

Request for Proposals Affordable Housing Trust Fund Program 2018

Issued by:

City of Minneapolis
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Proposals Due:
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PART 1: REQUEST FOR DEVELOPMENT PROPOSALS (RFP), PROGRAM POLICIES AND PROCEDURES

- I. PROGRAM INTRODUCTION AND PURPOSE:** The Minneapolis Department of Community Planning and Economic Development (CPED) is soliciting development funding proposals for the Affordable Housing Trust Fund (AHTF) Program. The primary purpose of the AHTF Program is to assist in financing the production and preservation/stabilization of affordable and mixed-income rental housing projects in Minneapolis. Program funds are available on a competitive basis to projects that need gap financing to cover the difference between total development costs and the amount that can be secured from other sources. The funding sources for the AHTF Program are primarily federal Community Development Block Grant (CDBG) funds, federal HOME Investment Partnership funds, and local funds. The purpose of this document is to summarize the AHTF Program and request development funding proposals for qualified projects for the current funding round.
- II. AHTF PROGRAM BASIS AND POLICY GUIDANCE:** The AHTF Program administration is guided primarily by the following adopted policy documents:
- A.** Minneapolis Plan for Sustainable Growth available here: http://www.ci.minneapolis.mn.us/cped/planning/cped_comp_plan_2030
 - B.** The City's Consolidated Plan for Housing and Community Development available here: http://www.minneapolismn.gov/grants/grants_consolidated-plan
 - C.** The Amended and Restated Unified City of Minneapolis Housing Policy adopted December 15, 2017 which includes the Senior Housing Initiative, available here: http://www.minneapolismn.gov/cped/resources/reports/cped_affordable_housing_resolution. More information is in Section VIII below.
 - D.** The City's Healthy Housing Policy, adopted by the City Council on May 10, 2013, is available here: <http://www.ci.minneapolis.mn.us/www/groups/public/@clerk/documents/webcontent/wcms1p-107114.pdf>. More information is in Section VIII below.
- III. PROGRAM GOALS:** The AHTF Program is designed to support the implementation of various housing goals listed in the policy documents noted in Part 1, Section II above. Affordable housing emphasis in minority or poverty concentrated areas will be preservation, rehabilitation, and stabilization. Affordable housing emphasis in minority or poverty non-concentrated areas will be construction and positive conversion. Positive conversion means conversion in any manner of buildings or units that do not currently have affordable rents to units with affordable rents or conversion of non-residential property to affordable rental housing.

IV. SUMMARY OF PROGRAM AND RFP DOCUMENT CHANGES: There have been changes to the content of the following sections of this Request for Proposals document:

Changes to Part 1, Program Policies and Procedures:

- Section V Revised language regarding funding not awarded in the current round to move forward on a pipeline based on established criteria;
- Section V Revised language regarding Large Family Housing Initiative Fund requirement;
- Section VII A Additional language regarding HOME funds;
- Section VIII P Additional language regarding Developer Fee Limits;
- Section VIII DD Leverage deleted;
- Section VIII FF Updated information regarding Property Management Plans;
- Section VIII GG New section on Tenant Selection Plans with new Attachment 17;
- Section VIII NN Additional language regarding rental housing assistance requirements;
- Section VIII SS New language regarding rent structures for underwriting;
- Section VIII VV Updated language regarding Self Scoring
- Section VIII BBB Updated language regarding advertisements;

Changes to Part 2, Scoring Criteria:

- New Introductory paragraph;
- Section I Revised language regarding underwriting criteria and requirements (see revised Attachment 9 as well)
- Section III A Revised points for secured funding;
- Section III D New section regarding City priorities;
- Section III E Revised language for clarification regarding economic integration;
- Section III G Revised language consistent with updated language in RFP policy on Large Family Housing;
- Expiring Tax Credit Section Delete
- Leverage Section Delete

V. AMOUNT OF AVAILABLE FUNDING: The specific amount of 2018 AHTF monies available has not yet been determined due in part because the City's 2018 allocation of CDBG and HOME funding was not yet final at the time this RFP was released. CPED estimates that approximately \$10,000,000 will be available, subject to the availability of federal funds. On November 1, 2013, the City Council adopted the Senior Housing Initiative which set a goal of reserving 30% of the annual AHTF budget for senior rental housing financing.

The total available funding may include reallocated funds from prior projects that returned prior AHTF awards and estimates of projected future local funding that has not yet been budgeted or projected federal funding that has not yet been committed. CPED will allocate funding from the available sources to projects as guided by the City's annual budget and applicable policy. Not all of the available funds may be awarded during this funding round.

