5 years from 100-400% PSA	6/53 PAC bond has 5.75% coupon priced at 110.214 to yield 3.48% and has an average life of 5 years from 75-400% PSA	11/53 PAC bond has 6% coupon priced at 112.904 to yield 3.53% and has an average life of 6 years from 100-450% PSA	7/53 PAC bond has 6% coupon priced at 110.881 to yield 3.57% and has an average life of 5 years from 100-400% PSA	7/53 PAC bond has 5.75% coupon priced at 109.575 to yield 3.61% and has an average life of 5 years from 75-500% PSA	7/53 PAC bond has 5.75% coupon priced at 109.187 to yield 3.69% and has an average life of 5 years from 100-500% PSA							
Maturity Dates	11/1 and 5/1	5/1 and 11/1	12/1 and 6/1	5/1 and 11/1	1/1 and 7/1	7/1 and 1/1	1/1 and 7/1							
Call Provisions	5/1/32 at par	11/1/31 at par	6/1/32 at par	5/1/32 at par/103.068 PAC	1/1/32 at par	7/1/32 at par	7/1/32 at par							
Mkt Index	BBI / RBI 3.45% / 3.73%	BBI / RBI 3.45% / 3.73%	BBI / RBI 3.45% / 3.73%	BBI / RBI 3.45% / 3.73%	BBI / RBI 3.45% / 3.73%	BBI / RBI 3.66% / 3.94%	BBI / RBI 3.66% / 3.94%							
Sr Manager	Raymond James	BofA	RBC Capital Markets	Morgan Stanley	RBC Capital Markets	RBC Capital Markets	RBC Capital Markets							

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NON-AMT SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 3 MONTHS PLUS EARLIER MHFA

Pricing Date	1/10/23		12/8/22		12/8/22		12/6/22		12/1/22		11/30/22		11/16/22	
Amount	\$299,000,000		\$87,965,000		\$31,155,000		\$35,000,000		\$190,000,000		\$45,000,000		\$15,000,000	
Issuer	Pennsylvania HFA		Alaska HFC		Massachusetts HFA		Louisiana HC		Texas DHCA		West Virginia HDF		Pinellas Co. HFA (FL)	
Series	Series 2023-141A		2022 Series C		Series 2022 Notes		Series 2022B		2022 Series B		2022 Series C		2022 Series A	
Program	Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated	
Rating(s)	Aa1 / AA+ / -		Aa1 / AA+ / -		Aa1 / - / -		Aaa / - / -		Aaa / AA+ / -		Aaa / AAA / -		Aaa / - / -	
Tax Status	Non-AMT		Non-AMT		Non-AMT		Non-AMT		Non-AMT		Non-AMT		Non-AMT	
Maturity	Coupon/	Spread	Coupon/	Spread	Coupon/	Spread	Coupon/	Spread	Coupon/	Spread	Coupon/	Spread	Coupon/	Spread
Year (*23 pricings)	Yield	to iMMD	Yield	to iMMD	Yield	to iMMD	Yield	to iMMD	Yield	to iMMD	Yield	to iMMD	Yield	to iMMD
0 2023														
1 2024			2.45 / 2.55	+6 / +16	2.800	+41					2.650	+16		
2 2025			2.70 / 2.75	+30 / +34							2.70 / 2.80	+18 / +27	3.250	+45
3 2026			2.90 / 2.95	+49 / +53							2.95 / 3.05	+39 / +47	3.40 / 3.45	+60 / +64
4 2027			3.00 / 3.05	+57 / +60							3.10 / 3.15	+54 / +59	3.55 / 3.60	+71 / +76
5 2028	3.100	+80	3.10 / 3.15	+65 / +68							3.25 / 3.10*	+69 / +72	3.65 / 3.70	+81 / +86
6 2029	3.15 / 3.20	+85 / +89	3.30 / 3.40	+83 / +92							3.21* / 3.25*	+87 / +90	3.80 / 3.85	+96 / +100
7 2030	3.30 / 3.40	+98 / +107	3.45 / 3.50	+97 / +101							3.32* / 3.37*	+94 / +98	3.90 / 3.95	+104 / +108
8 2031	3.45 / 3.50	+111 / +115	3.65 / 3.70	+115 / +119			3.550	+102	3.42* / 3.48*	+85 / +89	3.70 / 3.75	+102 / +106	4.05 / 4.10	+118 / +121
9 2032	3.55 / 3.65	+115 / +125	3.75 / 3.80	+124 / +128			3.60 / 3.65	+107 / +111	3.57* / 3.62*	+98 / +102	3.80 / 3.85	+111 / +115	4.20 / 4.25	+131 / +135
10 2033	3.70 / 3.75	+128 / +131	3.85 / 3.875	+133 / +135			3.70 / 3.75	+116 / +120	3.66* / 3.71*	+106 / +110	3.90 / 3.95	+120 / +124	4.35 / 4.40	+143 / +146
11 2034	3.95* / 3.95*	+143 / +141	3.95 / 3.97*	+140 / +139			3.80 / 3.85	+123 / +125	3.74* / 3.95*	+112 / +130	4.000	+127 / +124	4.450	+150 / +147
12 2035			3.98* / 4.05	+130 / +136			4.000	+130 / +129	4.05 / 4.10	+131 / +133	4.05 / 4.10	+120 / +123		
13 2036														
14 2037														
15 2038	4.400	+143	4.350	+132			4.250	+120	4.400	+135	4.450	+130	4.750	+151
16 2039														
17 2040	4.48*	+143												
18 2041														
19 2042														
20 2043	4.58*	+144	4.600	+135			4.600	+133	4.650	+138	4.625	+132	4.950	+154
21 2044														
22 2045														
23 2046	4.68*	+145					4.650	+130						
24 2047			4.750	+138										
25 2048									4.81*	+140	4.800	+135	5.100	+155
26 2049														
27 2050														
28 2051														
29 2052														
30 2053									4.87*	+139	4.850	+133	5.200	+158
31 2054														
PAC	5.75C/3.69Y	+140 to 5yr	5.75C/3.88Y	+141 to 5yr			6.00C/3.85Y	+136 to 5yr	6.00C/4.03Y	+148 to 6yr			6.00C/4.45Y	+161 to 5yr
Notes	* cpns are 4% in 34, 4.5% in 40, 4.6% in 43, and 4.7% in 46; 10/53 PAC is 5.75% cpn at 109.188 to yield 3.69% w/5yr avg life 75-400% PSA		* 12/33 and 6/34 are 4% coupons; 12/52 PAC is 5.75% cpn at 108.286 to yield 3.88% w/5yr average life 100-500% PSA				12/52 PAC bond has 6% coupon priced at 110.163 to yield 3.85% and has an average life of 5 years from 100-400% PSA		* 9/27-3/33 5.5%, 9/33 4%, 9/47 5.125%, 9/52 5.25%; 3/53 PAC is 6% cpn at 110.038 to yield 4.03% w/6yr average life 100-400% PSA				3/54 PAC bond has 6% coupon priced at 106.742 to yield 4.45% and has an average life of 5 years from 100-400% PSA	
Maturity Dates	10/1 and 4/1		6/1 and 12/1		6/1		12/1 and 6/1		3/1 and 9/1		11/1 and 5/1		9/1 and 3/1	
Call Provisions	10/1/32 at par		6/1/32 at par		3/1/23 at par		12/1/31 at par/101.380 PAC		3/1/32 at par/104.755 PAC		11/1/31 at par		3/1/32 at par	
Mkt Index	BBI / RBI 3.66% / 3.94%		BBI / RBI 3.63% / 3.91%		BBI / RBI 3.63% / 3.91%		BBI / RBI 3.65% / 3.93%		BBI / RBI 3.65% / 3.93%		BBI / RBI 3.72% / 4.00%		BBI / RBI 4.02% / 4.30%	
Sr Manager	BofA		BofA		Citigroup		Raymond James		Barclays		Raymond James		RBC Capital Markets	

NON-AMT SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 3 MONTHS PLUS EARLIER MHFA

Pricing Date	11/16/22		11/16/22		11/15/22		11/14/22		11/14/22		11/9/22		11/9/22	
Amount	\$150,000,000		\$180,000,000		\$40,000,000		\$58,515,000		\$100,000,000		\$75,710,000		\$50,000,000	
Issuer	Illinois HDA		North Carolina HFA		Montana BOH		Iowa FA		Maryland DHCD		Minnesota HFA		Oklahoma HFA	
Series	2022 Series G		Series 49		2022 Series C		2022 Series J		2022 Series D		2022 Series M		Series 2022B	
Program	Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated	
Rating(s)	Aaa / - / -		Aa1 / AA+ / -		Aa1 / AA+ / -		Aaa / AAA / -		Aa1 / AA+ / -		Aa1 / AA+ / -		Aaa / - / -	
Tax Status	Non-AMT		Non-AMT		Non-AMT		Non-AMT		Non-AMT		Non-AMT		Non-AMT	
Maturity Year (23 pricings)	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD
0 2023														
1 2024	2.93*	+15			3.000	+9			3.050	+11			3.100	+4
2 2025	3.02* / 3.06*	+23 / +26	3.00 / 3.10	+21 / +31	3.15 / 3.20	+24 / +28			3.10 / 3.15	+14 / +18	3.15 / 3.30	+5 / +20	3.20 / 3.25	+10 / +14
3 2026	3.19* / 3.22*	+39 / +40	3.20 / 3.30	+40 / +50	3.35 / 3.40	+43 / +46			3.25 / 3.35	+28 / +37			3.35 / 3.45	+24 / +33
4 2027	3.34* / 3.37*	+50 / +53	3.45 / 3.50	+61 / +66	3.50 / 3.55	+54 / +59			3.45 / 3.55	+43 / +53			3.55 / 3.65	+41 / +51
5 2028	3.39* / 3.43*	+55 / +59	3.55 / 3.60	+71 / +76	3.60 / 3.625	+64 / +67			3.60 / 3.65	+58 / +63			3.70 / 3.75	+56 / +61
6 2029	3.53* / 3.58*	+69 / +73	3.70 / 3.75	+86 / +91	3.70 / 3.75	+74 / +78			3.75 / 3.80	+73 / +77			3.85 / 3.90	+69 / +73
7 2030	3.64* / 3.69*	+78 / +82	3.80 / 3.85	+94 / +99	3.85 / 3.875	+87 / +89			3.85 / 3.90	+81 / +85			3.95 / 4.00	+77 / +81
8 2031	3.75* / 3.80*	+87 / +91	3.90 / 3.95	+103 / +107	3.95 / 4.00	+95 / +99			3.95 / 4.00	+90 / +93			4.10 / 4.125	+91 / +92
9 2032	3.89* / 3.94*	+100 / +104	4.05 / 4.10	+116 / +121	4.10 / 4.15	+109 / +113	4.200	+113	4.10 / 4.20	+103 / +112			4.20 / 4.30	+99 / +108
10 2033	4.03* / 4.25	+110 / +131	4.125 / 4.15	+121 / +122	4.250	+120 / +119	4.25 / 4.30	+115 / +119	4.25 / 4.30	+115 / +118			4.35 / 4.45	+111 / +119
11 2034	4.35 / 4.40	+139 / +142	4.25 / 4.30	+130 / +133	4.30 / 4.35	+122 / +124	4.35 / 4.375	+122 / +123	4.375 / 4.40	+125 / +124			4.50 / 4.55	+119 / +121
12 2035	4.45 / 4.50	+137 / +141	4.35 / 4.40	+128 / +132	4.450	+125 / +124	4.45 / 4.50	+120 / +124	4.45 / 4.50	+120 / +123			4.625 / 4.65	+120 / +120
13 2036														
14 2037														
15 2038	4.650	+141	4.600	+136	4.700	+134	4.700	+128	4.650	+123	4.850	+125	4.800	+120
16 2039														
17 2040														
18 2041														
19 2042														
20 2043	4.850	+144	4.83*	+142	4.900	+134	4.950	+131	4.950	+131	5.100	+128	5.100	+128
21 2044														
22 2045														
23 2046											5.150	+122		
24 2047	5.000	+147												
25 2048			4.95*	+140	5.050	+135			5.050	+127			5.200	+121
26 2049							5.100	+129						
27 2050														
28 2051														
29 2052														
30 2053					5.100	+133								
31 2054														
PAC	6.25C/4.32Y	+148 to 5yr	6.00C/4.30Y	+146 to 5yr	6.00C/4.36Y	+140 to 5yr	6.00C/4.45Y	+143 to 5yr	6.00C/4.46Y	+144 to 5yr	6.00C/4.51Y	+137 to 5yr	6.25C/4.54Y	+140 to 5yr
Notes	* 10/23 - 4/32 are 5.5% cpns; 10/52 PAC is 6.25% cpn at 108.43 to yield 4.32% w/5yr average life 100-400% PSA		* 7/42 is 4.875% cpn, 7/47 is 5% cpn; 7/53 PAC is 6% cpn at 107.445 to yield 4.30% w/5yr average life 100-400% PSA		6/53 PAC bond has 6% coupon priced at 107.187 to yield 4.36% and has an average life of 5 years from 100-500% PSA		7/52 PAC bond has 6% coupon priced at 106.751 to yield 4.45% and has an average life of 5 years from 100-500% PSA		3/53 PAC bond has 6% coupon priced at 106.710 to yield 4.46% and has an average life of 5 years from 100-400% PSA		1/53 PAC bond has 6% coupon priced at 106.475 to yield 4.51% and has an average life of 5 years from 100-500% PSA		9/53 PAC bond has 6.25% coupon priced at 107.433 to yield 4.54% and has an average life of 5 years from 100-400% PSA	
Maturity Dates	10/1 and 4/1		1/1 and 7/1		12/1 and 6/1		7/1 and 1/1		9/1 and 3/1		1/1 and 7/1		9/1 and 3/1	
Call Provisions	4/1/32 at par		7/1/31 at par		6/1/32 at par		7/1/32 at par		3/1/32 at par		1/1/32 at par		9/1/31 at par	
Mkt Index	BBI / RBI 4.02% / 4.30%		BBI / RBI 4.02% / 4.30%		BBI / RBI 4.02% / 4.30%		BBI / RBI 4.02% / 4.30%		BBI / RBI 4.02% / 4.30%		BBI / RBI 4.06% / 4.34%		BBI / RBI 4.06% / 4.34%	
Sr Manager	RBC Capital Markets		BofA		RBC Capital Markets		Morgan Stanley		BofA		RBC Capital Markets		BofA	

