



2026 Multifamily Consolidated RFP and 2027 HTC Round 1 Kickoff

Tuesday, April 21, 2026

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Our Mission: The Core Purpose

Housing is foundational to a full life and a thriving state, so we equitably collaborate with individuals, communities and partners to create, preserve and finance housing that is affordable.

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Agenda

- Welcome
- MF Consolidated RFP/HTC Round 1 Overview
- Program and Policy Updates
- Question and Answer Session
- Closing

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Welcome!

James Lehnhoff | *Assistant Commissioner, Multifamily*

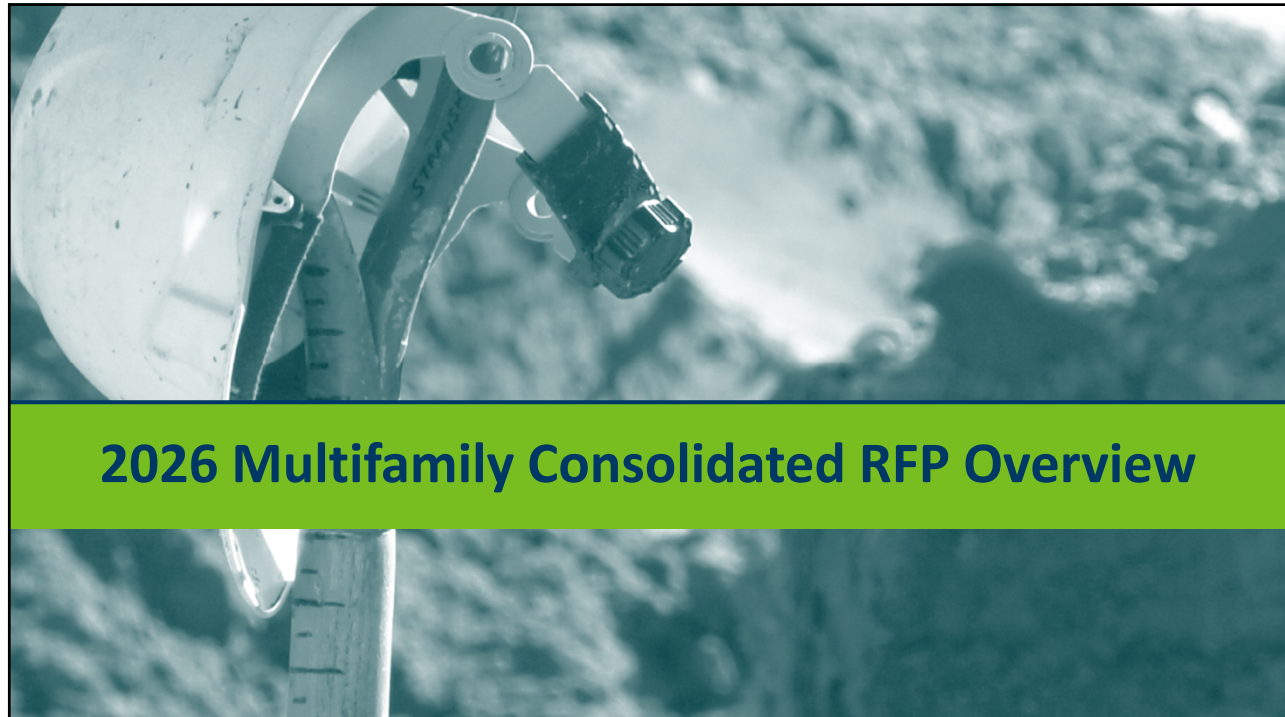
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Funding Sources Overview

Estimated Budget

| Source | 2024 RFP/2025 HTC (Actual) | 2025 RFP/2026 HTC (Actual) | 2026 RFP/2027 HTC (Estimate Range) |
|----------------|-------------------------------|-------------------------------|---------------------------------------|
| 9% HTC | \$ 13,130,555 | \$ 12,823,902 | \$ 14,715,000 |
| Deferred Loans | \$ 121,472,000 | \$ 107,915,000 | TBD |

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2026 Multifamily Consolidated RFP Overview

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Multifamily Consolidated RFP Overview

2026 Multifamily Consolidated RFP/2027 HTC Round 1 Timeline

Solicitation Period

Application Opened April 8, 2026

Intent to Apply Due
Thurs., May 7 at 12:00 p.m.