Funds not awarded may be available on a pipeline basis for projects that cannot wait for the next competitive round. Projects must also meet one of the following eligibility criteria:

- A. An application scored well in the current round and met thresholds but didn't receive funding or received a prior award but did not maximize the funding request.
- B. Projects that preserve Naturally Occurring Affordable Housing (NOAH): Rental housing projects provided by the private market without government subsidy that have at least 20% of the units with rents affordable to households with incomes at or below 50% of the area median income,

and/or rental housing projects that previously received local subsidy or low income housing tax credits, and will no longer be subject to income and/or rent restrictions.

- C. Projects that are a priority in accordance with the Interagency Stabilization Group (ISG).
- D. Projects that further achieve the goal of the Senior Housing Policy of a minimum of 35 units in each Ward by 2025. The remaining eligible Wards are: 1, 4, 5, 7, 10, 11, 12, and 13. The Wards that have already achieved this goal are: Ward 2 Minnehaha Commons, 41 units; Ward 3 Mill City Quarter, 150 units; Ward 6 Snelling Apartments, 60 units; Ward 8 Sabathani Senior Housing, 50 units; and Ward 9 Hi Lake Triangle Apartments, 64 units.

Large Family Housing Initiative

In 2017, the City has made available an additional \$1 million of local funds to assist in gap financing for the production of new affordable housing opportunities for ***extremely low income families experiencing homelessness or at risk of homelessness***. Program funds are available on a competitive basis to provide per-unit subsidy bonuses to projects that qualify along with certain program flexibility.

If the full amount of the \$1 million is not awarded through the competitive RFP process, funds may be awarded on a pipeline basis. Funds will be awarded in accordance with the Program Policies and Procedures established for the Affordable Housing Trust Fund Program, with the 4 exceptions noted below:

Exceptions to the Affordable Housing Trust Fund Program for Large Family Housing Initiative Funded Projects:

- A. **Assistance Structure:** The City may consider a funding award in the form of a ***forgivable loan or grant*** if necessary to achieve long term affordability (longer than 30 years) or to satisfy HUD requirements.
- B. **Developer Eligibility:** Developers may be non-profit, for profit, ***or governmental units***.
- C. **Maximum Award:** The maximum amount of a Large Family Housing Initiative award will be the lower of ***\$50,000*** per 3 BR affordable unit at or below ***30% AMI***, or ***30%*** of Total Development Cost, not including capitalized reserves (operating, replacement, support services) or non-housing costs.
- D. **Size of Project:** The project must contain not less than ***four units, in attached or detached structures, developed on one site or scattered sites***.

VI. FEDERAL SOURCES OF FUNDS: The federal HOME Investments Partnership program (HOME) and the federal Community Development Block Grant (CDBG) program are two funding sources of the AHTF Program. In addition, other affordable housing funding resources may be used based upon availability during any given year. Information about the HOME Program rules can be found in 24 CFR Part 92.

- A. The AHTF Program uses Minnesota Housing's Rental Housing Design/Construction Standards (RHD/CS) further described in Section VIII below and available here: <http://www.mnhousing.gov/wcs/Satellite?c=Page&cid=1358905261142&pagename=External%2FPage%2FEXTStandardLayout>.
- B. Repayment of HOME funds would be required for any HOME unit that is not rented to eligible tenants within 18 months of project completion.
- C. AHTF funding agreements may not be executed and funding commitments may not be entered into HUD's financial management software, Integrated Disbursement and Information System (IDIS) until the project has secured all necessary financing and construction will begin within 12 months of agreement execution.

VII. ELIGIBLE USES OF FEDERAL FUNDS

A. HOME

1. Eligible activities include: acquisition of property, relocation, construction of new housing for permanent or transitional rental, moderate or substantial rehabilitation of units and other reasonable and necessary expenses related to the development or stabilization of affordable, non-luxury rental housing. HOME funds may not be used for a new construction or conversion projects in an area of minority concentration. Attachment 2 describes minority concentrated areas.
2. The minimum HOME subsidy is \$1,000 per unit. The maximum amount of HOME funds that a participating jurisdiction may invest on a per-unit basis in affordable housing may not exceed the per-unit dollar limits established for elevator-type projects that apply to the area in which the housing is located. These limits (provided in Attachment 12) are available from the Multifamily Division in the Minneapolis HUD Field Office.
3. HOME units will be fixed. Exceptions will be evaluated on a case by case basis at the sole discretion of the City.
4. Projects receiving HOME funds are required to comply with the HOME Government Data Practices Act Disclosure Statement (Attachment 11).
5. HOME rents will be reviewed annually by the City.
6. All HOME units are monitored by the City's monitoring agent. See attached link for the HOME Rental Program Compliance Manual for Owners and Managers
[https://www.ahcinc.net/January%202018%20AHC%20HOME%20Manual%20\[2\].pdf](https://www.ahcinc.net/January%202018%20AHC%20HOME%20Manual%20[2].pdf)
7. The City will perform site visits, review CHART as well as receive annual tracking reports of all projects from the monitoring agent annually.