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NON-AMT SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 3 MONTHS PLUS EARLIER MHFA

Pricing Date	11/8/22	11/8/22	9/13/22	3/3/22	2/2/22	12/7/21
Amount	\$35,660,000	\$74,990,000	\$40,000,000	\$100,000,000	\$75,000,000	\$127,310,000
Issuer	Colorado HFA	New Mexico MFA	Minnesota HFA	Minnesota HFA	Minnesota HFA	Minnesota HFA
Series	2022 Series K	2022 Series E	2022 Series I	2022 Series C	2022 Series A	2021 Series H
Program	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated
Rating(s)	Aaa / AAA / -	Aaa / - / -	Aa1 / AA+ / -	Aa1 / AA+ / -	Aa1 / AA+ / -	Aa1 / AA+ / -
Tax Status	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT
Maturity Year ('23 pricings)	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD
0 2023					0.700	
1 2024		3.150 +7	2.450 +13	0.95 / 1.125 +15 / +22	0.80 / 0.90 +19 / +19	0.250 +12
2 2025		3.25 / 3.30 +11 / +15	2.50 / 2.60 +12 / +22	1.30 / 1.40 +24 / +29	1.05 / 1.15 +16 / +21	0.350 +16
3 2026		3.45 / 3.55 +30 / +39	2.65 / 2.70 +25 / +30	1.55 / 1.60 +39 / +38	1.30 / 1.40 +30 / +34	
4 2027		3.65 / 3.70 +47 / +52	2.85 / 2.90 +43 / +48	1.70 / 1.85 +45 / +55	1.50 / 1.60 +38 / +43	
5 2028		3.75 / 3.80 +57 / +62	3.00 / 3.10 +52 / +62	1.90 / 2.00 +59 / +62	1.65 / 1.75 +48 / +51	0.900 +35
6 2029		3.95 / 4.00 +75 / +79	3.15 / 3.20 +62 / +66	2.10 / 2.15 +70 / +71	1.85 / 1.95 +60 / +66	1.000 +40
7 2030		4.10 / 4.15 +88 / +92	3.30 / 3.35 +71 / +75	2.20 / 2.25 +74 / +76	2.00 / 2.05 +69 / +70	
8 2031		4.20 / 4.25 +97 / +100	3.45 / 3.50 +82 / +84	2.30 / 2.375 +77 / +83	2.20 / 2.25 +83 / +86	
9 2032		4.30 / 4.35 +105 / +109	3.70 / 3.75 +96 / +98	2.45 / 2.55 +89 / +96	2.300 +89 / +87	
10 2033		4.45 / 4.50 +117 / +120	3.85 / 3.90 +104 / +108	2.600 +99 / +98	2.35 / 2.40 +90 / +94	
11 2034		4.55 / 4.65 +120 / +127	4.000 +110 / +107	2.65 / 2.70 +98 / +102	2.450 +97 / +96	
12 2035		4.75 / 4.80 +128 / +131	4.10 / 4.125 +106 / +108	2.750 +104 / +103	2.50 / 2.55 +100 / +104	
13 2036			4.15 / 4.20 +103 / +107			
14 2037						
15 2038		4.850 +125		2.875 +111	2.600 +103	2.150 +101
16 2039						
17 2040						
18 2041						
19 2042						
20 2043		5.100 +128			2.750 +107	2.350 +106
21 2044				3.02* +112		
22 2045					2.900 +116	
23 2046						
24 2047						
25 2048		5.200 +121				2.550 +112
26 2049						
27 2050						
28 2051						
29 2052						
30 2053		5.300 +124				
31 2054						
PAC	6.00C/4.59Y +141 to 5yr	6.25C/4.59Y +139 to 5.6yr	5.00C/3.83Y +135 to 5yr	3.50C/2.03Y +69 to 5yr	3.00C/1.84Y +65 to 5yr	3.00C/1.29Y +69 to 5yr
Notes	11/52 PAC bond has 6% coupon priced at 106.089 to yield 4.59% and has an average life of 5 years from 100-400% PSA	9/53 PAC bond has 6.25% coupon priced at 107.867 to yield 4.59% and has an average life of 5.6 years from 100-400% PSA	7/53 PAC bond has 5% coupon priced at 105.189 to yield 3.83% and has an average life of 5 years from 100-400% PSA	7/1/43 is 3% coupon; 7/1/52 PAC is 3.50% coupon at 106.885 to yield 2.03% with 5 year avg. life 100-400% PSA	7/1/52 PAC bond has 3% coupon priced at 105.447 to yield 1.84% and has an average life of 5 years from 100-500% PSA	7/1/52 PAC bond has 3% coupon priced at 108.197 to yield 1.29% and has an average life of 5 years from 100-500% PSA
Maturity Dates	11/1/52 PAC only	9/1 and 3/1	7/1 and 1/1	1/1 and 7/1	7/1 and 1/1	7/1 and 1/1
Call Provisions	11/1/31 at par	3/1/32 at par	1/1/32 at par	7/1/31 at par	7/1/31 at par	1/1/31 at par
Mkt Index	BBi / RBI 4.06% / 4.34%	BBi / RBI 4.06% / 4.34%	BBi / RBI 3.73% / 4.01%	BBi / RBI 2.53% / 2.44%	BBi / RBI 2.33% / 2.24%	BBi / RBI 2.05% / 2.41%
Sr Manager	Barclays	RBC Capital Markets	RBC Capital Markets	RBC Capital Markets	RBC Capital Markets	RBC Capital Markets

AMT SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 9 MONTHS PLUS EARLIER MHFA

Pricing Date	2/7/23		2/7/23		11/9/22		11/8/22		10/26/22	
Amount	\$11,570,000		\$3,290,000		\$24,290,000		\$4,335,000		\$14,975,000	
Issuer	Minnesota HFA		Colorado HFA		Minnesota HFA		Colorado HFA		Nebraska IFA	
Series	2023 Series A		2023 Series C		2022 Series L		2022 Series J		2022 Series G	
Program	Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated	
Rating(s)	Aa1 / AA+ / -		Aaa / AAA / -		Aa1 / AA+ / -		Aaa / AAA / -		- / AA+ / -	
Tax Status	AMT		AMT		AMT		AMT		AMT	
Maturity Year ('23 pricings)	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD
0 2023										
1 2024	3.05 / 3.10	+51 / +61	3.05 / 3.10	+54 / +65			3.600	+50	3.70 / 3.80	+64 / +67
2 2025	3.20 / 3.25	+89 / +97	3.10 / 3.15	+81 / +87	3.75 / 3.80	+65 / +70	3.80 / 3.90	+66 / +75	3.95 / 4.00	+78 / +82
3 2026	3.35 / 3.45	+117 / +127	3.20 / 3.30	+102 / +114	4.00 / 4.05	+89 / +94	4.05 / 4.125	+90 / +95.5	4.15 / 4.25	+95 / +105
4 2027	3.50 / 3.55	+139 / +144	3.35 / 3.40	+124 / +129	4.25 / 4.35	+111 / +121	4.25 / 4.35	+107 / +117	4.40 / 4.50	+116 / +126
5 2028	3.60 / 3.65	+151 / +156	3.50 / 3.60	+141 / +150	4.50 / 4.55	+136 / +141	4.50 / 4.60	+132 / +142	4.60 / 4.70	+136 / +146
6 2029	3.70 / 3.75	+158 / +163	3.650	+153	4.60 / 4.70	+144 / +154	4.65 / 4.75	+145 / +154	4.85 / 4.90	+157 / +162
7 2030	3.80 / 3.85	+167 / +172			4.80 / 4.85	+162 / +167	4.80 / 4.85	+158 / +162	4.95 / 5.00	+165 / +170
8 2031	3.90 / 3.95	+176 / +180			4.90 / 4.95	+171 / +175	4.875	+163.5	5.00 / 5.05	+169 / +173
9 2032	4.00 / 4.05	+183 / +187			5.00 / 5.05	+179 / +184			5.10 / 5.20	+176 / +183
10 2033	4.100	+187			5.05 / 5.10	+181 / +185			5.250	+185
11 2034										
12 2035										
13 2036										
14 2037					5.350	+179				
15 2038										
16 2039										
Notes										
Maturity Dates	1/1 and 7/1		5/1 and 11/1		1/1 and 7/1		11/1 and 5/1		3/1 and 9/1	
Call Provisions	7/1/32 at par		None		1/1/32 at par		None		None	
Mkt Index	BBI / RBI 3.39% / 3.67%		BBI / RBI 3.39% / 3.67%		BBI / RBI 4.06% / 4.34%		BBI / RBI 4.06% / 4.34%		BBI / RBI 4.16% / 4.44%	
Sr Manager	RBC Capital Markets		Jefferies		RBC Capital Markets		Barclays		J.P. Morgan	

AMT SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 9 MONTHS PLUS EARLIER MHFA

Pricing Date	9/8/22		8/18/22		8/16/22		7/12/22		6/23/22	
Amount	\$3,780,000		\$17,290,000		\$2,050,000		\$4,480,000		\$2,940,000	
Issuer	Indiana HCDA		SONYMA		Washington SHFC		Colorado HFA		Montgomery Co. HOC (MD)	
Series	2022 Series C-2		Series 248		2022 Series 1A		2022 Series E		2022 Series B	
Program	Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated	
Rating(s)	Aaa / - / AAA		Aa1 / - / -		Aaa / - / -		Aaa / AAA / -		Aa2 / - / -	
Tax Status	AMT		AMT		AMT		AMT		AMT	
Maturity Year ('23 pricings)	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD
0 2023										
1 2024	2.800	+52	2.45 / 2.55	+30 / +40	2.05 / 2.15	+5 / +18	1.90 / 2.15	+52 / +58		
2 2025	3.00 / 3.10	+70 / +80	2.70 / 2.80	+60 / +70	2.25 / 2.30	+34 / +39	2.45 / 2.60	+75 / +82		
3 2026	3.200	+88	2.90 / 3.00	+80 / +90			2.75 / 2.85	+91 / +97		
4 2027			3.10 / 3.17*	+100 / +107			3.00 / 3.10	+107 / +116		
5 2028			3.25 / 3.331*	+113 / +120			3.20 / 3.35	+122 / +132	3.350	+112
6 2029			3.500	+134			3.50 / 3.60	+138 / +143		
7 2030			3.700	+147			3.70 / 3.80	+146 / +153		
8 2031							3.900	+160		
9 2032			3.95* / 4.05	+161 / +168						
10 2033			4.10 / 4.125	+169 / +171						
11 2034			4.200	+169						
12 2035										
13 2036										
14 2037										
15 2038										
16 2039									4.700	+168
Notes			* 10/1/26 is 3.125% coupon, 10/1/27 is 3.25% coupon, 4/1/31 is 4% coupon							
Maturity Dates	7/1 and 1/1		4/1 and 10/1		6/1 and 12/1		5/1 and 11/1		1/1 and 7/1	
Call Provisions	None		10/1/31 at par		None		None		7/1/31 at par	
Mkt Index	BBI / RBI 3.73% / 4.01%		BBI / RBI 3.44% / 3.72%		BBI / RBI 3.27% / 3.55%		BBI / RBI 3.37% / 3.65%		BBI / RBI 3.54% / 3.82%	
Sr Manager	J.P. Morgan		Barclays		RBC Capital Markets		Jefferies		BofA	