Pre-Applications Due
Thurs., May 28 at 12:00 p.m.

Application Due
Thurs., July 9 at 12:00 p.m.

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Multifamily Consolidated RFP Overview



Intent to Apply

Intent to Apply Due
Thurs., May 7 at 12:00 p.m.

The purpose of the Intent to Apply is to help Minnesota Housing plan for the potential scope and scale of applications and needed resources.

Required Information Collected:

- Intended project name, address and contacts
- Intended financial structure and application proposal type(s)
- Estimated project type(s)
- Estimated # of units and population served
- Estimated Total Development Cost
- Estimated Score based on the Self-Scoring Worksheet
- Intended characteristics

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Multifamily Consolidated RFP Overview

Pre-application(s)

Pre-Applications Due
Thurs., May 28 at 12:00 p.m.

HUD Section 811 PRA

- Required for applicants requesting HUD Section 811 PRA
- Submit the completed HUD Section 811 PRA Narrative and submit the supporting documentation

Innovation Construction Techniques Selection Criterion

- Required for applicants interested in the selection criterion
- Submit the completed ICT Narrative and submit the supporting documentation



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Multifamily Consolidated RFP Overview

Full Application

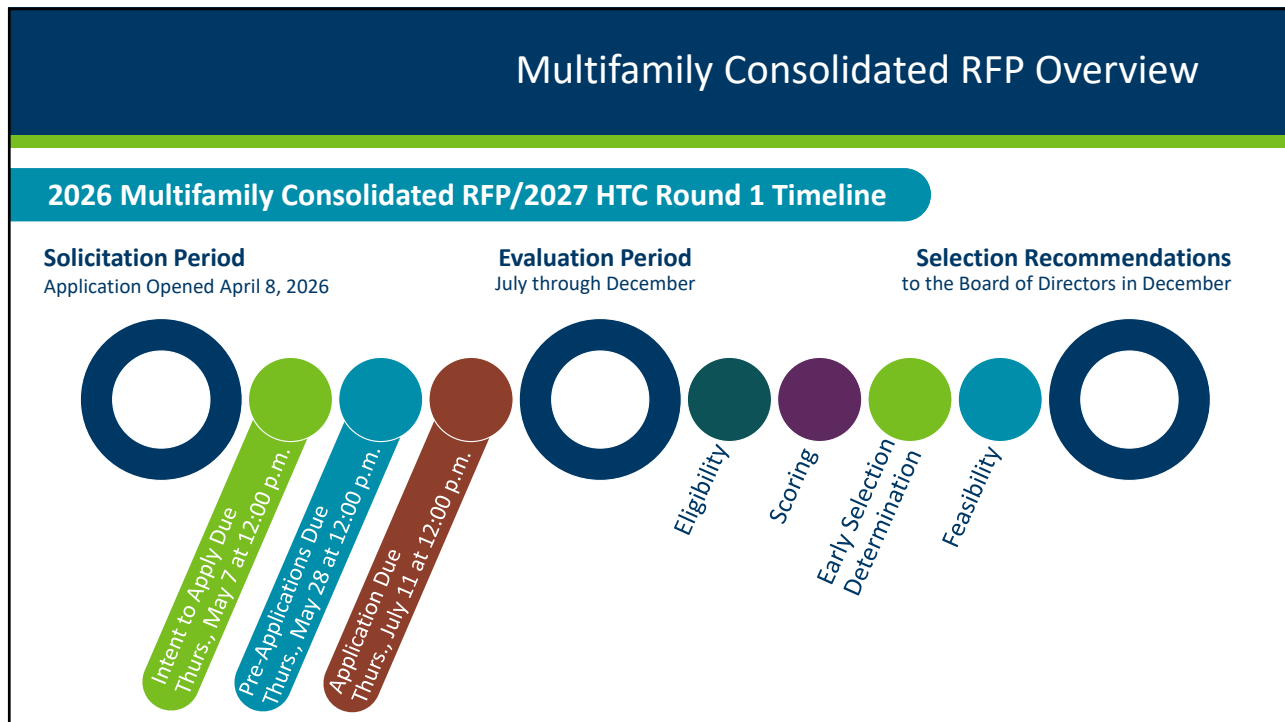
Application Due
Thurs., July 9 at 12:00 p.m.