- B. CDBG:** Eligible activities include: acquisition of property by a non-profit entity, relocation, moderate or substantial rehabilitation of units, and other reasonable and necessary expense related to the development of affordable, non-luxury rental housing. CDBG may not be used for new construction, unless the new construction activity is undertaken by a Community Based Housing Development Organization (CBDO) as defined by HUD. CDBG may also be used for certain expenses in support of eligible new construction projects in limited circumstances.

VIII. PROGRAM POLICIES AND PROCEDURES

- A. ACCESSIBILITY REQUIREMENTS SECTION 504 (24 CFR PART 8):** Section 504 of the Rehabilitation Act of 1973 applies to federally assisted housing projects. New construction projects with five or more units or rehabilitation projects with 15 or more units and rehab costs of more than 75% of the replacement cost of the completed facility must have a minimum of 5% of the units (but at least one unit) be accessible to mobility-impaired and an additional 2% (but at least one unit) be accessible to sensory-impaired. Units in compliance with the Uniform Federal Accessibility Standards (UFAS) are deemed in compliance with Section 504. CPED encourages developers to use good faith efforts to follow Section 504 rules for those projects that are not required to comply with Section 504. Please see the Part 1 Section VIII M Visibility section below for related information.

- B. ADMINISTRATION:** The administration of the AHTF Program is the responsibility of the CPED Housing Policy and Development Division. If there are questions about the AHTF Program, contact:
Carrie Goldberg, Multifamily Finance Specialist
City of Minneapolis
Department of Community Planning and Economic Development
Phone Number: 612-673-5240
E-mail address: carrie.goldberg@minneapolismn.gov

- C. **AHTF FUNDING IS A LOAN:** Funding awards will be made available in the form of a loan with the City with a term length that typically matches the first mortgage and a 30-year period of affordability that will be enforced through the filing of a declaration of restrictive covenants against the property. Some terms and conditions of the loan may be negotiable. However, the City requires minimally a 30-year loan term with 0% - 1% simple interest and a deferred lump sum repayment of principal and interest. Additionally, the City will negotiate a percentage return against surplus cash flow on all rental housing projects that have units with unrestricted rents.
- D. **APPRAISALS:** A complete appraisal is required. The appraisal must be ordered by MHFA or CPED. The cost of the appraisal must be borne by the borrower, and funds must be on deposit with CPED before any appraisal is ordered.

The following types of proposals are exempt from the appraisal requirement at the time of selection; however, CPED, in its sole discretion, reserves the right to secure an appraisal at the borrower's expense at a later date:

1. Acquisition price under \$100,000;
2. Land only where there is no identity of interest*;
3. 1-4 dwelling units that are aggregated under one loan (CPED will use the assessed value unless the borrower requests an appraisal for determining acquisition cost);

*Identity of interest is used broadly to include non-arm's length transactions, related party transactions

- E. **COMPETITIVE BIDDING:** Projects must comply with the AHTF Bidding Procedures included as Attachment 5 for the selection of a general contractor and/or the selection of sub-contractors. Developers are encouraged but not required to use open and competitive processes for the selection of consultants such as architects and engineers.
- F. **COMPLIANCE WITH CITY POLICY:** Projects must comply with adopted City policy including but not limited to the documents listed in Part 1, Section II above, a city-adopted neighborhood plan (if applicable), zoning regulations, and building codes.
- G. **CONTRACTING GENERAL REQUIREMENTS:** Attachment 4 contains the City's contracting requirements including affirmative marketing, apprenticeship, equal opportunity, prevailing wage, relocation, Section 3, Section 504, and SUBP.
- H. **COOPERATIVE HOUSING TRAINING:** If a leasehold cooperative is formed, the developer will be required to provide cooperative training services for the residents of the project.
- I. **CPED RIGHT TO REJECT AND MODIFY PROPOSALS:** CPED reserves the right to reject any or all proposals or parts of proposals and to negotiate modifications of proposals submitted.
- J. **DEGREE OF NEED:** The City will provide assistance only to the projects that require assistance to achieve the AHTF Program's goals and objectives. It must be demonstrated that other sources of funds are not available or adequate.
- K. **DESIGN STANDARDS:** To comply with the 2013 changes to the HOME Final Rule, the AHTF Program uses Minnesota Housing's Rental Housing Design/Construction Standards available here: <http://www.mnhousing.gov/wcs/Satellite?c=Page&cid=1358905261142&pagename=External%2FPage%2FEXTStandardLayout>. CPED may consider administrative waivers to these standards based in