AMT SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 9 MONTHS PLUS EARLIER MHFA

Pricing Date	12/7/21		9/9/21		5/19/21		3/3/21	
Amount	\$22,690,000		\$15,695,000		\$24,020,000		\$23,060,000	
Issuer	Minnesota HFA		Minnesota HFA		Minnesota HFA		Minnesota HFA	
Series	2021 Series G		2021 Series E		2021 Series C		2021 Series A	
Program	Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated		Single Family / Negotiated	
Rating(s)	Aa1 / AA+ / -		Aa1 / AA+ / -		Aa1 / AA+ / -		Aa1 / AA+ / -	
Tax Status	AMT		AMT		AMT		AMT	
Maturity Year ('23 pricings)	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD
0 2023								
1 2024	0.250	+12	0.150	+8 / +8	0.20 / 0.25	+11 / +15	0.25 / 0.30	+15 / +19
2 2025	0.40 / 0.50	+21 / +28	0.25 / 0.30	+14 / +19	0.40 / 0.45	+28 / +30	0.40 / 0.50	+23 / +29
3 2026	0.70 / 0.75	+41 / +42	0.45 / 0.55	+33 / +39	0.60 / 0.70	+40 / +44	0.625 / 0.75	+33 / +41
4 2027	0.90 / 1.00	+54 / +58	0.70 / 0.75	+51 / +49	0.80 / 0.875	+46 / +49	0.85 / 0.875	+42 / +42
5 2028	1.15 / 1.25	+67 / +70	0.90 / 0.95	+57 / +56	0.95 / 1.05	+49 / +54	1.10 / 1.125	+57 / +56
6 2029	1.35 / 1.50	+75 / +83	1.10 / 1.25	+66 / +73	1.20 / 1.30	+64 / +66	1.35 / 1.40	+70 / +68
7 2030	1.65 / 1.75	+88 / +93			1.450	+75	1.55 / 1.60	+76 / +75
8 2031	1.85 / 1.95	+98 / +104					1.75 / 1.80	+83 / +83
9 2032	2.00 / 2.10	+105 / +113					1.90 / 1.95	+86 / +87
10 2033	2.20 / 2.25	+121 / +124						
11 2034	2.300	+126 / +125						
12 2035	2.35 / 2.40	+129 / +134						
13 2036								
14 2037								
15 2038								
16 2039								
Notes								
Maturity Dates	7/1 and 1/1		1/1 and 7/1		1/1 and 7/1		1/1 and 7/1	
Call Provisions	1/1/31 at par		None		None		None	
Mkt Index	BBI / RBI 2.05% / 2.41%		BBI / RBI 2.15% / 2.50%		BBI / RBI 2.28% / 2.64%		BBI / RBI 2.44% / 2.80%	
Sr Manager	RBC Capital Markets		RBC Capital Markets		RBC Capital Markets		RBC Capital Markets	

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TAXABLE SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 6 MONTHS PLUS EARLIER MHFA

Pricing Date	2/7/23			2/7/23			2/1/23			1/26/23			1/25/23		
Amount	\$33,000,000			\$26,085,000			\$84,000,000			\$53,600,000			\$45,000,000		
Issuer	Minnesota HFA			Colorado HFA			Colorado HFA			Nevada HD			Nebraska IFA		
Series	2023 Series C			2023 Series E-1			2023 Series A-1			Series 2023B			2023 Series B		
Program	Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated		
Rating(s)	Aa1 / AA+ / -			Aaa / AAA / -			Aaa / AAA / -			- / AA+ / -			- / AA+ / -		
Tax Status	Taxable			Taxable			Taxable			Taxable			Taxable		
Maturity	Coupon/	Spread		Coupon/	Spread		Coupon/	Spread		Coupon/	Spread		Coupon/	Spread	
Year ('23 pricings)	Yield	to UST		Yield	to UST		Yield	to UST		Yield	to UST		Yield	to UST	
0 2023							4.195	- to 2 yr					4.200	-47 to 1 yr	
1 2024	4.508 / 4.558	+5 / +10	to 2 yr	4.523 / 4.573	+5 / +10	to 2 yr	4.245 / 4.295	+5 / +10	to 2 yr	4.303 / 4.353	+5 / +10	to 2 yr	4.25 / 4.30	-42 / -37	to 1 yr
2 2025	4.558 / 4.608	+10 / +15	to 2 yr	4.573 / 4.623	+10 / +15	to 2 yr	4.295 / 4.345	+10 / +15	to 2 yr	4.353 / 4.403	+10 / +15	to 2 yr	4.30 / 4.35	+19 / +24	to 2 yr
3 2026	4.577 / 4.627	+46 / +51	to 3 yr	4.628 / 4.678	+50 / +55	to 3 yr	4.374 / 4.424	+50 / +55	to 3 yr	4.394 / 4.444	+50 / +55	to 3 yr	4.32 / 4.39	+48 / +55	to 3 yr
4 2027	4.644 / 4.694	+81 / +86	to 5 yr	4.694* / 4.744*	+85 / +90	to 5 yr	4.434 / 4.464	+85 / +88	to 5 yr	4.466 / 4.516	+85 / +90	to 5 yr	4.41 / 4.46	+87 / +92	to 5 yr
5 2028	4.744 / 4.794	+91 / +96	to 5 yr	4.794* / 4.844*	+95 / +100	to 5 yr	4.504 / 4.554	+92 / +97	to 5 yr	4.566 / 4.616	+95 / +100	to 5 yr	4.51 / 4.56	+97 / +102	to 5 yr
6 2029	4.847 / 4.897	+108 / +113	to 7 yr	4.925* / 4.975*	+115 / +120	to 7 yr	4.648 / 4.698	+112 / +117	to 7 yr	4.704 / 4.754	+115 / +120	to 7 yr	4.65 / 4.70	+114 / +119	to 7 yr
7 2030	4.967 / 5.017	+120 / +125	to 7 yr	5.025* / 5.075*	+125 / +130	to 7 yr	4.748 / 4.798	+122 / +127	to 7 yr	4.804 / 4.854	+125 / +130	to 7 yr	4.75 / 4.77	+124 / +126	to 7 yr
8 2031	4.998 / 5.048	+133 / +138	to 10 yr	5.077* / 5.127*	+140 / +145	to 10 yr	4.863 / 4.913	+140 / +145	to 10 yr	4.948 / 4.998	+145 / +150	to 10 yr	4.900	+144	to 10 yr
9 2032	5.098 / 5.138	+143 / +147	to 10 yr	5.177* / 5.227	+150 / +155	to 10 yr	4.943 / 4.993	+148 / +153	to 10 yr	5.048 / 5.098	+155 / +160	to 10 yr			
10 2033	5.188 / 5.228	+152 / +156	to 10 yr	5.277 / 5.302	+160 / +162.5	to 10 yr	5.043 / 5.083	+158 / +162	to 10 yr	5.148 / 5.198	+165 / +170	to 10 yr			
11 2034															
12 2035															
13 2036															
14 2037															
15 2038	5.288	+162	to 10 yr	5.317*	+164	to 10 yr	5.103	+164	to 10 yr	5.298	+180	to 10 yr			
16 2039															
17 2040															
18 2041				5.377*	+170	to 10 yr									
19 2042															
20 2043	5.391	+166	to 30 yr							5.404	+175	to 30 yr			
21 2044															
22 2045															
23 2046															
24 2047															
25 2048	5.461	+173	to 30 yr							5.504	+185	to 30 yr			
26 2049															
27 2050															
28 2051															
29 2052															
30 2053	5.591	+186	to 30 yr										5.580	+196	to 30 yr
31 2054															
PAC							6.00C/4.924Y	+134	to 5 yr	5.066C/Y	+145	to 5 yr	5.00C/Y	+146	to 5 yr
Notes	1/24 and 7/24 priced to 2yr UST			5/24 and 11/24 priced to 2yr; 41 priced to 10yr (+166 to 30yr); 5/27 through 5/32, 11/38, and 11/41 sold at slight premiums ranging from 100.993 to 101			'23 and '24 priced to 2yr; 5/49 PAC is 6% coupon at 104.945 to yield 4.924% w/5.4 year avg. life 100-500% PSA			4/24 and 10/24 priced to 2yr; 10/53 PAC is 5.066% at par w/5yr avg. life 100-500% PSA			9/23, 3/24, and 9/24 had spreads of +9, +14, and +19 to 2yr; 3/50 PAC is 5% at par w/4.4yr avg. life 75-500% PSA		
Maturity Dates	1/1 and 7/1			5/1 and 11/1			11/1 and 5/1			4/1 and 10/1			9/1 and 3/1		
Call Provisions	7/1/32 at par			5/1/32 at par			5/1/32 at par/101.696 PAC			4/1/32 at par			3/1/32 at par		
Mkt Index	BBi / RBI 3.39% / 3.67%			BBi / RBI 3.39% / 3.67%			BBi / RBI 3.37% / 3.65%			BBi / RBI 3.37% / 3.65%			BBi / RBI 3.33% / 3.61%		
Sr Manager	RBC Capital Markets			Jefferies			RBC Capital Markets			J.P. Morgan			J.P. Morgan		

TAXABLE SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 6 MONTHS PLUS EARLIER MHFA