Required Information and Supporting Documentation.

- Self-scoring Worksheet in the Scoring Wizard in Portal
- All application materials and checklist items in Portal
 - Evidence of site control + site map
 - Organization Chart
 - Rental Housing Narrative
 - **Multifamily Workbook(s)**
 - General Certification for Project Owner/Sponsor
 - HTC Section 42M
 - Wage Theft Disclosure and Certification
- Qualification Forms for the Development Teams
- Multifamily Fee Remittance Form w/Application Fee



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Multifamily Consolidated RFP Overview

Application Materials

- Biennial Forms
- New Forms
- Updated Forms

Available Trainings

- Amended Self-Scoring Worksheet
- Introduction to Multifamily Consolidated RFP Training Modules
- Multifamily Customer Portal Tutorials

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Multifamily Consolidated RFP Overview



Multifamily Request for Proposals Standards

2026 Multifamily Consolidated Request for Proposals
2027 Housing Tax Credits Funding Rounds
Last Updated: April 2026

Multifamily RFP Standards Updates

Ineligible Cost(s):

- Development costs of commercial space.
- Development cost of community service facility. HTC program will allow for the cost of commercial service facility to be included in eligible basis if located in a QCT and within limits imposed by Section 42.

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Programs and Policies



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Livable Communities Grants

Emily Seddon | *Manager, Livable Communities*

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Metropolitan Council Livable Communities Grants



Awarded in coordination with the Minnesota Housing's Multifamily Consolidated RFP

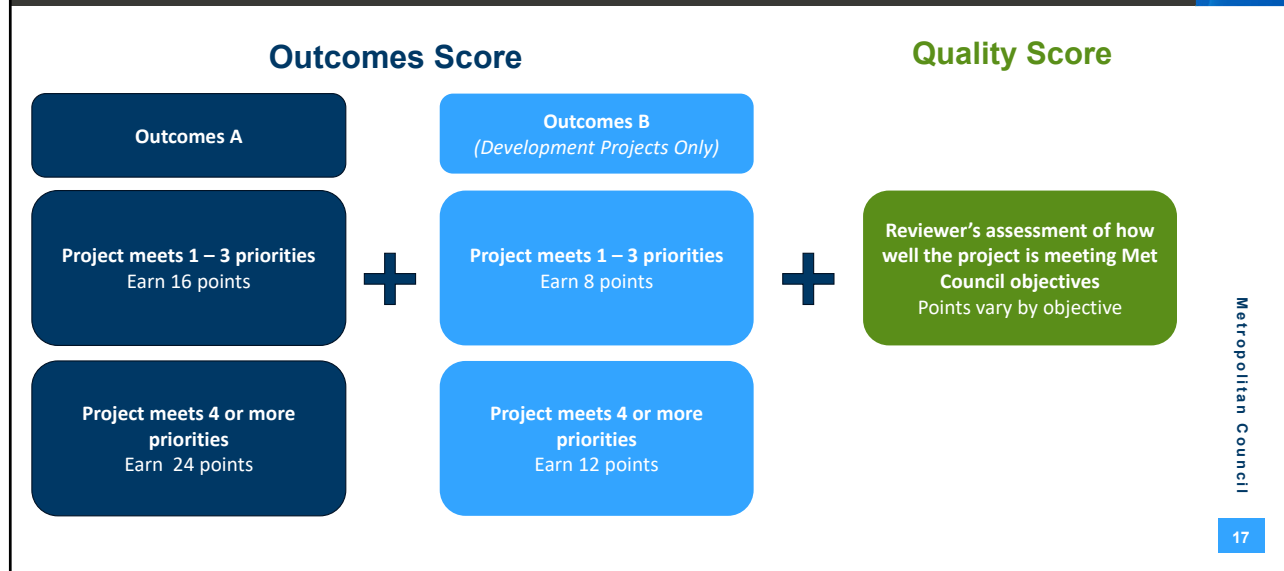
- Metropolitan Council Livable Communities grants fund multi-family affordable rental housing projects in the seven-county Twin Cities region only.
- Grant awards must be matched dollar-for-dollar by a local source.
- Applications are accepted through the annual Multifamily Consolidated Request for Proposals issued by Minnesota Housing
- Applications are scored using the same criteria as applications submitted through the Met Council's application process