part upon a demonstrable hardship or specific conflict with adopted City policy on a case by case basis.

- L. MINIMUM CONSTRUCTION, REHABILITATION AND/OR PROPERTY STANDARDS:** Each project must meet at a minimum all applicable State and local codes, ordinances, and requirements, including FHA minimum property standards and applicable HUD property standards. Applicable HUD property standards may include the International Energy Conservation Code, Energy Star Qualified Homes, the Uniform Federal Accessibility Standards, site and neighborhood standards (24 CFR 983.57(b)), or Housing Choice Voucher Program Housing Quality Standards (formerly Section 8 HQS).
- M. VISITABILITY:** Wherever practical, HUD recommends addressing the concept of visitability in addition to the above requirements. Housing that is "visitable" has a very basic level of accessibility that enables persons with disabilities to visit friends, relatives, and neighbors in their homes within a community. HUD recommends (1) providing a 32-inch clear opening in all interior and bathroom doorways; and (2) providing at least one accessible means of egress/ingress for each unit.
- N. DEVELOPER CAPACITY:** Developers must submit financial statements and documentation of experience in housing development. To the extent that a developer cannot demonstrate the proper strength in a particular area, the developer will be required to hire or joint venture with an entity that has strength in that particular area. Developers must demonstrate the following:
1. Professional development experience, reasonable financial strength, and the ability to undertake the proposed project;
 2. The ability to obtain sufficient financing; and
 3. Sufficient capability to manage the project successfully after completion or hire a professional management company with experience in managing affordable housing in compliance with AHTF requirements.
- O. DEVELOPER ELIGIBILITY:** Developers may be non-profit or for-profit.
- P. DEVELOPER FEE LIMITS:**
1. For new rental production projects and for stabilization/preservation projects in which the ownership is changing (which typically includes low income housing tax credit projects), a maximum total fee is based on a percentage of total development cost minus total developer fee as follows: first 30 units – 15%; units 31 and over – 8%.
 2. For stabilization/preservation projects in which the ownership is not changing (including if the GP of the existing entity is an affiliate of the new entity), a maximum total fee is based on a percentage of total development cost minus total developer fee as follows: first 30 units – 10%; units 31 and over – 5%
 3. In all cases, architectural costs, legal fees, initial reserves and ineligible intermediary costs (SAC & WAC, fixtures & equipment, hazard & liability insurance, survey & soil borings) are deducted from the total development cost as the total developer fee to make the calculation. The total fee includes: Developer fee, development consultant fees, processing agent costs, profit, overhead, and all deferred fees.
- Q. GENERAL CONTRACTING FEE LIMITS:**
1. **Contractor's Profit:** The maximum contractor profit is 6% of net construction costs. Net construction costs are defined as construction costs and on-site work not including contractor profit, general requirements, and overhead.

2. **General Requirements:** The maximum general requirements allowed are 6% of the net construction costs. Costs to be considered include: on-site supervision, signs, field office expenses, temporary sheds and toilets, temporary utilities, equipment rental, clean-up costs, rubbish removal, permits, watchmen's wages, material inspection and tests, all of the general contractor's insurance (except builder's risk), temporary walkways, fences, roads, and other similar expenses.
3. **Contractor's Overhead:** The maximum allowance for overhead is 2% of net construction costs. The contractor fee limits may deviate from the above-noted maximum allowances so long as they do not exceed 14% of net construction costs in the aggregate.
4. **Developer or Owner as Contractor:** When there is an identity of interest between the developer or owner and the contractor, in addition to the fee limits stated above, the combined balance of developer fee, contractor profit, contractor overhead, and general requirements may not exceed 20% of the total development costs less the developer fee.

R. ARCHITECT FEE LIMITS: Separate allowances for design and construction administration are calculated based on the gross construction cost on the Workbook. The design allowance (75%) is provided at completion and acceptance of the working drawings and specifications (i.e., at closing). The construction administration allowance (25%) is provided over the course of construction.