Pricing Date	1/18/23				1/17/23				1/11/23				1/10/23				1/10/23			
Amount	\$46,000,000				\$5,000,000				\$25,000,000				\$26,670,000				\$34,665,000			
Issuer	South Dakota HDA				Vermont HFA				Indiana HCDA				North Dakota HFA				Pennsylvania HFA			
Series	2023 Series B				2023 Series B				2023 Series A-2				2023 Series B				Series 2023-141C			
Program	Single Family / Negotiated				Single Family / Negotiated				Single Family / Negotiated				Single Family / Negotiated				Single Family / Negotiated			
Rating(s)	Aaa / AAA / -				Aa1 / - / AA+				Aaa / - / AAA				Aa1 / - / -				Aa1 / AA+ / -			
Tax Status	Taxable				Taxable				Taxable				Taxable				Taxable			
Maturity	Coupon/	Spread			Coupon/	Spread			Coupon/	Spread			Coupon/	Spread			Coupon/	Spread		
Year (*23 pricings)	Yield	to UST			Yield	to UST			Yield	to UST			Yield	to UST			Yield	to UST		
0 2023																				
1 2024	4.08 / 4.13	+0 / +5	to 2 yr		4.20 / 4.25	-47 / -42	to 1 yr		4.23 / 4.28	+0 / +5	to 2 yr		4.26 / 4.31	+0 / +5	to 2 yr					
2 2025	4.13 / 4.18	+5 / +10	to 2 yr		4.300	+12	to 2 yr		4.28 / 4.33	+5 / +10	to 2 yr		4.31 / 4.36	+5 / +10	to 2 yr					
3 2026	4.12 / 4.17	+40 / +45	to 3 yr		4.35 / 4.375	+49 / +52	to 3 yr		4.368 / 4.418	+42 / +47	to 3 yr		4.443 / 4.473	+45 / +48	to 3 yr					
4 2027	4.23 / 4.28	+80 / +85	to 5 yr		4.45 / 4.50	+85 / +90	to 5 yr		4.482 / 4.532	+81 / +86	to 5 yr		4.562 / 4.602	+83 / +87	to 5 yr					
5 2028	4.33 / 4.38	+90 / +95	to 5 yr		4.50 / 4.55	+90 / +95	to 5 yr		4.582 / 4.632	+91 / +96	to 5 yr		4.652 / 4.702	+92 / +97	to 5 yr					
6 2029	4.50 / 4.55	+110 / +115	to 7 yr		4.65 / 4.70	+108 / +113	to 7 yr		4.667 / 4.717	+105 / +110	to 7 yr		4.73 / 4.78	+105 / +110	to 7 yr					
7 2030	4.60 / 4.65	+120 / +125	to 7 yr		4.75 / 4.80	+118 / +123	to 7 yr		4.767 / 4.787	+115 / +117	to 7 yr		4.83 / 4.88	+115 / +120	to 7 yr					
8 2031	4.78 / 4.83	+140 / +145	to 10 yr		4.95 / 5.00	+142 / +147	to 10 yr		4.976 / 5.026	+142 / +147	to 10 yr		5.039 / 5.079	+142 / +146	to 10 yr					
9 2032	4.88 / 4.93	+150 / +155	to 10 yr		5.05 / 5.10	+152 / +157	to 10 yr		5.066 / 5.116	+151 / +156	to 10 yr		5.129 / 5.189	+151 / +157	to 10 yr					
10 2033	4.98 / 5.03	+160 / +165	to 10 yr		5.15 / 5.20	+162 / +167	to 10 yr		5.176 / 5.216	+162 / +166	to 10 yr		5.269 / 5.299	+165 / +168	to 10 yr					
11 2034					5.250	+172	to 10 yr						5.309 / 5.359	+169 / +174	to 10 yr					
12 2035																				
13 2036																				
14 2037																				
15 2038									5.236	+168	to 10 yr						5.313	+170	to 10 yr	
16 2039	5.130	+175	to 10 yr										5.449	+183	to 10 yr					
17 2040																				
18 2041																				
19 2042																				
20 2043									5.405	+170	to 30 yr						5.471	+170	to 30 yr	
21 2044																				
22 2045																	5.521	+175	to 30 yr	
23 2046																				
24 2047																				
25 2048																				
26 2049									5.455	+175	to 30 yr									
27 2050																				
28 2051																				
29 2052																				
30 2053					5.550	+191	to 30 yr													
31 2054																				
PAC	4.88C/Y	+145	to 5 yr										6.00C/5.212Y	+148	to 5 yr					
Notes	5/24 and 11/24 priced to 2yr; 39 priced to 10yr (+159 to 30yr); 11/53 PAC is 4.88% at par w/5 year avg. life 100-400% PSA								1/24 and 7/24 priced to 2yr UST				24 priced to 2yr, 39 priced to 10yr (+171 to 30yr); 7/53 PAC is 6% coupon at 103.36 to yield 5.212% w/5 year avg. life 100-500% PSA							
Maturity Dates	5/1 and 11/1				5/1 and 11/1				1/1 and 7/1				1/1 and 7/1				10/1			
Call Provisions	11/1/31 at par				5/1/32 at par				7/1/32 at par				7/1/32 at par				10/1/32 at par			
Mkt Index	BBI / RBI 3.45% / 3.73%				BBI / RBI 3.45% / 3.73%				BBI / RBI 3.66% / 3.94%				BBI / RBI 3.66% / 3.94%				BBI / RBI 3.66% / 3.94%			
Sr Manager	BofA				Morgan Stanley				RBC Capital Markets				RBC Capital Markets				BofA			

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TAXABLE SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 6 MONTHS PLUS EARLIER MHFA

Pricing Date	12/15/22			12/6/22			11/21/22			11/14/22			11/9/22		
Amount	\$253,615,000			\$5,000,000			\$200,000,000			\$7,500,000			\$50,000,000		
Issuer	Idaho HFA			Louisiana HC			Massachusetts HFA			Iowa FA			Minnesota HFA		
Series	2022 Series A			Series 2022C			Series 226			2022 Series K			2022 Series N		
Program	Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated		
Rating(s)	Aa1 / - / -			Aaa / - / -			Aa1 / AA+ / -			Aaa / AAA / -			Aa1 / AA+ / -		
Tax Status	Taxable			Taxable			Taxable			Taxable			Taxable		
Maturity	Coupon/	Spread		Coupon/	Spread		Coupon/	Spread		Coupon/	Spread		Coupon/	Spread	
Year ('23 pricings)	Yield	to UST		Yield	to UST		Yield	to UST		Yield	to UST		Yield	to UST	
0 2023															
1 2024							4.542 / 4.592	+0 / +5	to 2 yr	4.550	-8	to 1 yr			
2 2025	4.384	+15	to 2 yr	4.40 / 4.45	+6 / +11	to 2 yr	4.642 / 4.692	+10 / +15	to 2 yr	4.65 / 4.70	+25 / +30	to 2 yr	4.84 / 4.89	+20 / +25	to 2 yr
3 2026	4.394 / 4.444	+45 / +50	to 3 yr	4.50 / 4.55	+43 / +48	to 3 yr	4.752 / 4.802	+45 / +50	to 3 yr	4.75 / 4.80	+51 / +56	to 3 yr	4.843 / 4.943	+30 / +40	to 3 yr
4 2027	4.519 / 4.569	+90 / +95	to 5 yr	4.60 / 4.65	+87 / +92	to 5 yr	4.862 / 4.912	+85 / +90	to 5 yr	4.85 / 4.90	+85 / +90	to 5 yr	4.944 / 4.994	+65 / +70	to 5 yr
5 2028	4.619 / 4.669	+100 / +105	to 5 yr	4.68 / 4.73	+95 / +100	to 5 yr	4.962 / 5.012	+95 / +100	to 5 yr	4.95 / 5.00	+95 / +100	to 5 yr	5.044 / 5.094	+75 / +80	to 5 yr
6 2029	4.71 / 4.76	+115 / +120	to 7 yr	4.78 / 4.83	+114 / +119	to 7 yr	5.072 / 5.122	+115 / +120	to 7 yr	5.00 / 5.05	+105 / +110	to 7 yr	5.224 / 5.274	+100 / +105	to 7 yr
7 2030	4.81 / 4.86	+125 / +130	to 7 yr	4.875 / 4.90	+124 / +126	to 7 yr	5.172 / 5.222	+125 / +130	to 7 yr	5.10 / 5.15	+115 / +120	to 7 yr	5.324 / 5.374	+110 / +115	to 7 yr
8 2031	4.902 / 4.952	+145 / +150	to 10 yr	4.95 / 5.05	+144 / +154	to 10 yr	5.275 / 5.325	+145 / +150	to 10 yr	5.20 / 5.25	+132 / +137	to 10 yr	5.459 / 5.509	+130 / +135	to 10 yr
9 2032	5.002 / 5.052	+155 / +160	to 10 yr				5.375 / 5.425	+155 / +160	to 10 yr	5.30 / 5.35	+142 / +147	to 10 yr	5.559 / 5.659	+140 / +150	to 10 yr
10 2033	5.082 / 5.122	+163 / +167	to 10 yr				5.475 / 5.525	+165 / +170	to 10 yr				5.709 / 5.759	+155 / +160	to 10 yr
11 2034	5.182	+173	to 10 yr				5.555 / 5.575	+173 / +175	to 10 yr				5.859	+170	to 10 yr
12 2035							5.605 / 5.625	+178 / +180	to 10 yr						
13 2036															
14 2037															
15 2038	5.272	+182	to 10 yr				5.705	+188	to 10 yr						
16 2039													5.959	+180	to 10yr
17 2040															
18 2041															
19 2042															
20 2043							5.836	+190	to 30 yr						
21 2044	5.364	+184	to 30 yr										6.145	+180	to 30 yr
22 2045															
23 2046															
24 2047															
25 2048							5.916	+198	to 30 yr						
26 2049	5.454	+193	to 30 yr										6.245	+190	to 30 yr
27 2050															
28 2051															
29 2052															
30 2053															
31 2054				5.800	+228	to 30 yr							6.345	+200	to 30 yr
PAC	5.50C/5.069Y	+145	to 5 yr				5.562C/Y	+155	to 5 yr						
Notes	7/1/24 - 7/1/25 non-callable; 1/53 PAC is 5.5% coupon at 102.135 to yield 5.069% w/6 year average life 75-400% PSA						6/23 and 12/23 priced to 2yr, 12/52 PAC is 5.562% at par w/5.5 year avg. life 100-400% PSA						7/38 priced to 10yr (30yr spread +161)		
Maturity Dates	7/1 and 1/1			6/1 and 12/1			6/1 and 12/1			7/1 and 1/1			1/1 and 7/1		
Call Provisions	1/1/32 at par			12/1/31 at par			6/1/32 at par			None			1/1/32 at par		
Mkt Index	BBi / RBI 3.59% / 3.87%			BBi / RBI 3.65% / 3.93%			BBi / RBI 3.75% / 4.03%			BBi / RBI 4.02% / 4.30%			BBi / RBI 4.06% / 4.34%		
Sr Manager	Barclays			Raymond James			Citigroup			Morgan Stanley			RBC Capital Markets		

TAXABLE SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 6 MONTHS PLUS EARLIER MHFA

Pricing Date	11/8/22	11/1/22	10/20/22	9/29/22	9/27/22
Amount	\$26,465,000	\$109,715,000	\$15,000,000	\$24,810,000	\$33,000,000
Issuer	Colorado HFA	Colorado HFA	Rhode Island HMFC	Oregon HCSD	South Dakota HDA
Series	2022 Series L-1	2022 Series H-1,2	Series 78-T	2022 Series C	2022 Series E
Program	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated
Rating(s)	Aaa / AAA / -	Aaa (Aa3 PAC) / AAA (AA PAC) / -	Aa1 / AA+ / -	Aa2 / - / -	Aaa / AAA / -
Tax Status	Taxable	Taxable	Taxable	Taxable	Taxable
Maturity	Coupon/ Spread	Coupon/ Spread	Coupon/ Spread	Coupon/ Spread	Coupon/ Spread
Year ("23 pricings)	Yield to UST	Yield to UST	Yield to UST	Yield to UST	Yield to UST
0 2023					
1 2024	4.826 +15 to 2 yr	4.697 +15 to 2 yr	4.81 / 4.91 +15 / +25 to 1 yr		4.507 +20 to 2 yr
2 2025	4.926 / 4.976 +25 / +30 to 2 yr	4.797 / 4.847 +25 / +30 to 2 yr	4.96 / 5.01 +34 / +39 to 2 yr	4.592 / 4.642 +40 / +45 to 2 yr	4.587 / 4.637 +28 / +33 to 2 yr
3 2026	4.927 / 4.977 +35 / +40 to 3 yr	4.845 / 4.895 +35 / +40 to 3 yr	5.08 / 5.13 +42 / +47 to 3 yr	4.659 / 4.709 +45 / +50 to 3 yr	4.747 / 4.797 +35 / +40 to 3 yr
4 2027	4.967 / 5.017 +65 / +70 to 5 yr	4.917 / 4.967 +65 / +70 to 5 yr	5.16 / 5.21 +71 / +76 to 5 yr		4.86 / 4.91 +65 / +70 to 5 yr
5 2028	5.067 / 5.167 +75 / +85 to 5 yr	5.017 / 5.117 +75 / +85 to 5 yr	5.26 / 5.31 +81 / +86 to 5 yr	4.951 +95 to 5 yr	5.060 +85 to 5 yr
6 2029	5.227 / 5.277 +100 / +105 to 7 yr	5.174 / 5.224 +100 / +105 to 7 yr	5.37 / 5.42 +101 / +106 to 7 yr		5.088 / 5.138 +95 / +100 to 7 yr
7 2030	5.327 / 5.377 +110 / +115 to 7 yr	5.274 / 5.324 +110 / +115 to 7 yr	5.47 / 5.52 +111 / +116 to 7 yr	5.106 +120 to 7 yr	
8 2031	5.439 / 5.489 +130 / +135 to 10 yr	5.361 / 5.411 +130 / +135 to 10 yr	5.54 / 5.59 +130 / +135 to 10 yr		5.238 +110 to 7yr
9 2032	5.539 / 5.589 +140 / +145 to 10 yr	5.461 / 5.511 +140 / +145 to 10 yr		5.361 +160 to 10 yr	5.416 / 5.466 +145 / +150 to 10 yr
10 2033	5.639 / 5.689 +150 / +155 to 10 yr	5.561 / 5.611 +150 / +155 to 10 yr		5.461 +170 to 10 yr	5.516 / 5.566 +155 / +160 to 10 yr
11 2034		5.661 / 5.711 +160 / +165 to 10 yr		5.561 +180 to 10 yr	5.616 / 5.666 +165 / +170 to 10 yr
12 2035	5.839 +170 to 10 yr			5.661 +190 to 10 yr	5.716 / 5.766 +175 / +180 to 10 yr
13 2036					
14 2037					
15 2038		5.881 +182 to 10 yr			
16 2039	5.989 +185 to 10yr				5.796 +183 to 10yr
17 2040		5.981 +192 to 10yr			
18 2041					
19 2042	6.079 +194 to 10yr				
20 2043					
21 2044					
22 2045					
23 2046					
24 2047					
25 2048					
26 2049					
27 2050					
28 2051					
29 2052					
30 2053					
31 2054					
PAC		6.50C/5.767Y +150 to 5 yr		5.501C/Y +150 to 5 yr	5.46C/Y +125 to 5 yr
Notes	11/23 priced to 2yr, 11/38 priced to 10yr (30yr spread +171), and 11/41 priced to 10yr (30yr spread +180)	11/23 priced to 2yr, 5/39 to 10yr (30yr sprd +184); 5/48 PAC is 6.50% coupon at 103.546 to yield 5.767% w/6yr avg. life 100-500% PSA		7/53 PAC is 5.501% at par w/5yr avg. life 100-400% PSA	11/23 priced to 2yr, 11/30 to 7yr (10yr sprd +127), 5/38 to 10yr (30yr sprd +193); 5/53 PAC is 5.46% at par w/5yr avg. life 100-400% PSA
Maturity Dates	11/1 and 5/1	11/1 and 5/1	4/1 and 10/1	1/1 and 7/1	11/1 and 5/1
Call Provisions	11/1/31 at par	11/1/31 at par/101.489 PAC	None	1/1/32 at par	11/1/31 at par
Mkt Index	BBi / RBI 4.06% / 4.34%	BBi / RBI 4.16% / 4.44%	BBi / RBI 3.87% / 4.15%	BBi / RBI 4.02% / 4.30%	BBi / RBI 3.89% / 4.17%
Sr Manager	Barclays	RBC Capital Markets	J.P. Morgan	BofA	Wells Fargo