Metropolitan Council

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Livable Communities Grants Scoring Structure



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Livable Communities Grants Development Projects Outcomes Score A

Outcomes A

Housing

- Build housing that is 100% affordable **OR** the income of residents in all units in the project averages to an affordability band [needed in the city](#)
- Create new affordable homeownership opportunities for households earning 80% AMI or less
- Rehab or preserve existing homes affordable to households living at 60% AMI or below for rental projects or 80% AMI or below for ownership projects

Commercial

- Create or rehab business incubators and/or small business development spaces
- Future site use will add at least 10 living wage jobs and/or provide job training for at least 10 residents annually

Any Type of Development Projects

- Environmental cleanup in [Environmental Justice areas](#)
- Reduce vacant or underutilized land through infill or redevelopment, **OR** project is in an eligible transit area

AMI=Area Median Income (30% AMI= \$39,700, 60% AMI=\$79,440, 80% AMI=\$104,200 for a family of four in 2025)

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Livable Communities Grants Development Projects Outcomes Score B

Outcomes B

Housing

- Build new rental housing with at least 10% of units in the project affordable to households living on 30% AMI or less **OR** the project meets 10% of the city’s need for units affordable to households living on 30% AMI
- Project includes at least three 3+ bedroom units for families, affordable to households living at 60% AMI or below for rental units **OR** all units are 3+ bedrooms and affordable to households living at or below 80% AMI for ownership projects
- Create senior (55+) or youth-serving (aged 16-24) housing affordable to households living at 60% AMI or below
- Build or rehab housing that serves people who have experienced homelessness

Any Type of Development Project

- Project includes permanent community space that is accessible, open to the public, and intended to provide gathering space through amenities, community rooms, or other infrastructure that supports community gathering
- Energy-saving activities, beyond in-unit fixtures and furnishings, that result in decarbonization, water efficiency, or reduced energy costs for cost-burdened residents
- Design beyond minimum Americans with Disabilities Act requirements through universal design or similar strategies
- Project serves American Indian people and is led by an American Indian organization

Metropolitan Council

Livable Communities Grants Development Projects Quality Score

| Criteria | Max Score |
|---|-----------|
| How is the project helping the city to meet its identified development needs that are aligned with regional goals? | 9 |
| How is the project benefiting people who are Black, American Indian, or part of another community of color? | 9 |
| How does the project improve access and safety in the neighborhood and provide direct, convenient connections to existing or planned transit or multi-use trails? | 5 |
| Whose perspective is represented in the project through community engagement and/or as part of the development team? And how are their perspectives represented? | 9 |
| How does the project maintain residents’ and businesses’ ability to stay in the community and maintain cultural and social community connections? | 9 |
| Are the project team and funding sources identified? | 4 |
| Is the project led by an emerging developer of color? | 2 |
| Does the contribution net tax capacities exceed the distribution net tax capacities by more than \$200 per household? | 2 |
| Total possible Quality Score | 49 |

Metropolitan Council



Programs Updates

Song Lee | *Tax-Exempt & Housing Infrastructure Program Manager*

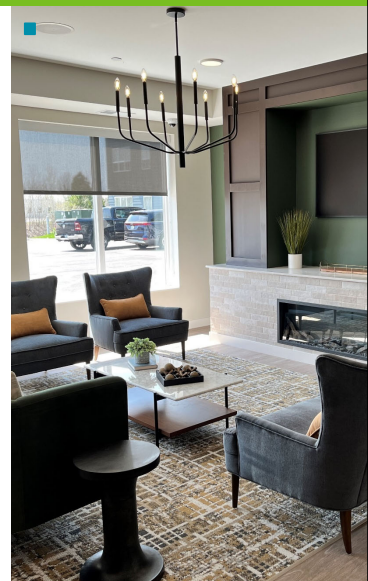
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Housing Tax Credit

Updates

Required Minimum Percent

- Federal law change
- Reduced threshold from 50% to 25% to qualify for 4% HTC
- Amended Qualified Allocation Plan (QAP)



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Housing Infrastructure Program



Updates

Housing Infrastructure Program Guide

- Required Minimum Percent
- Modified rent & income requirements to align with MTSP limits
- Senior rent and income requirement

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Federal Programs

Build America, Buy America (BABA) Act

The “Buy America Preference” (BAP) will apply to any 2026 Multifamily Consolidated RFP project(s) awarded HOME or NHTF funds. ■

Due diligence will include, but is not limited to:

- Identifying and classifying all products and materials required for the project and determining their costs;
- Conducting market research to identify domestically manufactured products and materials; and
- Collecting documentation verifying that products and materials were manufactured in the United States.