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TAXABLE SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 6 MONTHS PLUS EARLIER MHFA

Pricing Date	9/13/22				9/8/22				8/25/22				8/24/22				8/17/22			
Amount	\$34,990,000				\$20,000,000				\$98,720,000				\$23,270,000				\$12,500,000			
Issuer	Minnesota HFA				Indiana HCDA				Maryland DHCD				Pennsylvania HFA				Iowa FA			
Series	2022 Series J				2022 Series D				2022 Series C				Series 2022-140B				2022 Series I			
Program	Single Family / Negotiated				Single Family / Negotiated				Single Family / Negotiated				Single Family / Negotiated				Single Family / Negotiated			
Rating(s)	Aa1 / AA+ / -				Aaa / - / AAA				Aa1 / - / AA+				Aa1 / AA+ / -				Aaa / AAA / -			
Tax Status	Taxable				Taxable				Taxable				Taxable				Taxable			
Maturity	Coupon/		Spread		Coupon/		Spread		Coupon/		Spread		Coupon/		Spread		Coupon/		Spread	
Year (*23 pricings)	Yield		to UST		Yield		to UST		Yield		to UST		Yield		to UST		Yield		to UST	
0 2023																				
1 2024									3.502 +17 to 2 yr								3.480 +21 to 1 yr			
2 2025	4.058 / 4.108		+30 / +35 to 2 yr		3.890 +41 to 2 yr				3.632 / 3.732		+30 / +40 to 2 yr						3.63 / 3.73		+35 / +45 to 2 yr	
3 2026	4.169 / 4.219		+40 / +45 to 3 yr		3.93 / 3.98 +39 / +44 to 3 yr				3.753 / 3.803		+40 / +45 to 3 yr						3.750 +48 to 3 yr			
4 2027	4.241 / 4.321		+65 / +73 to 5 yr		4.06 / 4.11 +67 / +72 to 5 yr				3.864 / 3.934		+68 / +75 to 5 yr						3.800 +76 to 5 yr			
5 2028	4.341 / 4.421		+75 / +83 to 5 yr		4.16 / 4.21 +77 / +82 to 5 yr				3.954 / 4.034		+77 / +85 to 5 yr						3.820 +78 to 5 yr			
6 2029	4.433 / 4.483		+90 / +95 to 7 yr		4.30 / 4.37 +93 / +100 to 7 yr				4.077 / 4.077		+95 / +95 to 7 yr						3.880 +89 to 7 yr			
7 2030	4.533 / 4.583		+100 / +105 to 7 yr		4.45 / 4.52 +108 / +115 to 7 yr				4.177 / 4.227		+105 / +110 to 7 yr						3.93 / 4.03		+94 / +104 to 7 yr	
8 2031	4.623 / 4.673		+120 / +125 to 10 yr		4.58 / 4.63 +129 / +134 to 10 yr				4.281 / 4.331		+125 / +130 to 10 yr									
9 2032	4.773 / 4.823		+135 / +140 to 10 yr		4.73 / 4.78 +144 / +149 to 10 yr				4.431 / 4.481		+140 / +145 to 10 yr									
10 2033	4.923 / 4.973		+150 / +155 to 10 yr		4.83 / 4.88 +154 / +159 to 10 yr				4.531 / 4.581		+150 / +155 to 10 yr									
11 2034	5.023		+160 to 10 yr						4.631 / 4.681		+160 / +165 to 10 yr									
12 2035	5.143		+172 to 10 yr						4.731 / 4.781		+170 / +175 to 10 yr									
13 2036																				
14 2037																				
15 2038									4.851 +182 to 10 yr											
16 2039																				
17 2040																				
18 2041	5.163		+140 to 20yr																	
19 2042																				
20 2043									4.991 +152 to 20yr				5.156		+160 to 20yr					
21 2044																				
22 2045																				
23 2046	5.263		+150 to 20yr																	
24 2047									5.091 +162 to 20yr											
25 2048																				
26 2049																				
27 2050																				
28 2051																				
29 2052																				
30 2053																				
31 2054																				
PAC									4.404C/Y +122 to 5 yr											
Notes	7/40 and 7/45 priced to 20yr UST (spreads to 30yr are +165 and +175)								9/23 priced to 2yr UST; 9/42 & 9/46 priced to 20yr UST (spreads to 30yr +174 & +184); 3/53 PAC is 4.404% at par w/5yr avg. life 100-400% PSA				Single 20yr maturity priced at +160 spread to 20yr UST							
Maturity Dates	1/1 and 7/1				7/1 and 1/1				9/1 and 3/1				10/1				7/1 and 1/1			
Call Provisions	1/1/32 at par				1/1/32 at par				9/1/31 at par				4/1/32 at par				None			
Mkt Index	BBi / RBI 3.73% / 4.01%				BBi / RBI 3.59% / 3.87%				BBi / RBI 3.59% / 3.87%				BBi / RBI 3.44% / 3.72%				BBi / RBI 3.27% / 3.55%			
Sr Manager	RBC Capital Markets				J.P. Morgan				J.P. Morgan				Barclays				RBC Capital Markets			

TAXABLE SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 6 MONTHS PLUS EARLIER MHFA

Pricing Date	6/8/22	4/13/22	2/2/22	12/7/21
Amount	\$100,000,000	\$100,000,000	\$24,990,000	\$25,000,000
Issuer	Minnesota HFA	Minnesota HFA	Minnesota HFA	Minnesota HFA
Series	2022 Series G	2022 Series E	2021 Series I	2021 Series I
Program	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated
Rating(s)	Aa1 / AA+ / -	Aa1 / AA+ / -	Aa1 / AA+ / -	Aa1 / AA+ / -
Tax Status	Taxable	Taxable	Taxable	Taxable
Maturity Year (*23 pricings)	Coupon/ Yield Spread to UST	Coupon/ Yield Spread to UST	Coupon/ Yield Spread to UST	Coupon/ Yield Spread to UST
0 2023			1.050 +29 to 1 yr	
1 2024	2.884 +12 to 2 yr	2.498 +15 to 2 yr	1.15 / 1.30 +39 / +54 to 1 yr	0.670 +36 to 1 yr
2 2025	3.024 / 3.174 +26 / +41 to 2 yr	2.698 / 2.868 +35 / +52 to 2 yr	1.42 / 1.57 +26 / +41 to 2 yr	0.77 / 0.87 +7 / +17 to 2 yr
3 2026	3.418 / 3.478 +47 / +53 to 3 yr	3.075 / 3.185 +52 / +63 to 3 yr	1.70 / 1.80 +32 / +42 to 3 yr	1.19 / 1.24 +20 / +25 to 3 yr
4 2027	3.647 / 3.727 +62 / +70 to 5 yr	3.32 / 3.39 +68 / +75 to 5 yr	1.92 / 2.00 +32 / +40 to 5 yr	1.48 / 1.55 +22 / +29 to 5 yr
5 2028	3.777 / 3.827 +75 / +80 to 5 yr	3.47 / 3.52 +83 / +88 to 5 yr	2.125 / 2.18 +53 / +58 to 5 yr	1.62 / 1.71 +36 / +45 to 5 yr
6 2029	3.918 / 4.018 +86 / +96 to 7 yr	3.644 / 3.694 +95 / +100 to 7 yr	2.30 / 2.35 +56 / +61 to 7 yr	1.77 / 1.87 +34 / +44 to 7 yr
7 2030	4.088 / 4.188 +103 / +113 to 7 yr	3.744 / 3.794 +105 / +110 to 7 yr	2.40 / 2.43 +66 / +69 to 7 yr	1.98 / 2.05 +55 / +62 to 7 yr
8 2031	4.275 / 4.325 +125 / +130 to 10 yr	3.935 +125 to 10 yr	2.50 / 2.53 +72 / +75 to 10 yr	2.12 / 2.14 +64 / +66 to 10 yr
9 2032	4.375 / 4.425 +135 / +140 to 10 yr	4.035 +135 to 10 yr	2.570 +79 to 10 yr	2.19 / 2.24 +71 / +76 to 10 yr
10 2033	4.445 / 4.495 +142 / +147 to 10 yr	4.065 / 4.135 +138 / +145 to 10 yr		
11 2034	4.555 / 4.595 +153 / +157 to 10 yr	4.185 / 4.235 +150 / +155 to 10 yr		
12 2035	4.655 / 4.705 +163 / +168 to 10 yr			
13 2036				
14 2037				2.770 +129 to 10 yr
15 2038	4.825 +180 to 10 yr	4.565 +188 to 10 yr		
16 2039				
17 2040	4.947 +175 to 30 yr			
18 2041				
19 2042		4.707 +190 to 30 yr		
20 2043				
21 2044				
22 2045				
23 2046				
24 2047				
25 2048				
26 2049				
27 2050				
28 2051				
29 2052				
30 2053				
31 2054				
PAC	4.337C/Y +131 to 5 yr			
Notes	7/1/23 priced to 2yr UST; 1/1/47 PAC is 4.337% coupon at par w/ 5.00 year avg. life 100-500% PSA	7/1/23 priced to 2yr UST		
Maturity Dates	7/1 and 1/1	7/1 and 1/1	7/1 and 1/1	7/1 and 1/1
Call Provisions	1/1/32 at par	1/1/32 at par	7/1/31 at par	1/1/31 at par
Mkt Index	BBi / RBI 3.03% / 3.31%	BBi / RBI 2.87% / 3.15%	BBi / RBI 2.33% / 2.24%	BBi / RBI 2.05% / 2.41%
Sr Manager	RBC Capital Markets	RBC Capital Markets	RBC Capital Markets	RBC Capital Markets

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Board Agenda Item: 9.B
Date: 3/23/2023

Item: Post-Sale Report, Rental Housing Bonds, Series 2023 A (Horizon Heights)

Staff Contact(s):

Michael Solomon, 651.297.4009, michael.solomon@state.mn.us

Request Type:

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> Approval | <input checked="" type="checkbox"/> No Action Needed |
| <input type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input type="checkbox"/> Resolution | <input checked="" type="checkbox"/> Information |

Summary of Request:

The Agency sold \$5,150,000 in short-term Rental Housing Bonds on February 14, 2023, with a closing on February 23, 2023 for the Horizon Heights project. The attached post-sale report is provided by the Agency's financial advisor, CSG Advisors.

Fiscal Impact:

None.

Meeting Agency Priorities:

- ☐ Improve the Housing System
- ☒ Preserve and Create Housing Opportunities
- ☐ Make Homeownership More Accessible
- ☐ Support People Needing Services
- ☐ Strengthen Communities

Attachment(s):

- Post-Sale Report

POST-SALE REPORT

\$5,150,000

Minnesota Housing Finance Agency Rental Housing Bonds, 2023 Series A (Horizon Heights)

Minnesota Housing issued its \$5,150,000 2023 Series A Rental Housing Bonds to provide funding for the 25-unit Horizon Heights development in Burnsville. RBC Capital Markets, acting as sole manager, priced the bonds on February 14th. The transaction closed on February 23rd.

The issue was structured as a short-term tax-exempt bridge bond, making the development eligible for 4% low income housing tax credits. The bonds are expected to be repaid from the proceeds of a long-term end loan from the Agency and other sources. Moody's and Standard & Poor's rated the bonds "Aa1" and "AAA", respectively. The bonds mature on February 1, 2025, which represents a weighted average life of 1.939 years. If the bonds are optionally redeemed on their earliest par call date of August 1, 2024, the weighted average life would be 1.439 years.

On pricing day, RBC generated \$27.34 million in orders (5.3x subscription level) based on a 3.20% preliminary coupon priced at par. Given the high level of oversubscription, RBC offered to underwrite the bonds at 3.15%, 5 basis points lower than the initial marketing level. This represents a spread of +73 basis points to the interpolated Municipal Market Data (MMD) index set at the end of the day (or +75 to the prior day's index).

As shown in the table below, the +73 basis points spread on 2023 Series A is similar to those achieved for the three MHFA Rental transactions in 2022, where the range was +69 to +78. For Minnesota Housing and all other municipal bond issuers, yields and spreads from 2022 to present continue to be much higher than those in 2021 and earlier years, before spiking inflation and Fed tightening led to sharp increases in yields throughout U.S. bond markets. The 2023 Series A pricing level compares favorably to similar recent HFA transactions in the market, especially those limited to short-term bridge financings only, as shown in the attached exhibit.

MINNESOTA HOUSING RENTAL HOUSING BOND TRANSACTIONS: 1/1/19 TO PRESENT

Pricing Date	Series	Development Name	Par Amount (\$ millions)	Weighted Avg. Life in Years to Maturity (1st Call)	Yield	Spread to iMMD	
						Prior Day	Pricing Day
1/16/19	19A	Boulevard	6.980	1.503 (1.003)	2.00%	+29	+29
4/17/19	19B	Hylands	4.090	1.767 (1.267)	1.875%	+31.5	+30.5
9/18/19	19C	West Birch	3.125	1.850 (1.100)	1.60%	+30	+32
10/30/19	19E	Dublin Heights	6.275	1.736 (1.236)	1.40%	+25	+25
11/26/19	19D	Cherokee Place	5.550	2.156 (1.156)	1.40%	+30	+32
12/12/19	19F	White Oak	5.145	1.619 (1.119)	1.35%	+30	+30
8/25/20	20A	Hilltop Cottages	4.610	1.917 (1.417)	0.35%	+21	+21
12/15/20	20B	Le Sueur Meadows	5.665	2.108 (1.608)	0.35%	+20	+20
3/24/21	21A	North Moorhead	5.485	2.333 (1.833)	0.40%	+21	+23
5/6/21	21B	Element	8.765	1.717 (1.217)	0.30%	+20	+20
9/15/21	21C	Snelling Yards	7.840	2.339 (1.839)	0.30%	+17	+17
6/14/22	22B	WOTW Theodore	8.200	2.106 (1.606)	2.85%	+83	+77
8/2/22	22A	Spring Creek II	7.190	1.972 (1.472)	2.30%	+69	+69
10/4/22	22C	Lumin at Highland Br.	10.495	2.300 (1.800)	3.80%	+73	+78
2/14/23	23A	Horizon Heights	5.150	1.939 (1.439)	3.15%	+75	+73

HFA SHORT-TERM MULTIFAMILY HOUSING BOND PRICING COMPARABLES, PAST 3 MONTHS

Pricing Date	2/14/23	2/7/23	1/26/23	1/26/23	1/26/23	1/25/23	12/20/22	12/20/22
Amount	\$5,150,000	\$11,320,000	\$3,586,000	\$17,315,000	\$13,000,000	\$5,410,000	\$17,014,000	\$10,667,000
Issuer	Minnesota HFA	Massachusetts HFA	California PFA	Illinois HDA	Illinois HDA	Alabama HFA	District of Columbia HFA	Illinois HDA
Series	2023 S. A (Horizon Heights)	2023 Series A-3	S. 23A (Maison's Palmdale)	S. 2023 (Ogden Commons)	2023 Series B	2023 S. A (Gables on Holley)	S. 2022 (3450 Eads)	S. 2022 (1203 N. California)
Program	Multifamily / Negotiated	Multifamily / Negotiated	Multifamily / Negotiated	Multifamily / Negotiated	Multifamily / Negotiated	Multifamily / Negotiated	Multifamily / Negotiated	Multifamily / Negotiated
Rating(s)	Aa1 / AAA / -	Aa2 / AA+ / -	- / AA+ / -	Aaa/VMIG-1 / - / -	Aaa / - / -	Aaa/VMIG-1 / - / -	Aaa/VMIG-1 / - / -	Aaa/VMIG-1 / - / -
Tax Status	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT
Month	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14						3.40*	+110	
15								
16								
17			3.36*	+110				
18								
19								
20								
21								
22		2.800	+36					
23								
24	3.150	+73						
25								
26								3.45*
27								+98
28								
29								
30					3.13*	+99		
31							3.52*	+105
32								
33								
34		2.950	+67		2.850	+71		
35								
36								
Notes		Part of a larger transaction (\$132,960,000 total) with maturities out to 2065	4% coupon priced at 100.364 to yield 3.36%; 6/1/39 maturity shown at 6/1/24 mandatory tender above	4% coupon priced at 101.604 to yield 3.13%; 7/1/43 maturity shown at 7/1/25 mandatory tender above	Part of a larger (\$17,070,000 total) transaction with maturities out to 2042	5% coupon priced at 101.659 to yield 3.4%; 9/1/24 maturity shown at 3/1/24 mandatory tender above	5% coupon priced at 103.519 to yield 3.52%; 7/1/26 maturity shown at 7/1/25 mandatory tender above	5% coupon priced at 103.122 to yield 3.45%; 2/1/26 maturity shown at 2/1/25 mandatory tender above
Maturity Dates	2/1	12/1/24 and 12/1/25	6/1	7/1	11/1	9/1	7/1	2/1
Call Provisions	8/1/24 at par	12/1/23 and 12/1/24	9/1/23 at par	None	11/1/24	3/1/24 at par	7/1/25 at par	None
Mandatory Tender	None	None	6/1/24	7/1/25	N/A	3/1/24	7/1/25	2/1/25
Mkt Index	BBi / RBI 3.51% / 3.79%	BBi / RBI 3.39% / 3.67%	BBi / RBI 3.37% / 3.65%	BBi / RBI 3.37% / 3.65%	BBi / RBI 3.33% / 3.61%	BBi / RBI 3.33% / 3.61%	BBi / RBI 3.66% / 3.94%	BBi / RBI 3.66% / 3.94%
Sr Manager	RBC Capital Markets	UBS	Stifel	KeyBanc	UBS	Stifel	Stifel	RBC Capital Markets

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HFA SHORT-TERM MULTIFAMILY HOUSING BOND PRICING COMPARABLES, PAST 3 MONTHS

Pricing Date	12/15/22	12/14/22	12/8/22	12/8/22	12/7/22	12/7/23	12/6/22	11/30/22
Amount	\$1,957,000	\$49,329,000	\$5,430,000	\$7,250,000	\$34,243,000	\$2,340,000	\$53,645,000	\$33,098,000
Issuer	Utah HC	District of Columbia HFA	California SCDA	California SCDA	District of Columbia HFA	Ohio HFA	New York City HDC	Nevada HD
Series	S. 2022 (New City Plaza)	S. 2022 (Faircliff Plaza E)	2022 S. K-1 (Villa Verde)	2022 S. L-1 (Adams Blvd)	S. 2022 (Belmont Crossing)	S. 2022A (Sacred Heart)	2022 Series G	S. 2022 (Woodcreek Apts)
Program	Multifamily / Negotiated	Multifamily / Negotiated	Multifamily / Negotiated	Multifamily / Negotiated	Multifamily / Negotiated	Multifamily / Negotiated	Multifamily / Negotiated	Multifamily / Negotiated
Rating(s)	Aaa/VMIG-1 / - / -	Aaa/VMIG-1 / - / -	Aaa/VMIG-1 / - / -	Aaa/VMIG-1 / - / -	Aaa/VMIG-1 / - / -	Aaa/VMIG-1 / - / -	Aa2/VMIG 1 / A-1+ / -	Aaa/VMIG-1 / - / -
Tax Status	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT
Month	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD
1								
2								
3								
4								
5								
6								
7								
8								
9							3.000	+62
10								
11								
12								
13								
14			3.500	+110				
15					3.500	+110		
16								
17						3.401*	+100	
18								
19								
20	3.59*	+110						
21								
22								
23								
24								
25								3.55*
26								+102
27								
28								
29								
30								
31								
32								
33								
34								
35								
36			3.45*	+103		3.54*	+112	
Notes	5% coupon priced at 102.180 to yield 3.59%; 8/1/25 maturity shown at 8/1/24 mandatory tender above	5% coupon priced at 104.298 to yield 3.45%; 12/1/26 maturity shown at 12/1/25 mandatory tender above	2/1/26 maturity shown at 2/1/24 mandatory tender above	3/1/26 maturity shown at 3/1/24 mandatory tender above	5% coupon priced at 104.046 to yield 3.54%; 12/1/26 maturity shown at 12/1/25 mandatory tender above	5% coupon priced at 102.127 to yield 3.401%; 5/1/25 maturity shown at 5/1/24 mandatory tender above	11/1/58 maturity shown at 9/1/23 mandatory tender above	5% coupon priced at 102.725 to yield 3.55%; 12/1/25 maturity shown at 12/1/24 mandatory tender above
Maturity Dates	8/1	12/1	2/1	3/1	12/1	5/1	11/1	12/1
Call Provisions	8/1/24 at par	12/1/25 at par	7/1/23 at par	9/1/23 at par	12/1/25 at par	None	3/1/23 at par	12/1/24 at par
Mandatory Tender	8/1/24	12/1/25	2/1/24	3/1/24	12/1/25	5/1/24	9/1/23	12/1/24
Mkt Index	BBi / RBI 3.59% / 3.87%	BBi / RBI 3.63% / 3.91%	BBi / RBI 3.63% / 3.91%	BBi / RBI 3.63% / 3.91%	BBi / RBI 3.65% / 3.93%	BBi / RBI 3.65% / 3.93%	BBi / RBI 3.65% / 3.93%	BBi / RBI 3.72% / 4.00%
Sr Manager	Stifel	Stifel	Colliers	Colliers	Stifel	Sturges	Jefferies	Stifel