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Bring it Home Project Based Vouchers

Dani Salus | *Manager, Rental Assistance* | *Local Government Housing Programs*

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Bring it Home Project Based Vouchers

Program Overview

- Permanent rental assistance
- Can be tenant based or **project based**
- Grants to eligible Program Administrators
- Funded by state appropriations and metro sales tax

Households must be:

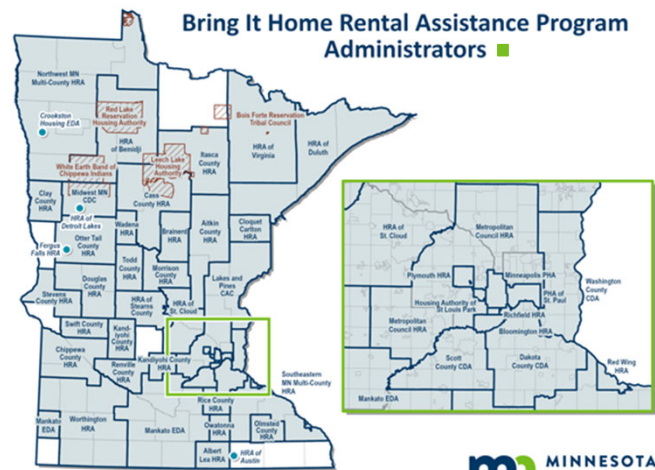
- Cost Burdened
- Earning 50% AMI or less
- **Priority to families earning less than 30% AMI and with children 18 and under**
- 4000-5000 vouchers statewide

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Bring it Home Project Based Vouchers

Rental Assistance Scoring

- Eligible for points under Rental Assistance selection criterion
- **Commitment letter from program administrator that includes rent structure is required**
- Template provided on Application Materials webpage
- Owner must continue renewals of project based rental assistance for a minimum of 15 years



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

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Evaluation, Feasibility Requirements

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Evaluation, Feasibility Requirements

Commercial Space and Community Service Facility



Commercial Space and Community Service Facility Form

Updated: April 2026

Instructions: This form is required for applications that have Commercial Space and/or a Community Service Facility incorporated in the project. The applicant must provide sufficient information to assist Minnesota Housing's understanding of the Commercial Space's and/or Community Service Facility's impact to the housing development, such as the closing timeline, owner/sponsor capacity and on-going operation of the building.

Minnesota Housing finances housing developments. Projects selected for funding are expected to close within 12-18 months of selection. Applicants must demonstrate that the housing and Commercial Space and/or Community Service Facility will be financed separately. **Development costs from Commercial Space cannot be included in the Multifamily Workbook.**

Minnesota Housing funding including housing tax credits and tax-exempt limited bonds cannot provide any capital to support Commercial Spaces. Generally, Community Service Facilities are not eligible for Minnesota Housing financing. The Housing Tax Credit (HTC) program will allow for the cost of a Community Service Facility to be included in eligible basis if the project is in a qualified census tract, and only costs within IRS limits. Refer to the Qualified Allocation Plan for additional information. Minnesota Housing deferred funding and tax-exempt limited bonds cannot be utilized for the cost of Community Service Facility construction.

Definitions

- **Commercial Space:** non-housing space that serves non-residents and does not meet the definition of Community Service Facility, as determined by the sole discretion of Minnesota Housing. Examples of Commercial Spaces include, but are not limited to: an emergency shelter, retail space, and administrative offices for the owner or sponsor.
- **Community Service Facility:** a facility that is part of the qualified low-income housing project and is designed to serve primarily individuals, including tenants and non-tenants, whose income is 60% or less of area median income. Refer to the Qualified Allocation