HFA SHORT-TERM MULTIFAMILY HOUSING BOND PRICING COMPARABLES, PAST 3 MONTHS

Pricing Date	11/23/22		11/18/22		11/17/22	
Amount	\$12,864,000		\$12,923,000		\$7,859,000	
Issuer	Indiana HCDA		Michigan SHDA		Alabama HFA	
Series	S. 2022A (Bradford Lake)		S. 2022 (The Porter)		S. 2022H (Dry Creek Apts)	
Program	Multifamily / Negotiated		Multifamily / Negotiated		Multifamily / Negotiated	
Rating(s)	Aaa/VMIG-1 / - / -		Aaa/VMIG-1 / - / -		Aaa/VMIG-1 / - / -	
Tax Status	Non-AMT		Non-AMT		Non-AMT	
Month	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD	Coupon/ Yield	Spread to iMMD
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17	3.68*	+104				
18						
19						
20						
21						
22						
23						
24						
25			3.85*	+110		
26						
27						
28						
29						
30						
31					3.90*	+115
32						
33						
34						
35						
36						
Notes	4.5% coupon priced at 101.055 to yield 3.68%; 4/1/25 maturity shown at 4/1/24 mandatory tender above		5% coupon priced at 102.215 to yield 3.85%; 12/1/25 maturity shown at 12/1/24 mandatory tender above		5% coupon priced at 102.598 to yield 3.90%; 6/1/26 maturity shown at 6/1/25 mandatory tender above	
Maturity Dates	4/1		12/1		6/1	
Call Provisions	None		12/1/24 at par		6/1/25 at par	
Mandatory Tender	4/1/24		12/1/24		6/1/25	
Mkt Index	BBI / RBI 3.75% / 4.03%		BBI / RBI 3.75% / 4.03%		BBI / RBI 3.75% / 4.03%	
Sr Manager	Sturges		Stifel		Stifel	

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Board Agenda Item: 9.C
Date: 3/23/2023

Item: Annual Report of Actions Taken Under Delegated Authority- Single Family Division

Staff Contact(s):

Jennifer Leimaile Ho 651.271.1362, Jennifer.ho@state.mn.us

Tal Anderson 651.296.2198, tal.anderson@state.mn.us

Kimberly Stuart 651.296.9959, kim.stuart@state.mn.us

Request Type:

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> Approval | <input checked="" type="checkbox"/> No Action Needed |
| <input type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input type="checkbox"/> Resolution | <input checked="" type="checkbox"/> Information |

Summary of Request:

The attached report for calendar ("CY") 2022 describes actions taken under certain Board Delegations related to the Single Family Division. The delegations included in the report contemplate that the Commissioner will make a written report to the Board annually describing the actions taken using the delegated authority.

Fiscal Impact:

The potential fiscal impact of each action taken under delegated authority is considered at the time of approval.

Meeting Agency Priorities:

- ☐ Improve the Housing System
- ☒ Preserve and Create Housing Opportunities
- ☒ Make Homeownership More Accessible
- ☐ Support People Needing Services
- ☒ Strengthen Communities

Attachment(s):

- Single Family Delegated Authority CY 2022 Report

The Board has delegated certain authority to the Commissioner pursuant to a series of delegations. The delegations include a determination by the Board that providing authority to the Commissioner improves the efficiency of the Agency's loan and grant programs. Each delegation includes an allowable scope as well as parameters and limitations by which it may be used and how actions may be approved. A number of delegations provide for an annual report to the Board of actions taken pursuant to that authority.

This report includes actions taken under delegated authority that requires annual reporting, related to the Agency's Single Family division, in calendar year 2022.

The following actions were taken under each of the delegations listed below during calendar year 2022.

Resolution No. MHFA 18-016, Delegation No. 003: To authorize the Commissioner to grant program and servicing waivers to certain Single Family loan requirements

Program Pre-Funding Actions Taken:

Program	Reason for Action	Number
Homeownership-First Mortgage	Program guideline/manual waivers	30
	Interest rate/fee waivers	8
	Document deficiency waivers	1
Homeownership-Downpayment and Closing Cost Loans	Program guideline/manual waivers	24
Home Improvement	Program guideline/manual waivers	0
	Interest rate/fee waivers	0
	Document deficiency waivers	0
Total		63

Post-Closing Actions Taken:

Program	Reason for Action	Number
Homeownership-First Mortgage	Program guideline/manual waivers	16
Homeownership-Downpayment and Closing Cost Loans	Program guideline/manual waivers	0
Home Improvement	Program guideline/manual waivers	0

Quality Control		
Homeownership	Program guideline/manual waivers	45
Home Improvement	Program guideline/manual waivers	0
RLP/ELP	Program guideline/manual waivers	0
Total		61

Resolution No. MHFA 18-036, Delegation No. 017: To authorize the Commissioner to make certain funding modifications, herein call “Incentive Fund Awards,” under the Community Homeownership Impact Fund (“Impact Fund”).

Actions Taken:

The Agency made one Incentive Fund Award in 2022 to Rebuilding Together for a total of \$40,000 to complete four additional units under their 2020 award.

Resolution No. MHFA 18-033, Delegation No. 024: To authorize the Commissioner to approve grant extensions for all Single Family grants.

Actions taken:

86 extensions approved.

51% (44) of the awards were extended because of COVID-19, contractor availability, product/material shortages, increase in construction/material costs, staff shortage and turnover, and limited homebuyer pool due to increases in interest rates. Other common reasons for approved extensions included needing more time to finish construction and more time to sell and close the last units due to various reasons (legal issue, issues that arise during construction, delays on another third party’s end).

Resolution No. MHFA 18-035, Delegation No. 026: To authorize the Commissioner to grant waivers to certain visitability requirements for Single Family program related transactions authorized by Minn. Stat. § 462A.34, as it may be subsequently amended or revised.

Actions taken:

Total number of visitability waivers – 18.

83% (15) of the waivers were for the no-step entrance due to site conditions that make the requirement impractical and three waivers were provided for the main level half-bath that reduces the affordability for the 50% AMI targeted population.

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Board Agenda Item: 9.D

Date: 3/23/2023

Item: Annual Report of Actions Taken Under Delegated Authority – Multifamily Division

Staff Contact(s):

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Request Type:

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> Approval | <input checked="" type="checkbox"/> No Action Needed |
| <input type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input type="checkbox"/> Resolution | <input checked="" type="checkbox"/> Information |

Summary of Request:

The attached report for calendar year (“CY”) 2022 describes actions taken under certain Board Delegations related to the Multifamily Division. The delegations included in the report contemplate that the Commissioner will make a written report to the Board annually describing the actions taken using the delegated authority.

Fiscal Impact:

The potential fiscal impact of each action taken under delegated authority is considered at the time of approval.

Meeting Agency Priorities:

- ☒ Improve the Housing System
- ☒ Preserve and Create Housing Opportunities
- ☐ Make Homeownership More Accessible
- ☒ Support People Needing Services
- ☒ Strengthen Communities

Attachment(s):

- Multifamily Delegated Authority CY 2022 Report

The Board has delegated certain authority to the Commissioner pursuant to a series of delegations. The delegations include a determination by the Board that providing authority to the Commissioner improves the efficiency of the Agency's loan and grant programs. Each delegation includes an allowable scope as well as parameters and limitations by which it may be used and how actions may be approved. A number of delegations provide for an annual report to the board of actions taken pursuant to that authority.

This report includes actions taken under delegated authority that requires annual reporting, related to the Agency's Multifamily Division, in calendar year 2022. The following table is a summary of actions by Delegated Authority number.

Summary of Multifamily Delegations			
Resolution No.	Delegated Authority #	Description	Number of Actions in 2022
18-017	004	Amortizing Loan Funding Modifications	1
18-018	005	Deferred Loan Funding Modifications	7
18-019	007	Deferred Loan Debt Forgiveness	3
18-020	008	Deferred Loan Assumptions	1
18-021	009	Loan Commitment Extensions	30
18-028	019	Grant Commitment Extension	4
18-029	020	Grant Agreement Extensions	4
18-030	21	Amortizing Loan Modifications	2
20-017	029	Extensions of Deadline and Authorization of use as Emergency Housing for Federal Low-income Housing Tax Credit Developments Located in a Major Disaster Area	1
19-012	032	Joint Powers Agreements with Suballocating Jurisdictions to Administer Federal Low-income Housing Tax Credits	3
22-005	34	Servicing of the Multifamily Loan Portfolio	13
22-006	35	Loan Forbearance on Multifamily Loans	11

MULTIFAMILY DELEGATIONS**Resolution No MHFA 18-017, Delegation No. 004: Amortizing Loan Funding Modifications:**

To authorize the Commissioner to make increases to loan amounts under Agency Multifamily first mortgage Programs.

Action Taken:

Dev ID #	Development Name	City	Modification Date	Funding Source	Original Selection Amount	Increase	Modified Amount
D8210	Nolte River Place Apts (fka Anoka Senior Housing)	Anoka	05/04/22	Low and Moderate Income Rental First Mortgage	\$ 6,201,000	\$ 568,000	\$ 6,769,000

Resolution No MHFA 18-018, Delegation No. 005: Deferred Loan Funding Modifications: To authorize the Commissioner to make certain funding modifications under the Multifamily deferred loan programs.

Actions Taken:

Dev ID #	Development Name	City	Approval Date	Funding Source	Original Selection Amount	Change	Modified Amount
D8235	Bimosedaa	Minneapolis	01/18/22	Housing Infrastructure Bonds	\$10,840,000	\$ 150,000	\$10,990,000
D7630	Jordan Tower I	Red Wing	06/08/22	Publicly Owned Housing Program	\$ 423,700	\$ 99,000	\$ 522,700
D8400	Lincoln County Duplexes	Ivanhoe, Arco, Hendricks, Verdi	06/15/22	Publicly Owned Housing Program	\$ 262,450	\$ 73,000	\$ 335,450
D8275	Bertha Manor	Bertha	07/06/22	Rental Rehabilitation Deferred Loan	\$ 337,300	\$ 99,000	\$ 436,300

Dev ID #	Development Name	City	Approval Date	Funding Source	Original Selection Amount	Change	Modified Amount
D0387	Green Tree Apartments	Crookston	09/21/22	Rental Rehabilitation Deferred Loan	\$ 500,000	\$ 50,000	\$ 550,000
D8205	West Creek Apartments	Chaska	10/05/22	Housing Infrastructure Bonds	\$ 2,000,000	\$ (300,000)	\$ 1,700,000
D8205	West Creek Apartments	Chaska	10/05/22	Flexible Financing for Capital Costs	\$ 2,386,987	\$ 448,013	\$ 2,835,000

Resolution No MHFA 18-019, Delegation No. 007: Multifamily Deferred Loan Debt

Forgiveness: To authorize the Commissioner to forgive the principal and/or interest on a deferred loan up to \$250,000.

Actions Taken:

Dev ID #	Development Name	City	Approval Date	Funding Source	Original Loan Amount	Accrued Interest Forgiven	Forgiven Principal Loan Amount	Remaining Loan Amount
D7606	CIP Scattered Site 2012	Hopkins and Golden Valley	08/24/22	McKinney Housing Loan	\$ 73,315	n/a	\$ 73,315	\$ 0
D0863	2309 Chicago Ave S	Minneapolis	10/05/22	Housing Trust Fund	\$ 25,760	n/a	\$ 2,576	\$ 0
D1506	Perspectives East	St. Louis Park	11/16/22	McKinney Housing Loan	\$ 200,000	n/a	\$ 200,000	\$ 0

Resolution No MHFA 18-020 Delegation No. 008: Multifamily Deferred Loan Assumptions:

To authorize the Commissioner to approve the assumption of Multifamily deferred loans.

Actions Taken:

Dev ID #	Development Name	City	Modification Date	Funding Source	Assumed Loan Amount
D3626	Kestrel Pines Townhomes	Bemidji	09/28/22	Minnesota Families Affordable Rental Investment Fund	\$ 314,191

Resolution No MHFA 18-021, Delegation No. 009: Multifamily Loan Commitment

Extensions: To authorize the Commissioner to approve Multifamily loan commitment extensions for Multifamily deferred loans and first mortgage loans for up to 24 months, but any one extension cannot exceed 12 months.

Please note that a single project may be listed more than once because the project may involve more than one loan type and may receive more than one extension.