New form: Commercial Space and Community Service Facility

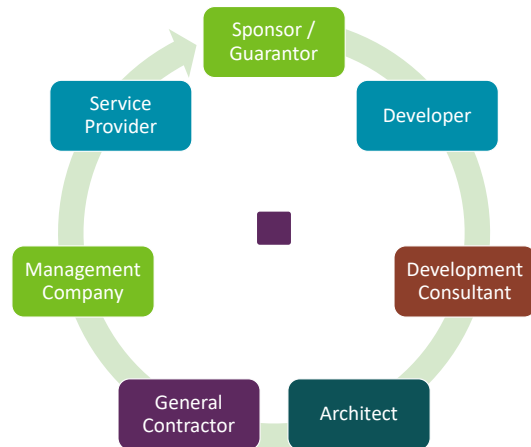
- Documents the timeline, methodology and cost justification (housing vs. commercial construction budget), operations, etc.

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Evaluation, Feasibility Requirements

Development Team Capacity

- The entire development team capacity is reviewed during feasibility.
- Includes the current progress of the developments previously selected for funding.



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Evaluation, Feasibility Requirements

Underwriting Standard Updates

Debt Coverage Ratio (DCR)

- Changes debt coverage ratio in year 15 from 1.0 to 1.05 to provide for additional buffer in cash flow projections.
- Allowing for a 1.05 ratio for the sizing of reserves when cash flow is projected to be negative during the first 15 years.

Replacement Reserves

- Annual inflator to budgeted replacement reserve deposits is now 3%, previously there was no inflator budgeted.

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Evaluation, Feasibility Requirements

Supportive Housing

Consultation with Community

- Consult with the local Continuum of Care, Minnesota Tribal Collaborative and/or County Human Services on:
 - Market for HPH units and use of LTH Housing Support
 - Presence and capacity of local Housing Support providers
 - County Human Services makes determination on ability to administer Housing Support, and demand for resource, availability of providers
- Minnesota Housing conducts a market review during feasibility with these same partners

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Evaluation, Feasibility Requirements

Supportive Housing

Service Funding and Operating Support Considerations

- Changing landscape for supportive housing resources
- Plan for front desk in primarily supportive housing
- Consider resource match for population served and/or demonstrate how resource will be operationalized successfully
- Request Technical Assistance

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Evaluation, Feasibility Requirements

Aboveground Storage Tanks

New form: Hazardous Waste, New Construction and Active Aboveground Tank(s) Report

- Required for all New Construction projects.
- Identify any **active aboveground storage tank(s)** with a **capacity of 500 gallons or more** which **contain hazardous waste** that are present and located **within 1,500 feet** of each proposed site.
- Report each tank's acceptable separation distance for blast over pressure, thermal radiation for people, and thermal radiation for the building.

MINNESOTA HOUSING

Hazardous Waste, New Construction and Active Aboveground Tank(s) Report

Last Updated: April 2026

Instructions: This Hazardous Waste¹, New Construction and Active² Aboveground Storage Tank(s) Report is applicable for the 2026 and 2027 Multifamily Consolidated Request for Proposals (BFP)/2027 and 2028 Housing Tax Credit (HTC) funding rounds. Complete and submit this report, along with supporting documentation, as part of the application checklist in the Multifamily Customer Portal.

All applications proposing new construction projects must identify any active aboveground storage tank(s) of with a capacity of 500 gallons or more which contain hazardous waste that are present and located within 1,500 feet of each proposed site. Additionally, applicants must report each tank's acceptable separation distance for blast over pressure, thermal radiation for people, and thermal radiation for the building.

If no active aboveground storage tanks are within the given proximity, supporting documentation must be included to demonstrate the claim.

Project Information

Property Name:

Project Street Address:

Project City, State ZIP Code:

Instructions

To identify active aboveground storage tank(s) within 1,500 feet from the site, visit and use the Minnesota Pollution Control Agency's [What's in My Neighborhood](#) tool and follow these steps:

1. Enter the address of the proposed project sites in the search bar.

¹ Applicants must determine if the active aboveground storage tank contains hazardous waste as defined in [Minnesota Statute 115B.02](#).

² Tanks that are not out-of-service or inactive per the [Minnesota Pollution Control Agency](#).

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Q & A Session

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Q & A

Q&A Protocol

- Click the raise your hand button of the GoToWebinar toolbar. This will allow us to call on you and unmute your line to ask your question.
- Type your question in the Question/Chat Box of the GoToWebinar toolbar.

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