Actions Taken:

Dev ID #	Development Name	City	Approval Date	Funding Source	Selected Loan Amount
D8103	Spring Creek II	Northfield	07/07/21	HOME	\$ 6,478,877
D8103	Spring Creek II	Northfield	07/07/21	Economic Development & Housing Challenge Program	\$ 313,338
D8203	Stryker Senior Housing	St. Paul	07/13/22	Housing Infrastructure Bonds	\$ 9,450,000
D3419	Parkview Heights	Owatonna	07/13/22	Preservation Affordable Rental Investment Fund	\$ 1,550,000
D3419	Parkview Heights	Owatonna	07/13/22	Housing Infrastructure Bonds	\$ 5,361,000
D8214	Gwayako Bimaadizi	Mahnomen	07/13/22	Housing Infrastructure Bonds	\$ 3,525,000
D8005	Edison	Roseville	07/27/22	Low and Moderate Income Rental Program	\$ 3,535,000

Dev ID #	Development Name	City	Approval Date	Funding Source	Selected Loan Amount
D3065	Dale Street Place	St. Paul	08/10/22	Preservation Affordable Rental Investment Fund	\$ 4,600,000
D4065	St Paul (Midway) Residence	St. Paul	08/10/22	Preservation Affordable Rental Investment Fund	\$ 1,784,000
D8114	Brewery Creek	Duluth	08/10/22	Economic Development & Housing Challenge Program	\$ 3,010,737
D8114	Brewery Creek	Duluth	08/10/22	HOME	\$ 6,868,263
D8205	West Creek Apartments	Chaska	08/10/22	Housing Infrastructure Bonds	\$ 2,200,000
D8205	West Creek Apartments	Chaska	08/10/22	Flexible Financing for Capital Costs	\$ 2,386,987
D8308	Stearns County HRA Portfolio Rehab	Kimball	08/10/22	Preservation Affordable Rental Investment Fund	\$ 5,205,000
D8313	Restoring Waters	St. Paul	08/10/22	HOME	\$ 2,416,070
D8313	Restoring Waters	St. Paul	08/10/22	National Housing Trust Fund	\$ 2,416,070
D8317	Royal Manor	Alexandria	08/10/22	Housing Infrastructure Bonds	\$ 2,850,264
D8210	Nolte River Place Apts	Anoka	08/31/22	Low and Moderate Income Rental Program	\$ 6,769,000
D8210	Nolte River Place Apts	Anoka	08/31/22	Housing Infrastructure Bonds	\$14,852,000
D8050	Cedar High Apartments	Minneapolis	09/14/22	Publicly Owned Housing Program	\$ 445,750
D8199	Vista 44	Hopkins	10/06/22	Housing Infrastructure Bonds	\$14,118,000
D8199	Vista 44	Hopkins	10/06/22	Flexible Financing for Capital Costs	\$ 400,000
D2959	Windwood Townhomes	Duluth	10/26/22	Low and Moderate Income Rental Program	\$ 677,000

Dev ID #	Development Name	City	Approval Date	Funding Source	Selected Loan Amount
D2959	Windwood Townhomes	Duluth	10/26/22	Housing Infrastructure Bonds	\$11,277,000
D2959	Windwood Townhomes	Duluth	10/26/22	Flexible Financing for Capital Costs	\$ 4,080,000
D2475	Kimball Court	St. Paul	10/26/22	Flexible Financing for Capital Costs	\$ 1,901,000
D2475	Kimball Court	St. Paul	10/26/22	Housing Infrastructure Bonds	\$ 7,902,000
D8108	Le Sueur Meadows II	Le Sueur	12/14/22	Low and Moderate Income Rental Program	\$ 1,671,000
D8108	Le Sueur Meadows II	Le Sueur	12/14/22	Flexible Financing for Capital Costs	\$ 548,000
D0945	Olson Park	Minneapolis	12/21/22	Low and Moderate Income Rental Program	\$ 13,838,000

Resolution No MHFA 10-028, Delegation No. 019: Grant Commitment Extension: To authorize the Commissioner to allow forbearances on Agency Multifamily loans.

Actions Taken:

Dev ID #	Development Name	City	Approval Date	Funding Source	Selected Loan Amount
D4056 M20547	Hope on Ninth	St. Cloud	10/13/22	Housing Trust Fund	\$ 30,000
D5197 M20554	North Shore Horizons	Two Harbors	10/13/22	Housing Trust Fund	\$ 9,000
D1504 M20550	Louisiana Court	St. Louis Park	10/13/22	Housing Trust Fund	\$ 120,000
D5225 M20556	Sankofa Apartments	St. Paul	10/13/22	Housing Trust Fund	\$ 74,835

Resolution No MHFA 18-029, Delegation No. 020: Multifamily Grant Agreement Extensions:
To authorize the Commissioner to approve grant agreement extensions for Multifamily Grants.

Actions Taken:

Dev ID #	Project	Grantee	Extension Approval Date*	Funding Source	Existing Grant Agreement Expiration	Extension Length	New Grant Agreement Expiration	Grant Amount
D8258	Leech Lake Reservation Housing Authority	Leech Lake Reservation Housing Authority	03/16/22	Housing Trust Fund	03/31/22	6 months	09/30/22	\$ 183,896
D8058	Towne Square Apartments	City of Luverne	04/27/22	Workforce Housing Development Program	05/01/22	6 months	10/01/22	\$ 680,000
D3621	Rainbow Health fka JustUs Health	Rainbow Health MN	07/20/22	Housing Opportunities for Persons with AIDS Funds	09/30/22	3 months	12/31/22	\$275,031
D8058	Towne Square Apartments	City of Luverne	09/28/22	Workforce Housing Development Program	10/01/22	6 months	03/31/23	\$680,000

Resolution No. MHFA 18-030, Delegation No. 021: Amortizing Loan Modifications: To authorize the Commissioner to approve Multifamily loan commitment extensions for Multifamily deferred loans and first mortgage loans.

Dev ID #	Development Name	City	Modification Date	Funding Source	Original Selection Amount	Maturity Extension Dates	Modified Amount
D0534	Cascade Apartments	Fergus Falls	03/07/22	Asset Management Loan	\$ 130,179	4/1/2022 - 9/1/2022	\$ 130,179
D3035	Brookfield Apartments	Clearbrook	03/16/22	Preservation Affordable Rental Investment Fund Program	\$ 75,956	4/1/2022 - 9/1/2022	\$ 75,956

Resolution No. MHFA 20-017, Delegation No. 029: Extensions of Deadline and Authorization of use as Emergency Housing for Federal Low-income Housing Tax Credit Developments Located in a Major Disaster Area: To authorize the Commissioner to approve extensions to Internal Revenue Service (IRS) deadlines under the federal HTC program and to authorize use of HTC developments as Emergency Housing Assistance as permitted by IRS guidance and procedures. This delegation is in effect only in the event that an HTC development is located in a federally declared disaster area.

Action Taken:

Dev ID #	Development Name	City	Approval Date	Description
D8231	Core Crossings	Shakopee	09/20/22	Approval of the Federal Low-income Housing Tax Credit placed-in-service deadline to 12.31.2023 for COVID-19 reasons in accordance with the federal disaster COVID-19 declaration.

Resolution No. MHFA 19-012, Delegation No. 032: Joint Powers Agreements with Suballocating Jurisdictions to Administer Federal Low-income Housing Tax Credits: To authorize the Commissioner to enter into Joint Powers Agreements with cities or counties deemed allocation agencies (also known as suballocators) to administer the Housing Tax Credit (HTC) program for the suballocator in its jurisdiction.

Actions Taken:

Jurisdiction	Approval Date	Purpose
City of Saint Cloud	06/01/22	Housing Tax Credit Joint Powers Agreement with suballocators who agree to transfer its entire HTC Annual Tax Credit distribution to Minnesota Housing which become part of the Minnesota Housing 2022 Federal Low-income Housing Tax Credit ceiling.
City of Duluth	06/01/22	Housing Tax Credit Joint Powers Agreement with suballocators who agree to transfer its entire HTC Annual Tax Credit distribution to Minnesota Housing which become part of the Minnesota Housing 2022 Federal Low-income Housing Tax Credit ceiling.
City of Rochester	06/01/22	Housing Tax Credit Joint Powers Agreement with suballocators who agree to transfer its entire HTC Annual Tax Credit distribution to Minnesota Housing which become part of the Minnesota Housing 2022 Federal Low-income Housing Tax Credit ceiling.

Resolution No MHFA 22-005, Delegation No. 034: Servicing of the Multifamily Loan Portfolio: To authorize the Commissioner to make, under the Multifamily loan programs, certain actions relating to the servicing of the Multifamily loan portfolio that exceed the Commissioner's administrative authority (as determined by the General Counsel and Assistant Commissioner for Multifamily).

Actions Taken:

Dev ID #	Development Name	City	Approval Date	Funding Source	Loan Amount	Loan Servicing Type
D8070	Schoolhouse Project	City of Albert Lea	05/11/22	Workforce Housing Development Program	\$ 150,000	Extension
D1504	Louisiana Court	St. Louis Park	05/18/22	Affordable Rental Investment Fund	\$ 142,049	Subordination
D1504	Louisiana Court	St. Louis Park	05/18/22	Housing Trust Fund Long-Term Homeless	\$ 200,000	Subordination
D1504	Louisiana Court	St. Louis Park	05/18/22	Preservation Affordable Rental Investment Fund	\$ 900,000	Subordination
D2861	Maplewood Terrace of Isle	Isle	06/01/22	Economic Development & Housing Challenge	\$ 315,700	Not Pursue Redemption
D3648	Central Square Apartments	St. Peter	06/08/22	Economic Development & Housing Challenge	\$ 434,812	Subordination & Assumption
D1564	YWCA-Supportive Housing Program-Oxford	St. Paul	08/17/22	McKinney	\$ 218,450	Amendment
D3648	Central Square Apartments	St. Peter	08/31/22	Economic Development & Housing Challenge	\$ 434,812	Subordination & Assumption
D3033	Manitou Ridge	White Bear Lake	09/08/22	Low and Moderate Income Rental Program	\$ 4,574,655	Transfer of Limited Partner Interest
D1953	Kentucky Lane Apartments	Crystal	09/08/22	Low and Moderate Income Rental Program	\$ 2,899,832	Transfer of Limited Partner Interest
D2142	Central Towers	St. Paul	10/19/22	Housing Trust Fund	\$ 125,000	Prepayment

Dev ID #	Development Name	City	Approval Date	Funding Source	Loan Amount	Loan Servicing Type
D3648	Central Square Apartments	St. Peter	10/19/22	Economic Development & Housing Challenge	\$ 434,812	Subordination & Assumption

Resolution No MHFA 22-006, Delegation No. 035: To authorize the Commissioner to allow for forbearance on a Multifamily loan.

All of the forbearances took places on deferred loans and were generally part of a refinance or other transaction.

Actions Taken:

Dev ID #	Development Name	City	Approval Date	Funding Source	Original Loan Amount	Current Loan Amount	Start of Forbearance	End of Forbearance
D0419	The Crossroads aka South Park Manor	Dodge Center	04/27/22	Asset Management	\$260,000	\$260,000	05/02/22	11/01/22
D0665	Jackson Family Housing aka River Bluff Townhomes	Jackson	05/11/22	HOME	\$350,741	\$431,901	08/09/21	08/08/22
D1506	Perspectives East	St. Louis Park	06/08/22	McKinney	\$169,288	\$169,287.	01/01/22	12/31/22
D0878	Whittier Community Housing	Minneapolis	06/08/22	Financing Adjustment/ Financing Adjustment Fund	\$621,400	\$646,188	06/02/22	12/01/22
D0878	Whittier Community Housing	Minneapolis	06/08/22	Asset Management	\$944,000	\$981,656	06/02/22	12/01/22
D7542	Seward Commons	Minneapolis	06/08/22	Community Revitalization Fund	\$290,209	\$267,609	06/02/22	06/01/23
D1506	Perspectives East	St. Louis Park	07/06/22	McKinney	\$200,000	\$200,000	01/01/22	12/31/22
D2864	Big Falls Housing	Big Falls	09/28/22	Preservation Affordable Rental Investment Fund	\$235,000	\$235,000	10/26/22	10/25/23
D0419	The Crossroads aka South Park Manor	Dodge Center	09/28/22	Asset Management	\$260,000	\$238,042	11/02/22	05/01/23

Dev ID #	Development Name	City	Approval Date	Funding Source	Original Loan Amount	Current Loan Amount	Start of Forbearance	End of Forbearance
D0423	New Apollo Apartments fka Francis Skinner Apts	Duluth	11/09/22	Housing Trust Fund	\$75,000	\$75,000	12/28/22	06/27/23
D3329	Kelliher Apartments	Kelliher	12/07/22	HOME	\$269,982	\$269,982	01/01/23	06/30/23