S. ENERGY EFFICIENCY AND GREEN BUILDING RESOURCES: The City, HUD, and MHFA all emphasize energy efficiency. Xcel Energy and CenterPoint Energy offer a variety of programs, services, rebates and energy efficiency resources to assist developers, owners and builders with the construction of energy efficient commercial and residential developments, including the following:

1. Xcel: For commercial (multifamily apartment buildings and commercial buildings) contact the Business Solutions Center at 1-800-481-4700. Xcel currently offers three programs:
 - a. Energy Design Assistance for projects in the early stages of the design process.
 - b. Energy Efficient Buildings for prescriptive rebates for projects where design is nearly complete or for existing buildings.
 - c. Energy Analysis for existing buildings with an on-site energy assessment providing a detailed energy audit by an energy engineer, complete with cost and savings estimates, Xcel Energy rebates and paybacks.
2. Call the Xcel Energy Builders Call Line at 1-800-628-2121 for the following logistical services:
 - a. Design and permitting
 - b. Relocating existing gas or electric
 - c. Disconnecting gas and electric services
 - d. Providing temporary electric needs
3. CenterPoint Energy: For assistance with existing programs or a custom program that can address the building envelope, water heating, and heating systems, contact Tom Dolan, 612-321-4398.
4. The City has two product and service directories that may help the project be more energy efficient and comply with the Green Communities standards described below.
 - a. Green Services Directory (available here: <http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcms1p-092496.pdf>)
 - b. Green Homes North Product & Service Directory (available here: <http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcms1p-103610.pdf>)

T. GREEN COMMUNITIES: Developers are required to incorporate green/sustainable elements consistent with the "Minnesota Overlay and Guide to the Green Communities Criteria".

<https://www.enterprisecommunity.org/solutions-and-innovation/green-communities/criteria>

Developers are advised to ensure that the development proposal adequately reflects compliance with Green Communities standards and to thoroughly review MHFA's Minnesota Overlay and Guide to the Enterprise Green Communities Criteria available here:

<http://www.mnhousing.gov/wcs/Satellite?c=Page&cid=1358905261142&pagename=External%2FPa ge%2FEXTStandardLayout>

All developers seeking AHTF funding must submit a completed Multifamily Intended Methods Worksheet available in the Application Materials section here:

<http://www.mnhousing.gov/wcs/Satellite?c=Page&cid=1514186782705&pagename=External%2FPa ge%2FEXTStandardLayout>

U. HEALTHY HOUSING POLICY: On May 10, 2013, the City Council adopted the Healthy Housing Policy which is available here:

<http://www.ci.minneapolis.mn.us/www/groups/public/@clerk/documents/webcontent/wcms1p-107114.pdf>. The Healthy Housing Policy has updated website links. The primary intent of the City of Minneapolis Healthy Housing Policy is to ensure that properties are sited, designed and built or rehabilitated to include amenities that support, protect and promote health. This policy applies to AHTF-funded projects. There is significant overlap between the Healthy Housing Policy and the Green Communities standards. To demonstrate compliance with the Healthy Housing Policy, all developers are required to submit a completed Multifamily Intended Methods worksheet in the Application Materials section here:

<http://www.mnhousing.gov/wcs/Satellite?c=Page&cid=1514186782705&pagename=External%2FPa ge%2FEXTStandardLayout> Developers are encouraged to review the informational resources contained in the Healthy Housing Policy.

V. FEES: PROPOSAL, ORIGINATION AND HOME MONITORING:

1. Proposal Fee: A non-refundable \$1,000 proposal fee will be charged for each AHTF proposal.
2. Origination Fee: If a project is awarded funding, an origination fee of 1% the AHTF award will be collected at closing except for AHTF awards using federal HOME funds.
3. The City will retain 12% of the AHTF Loan funds until the final draw after construction completion.
4. HOME Monitoring Fee: The HOME Final Rule published in the Federal Register on July 24, 2013 permits the City to charge a fee for HOME monitoring during the entire HOME Period of Affordability. The City's current annual HOME monitoring fee for projects that are completed in 2018 is as attached (Attachment 18).

W. FUNDING AWARDS MAY BE CONTINGENT UPON THE AVAILABILITY OF FUTURE FUNDING: Due to the extended length of time that is typically required for projects to be fully funded and minimum funding commitment and expenditure timeframes imposed by HUD, the City Council at its sole discretion may make contingent AHTF awards to projects from projected future local funding that has not yet been budgeted or projected federal funding that has not yet been committed to the City. The City Council may elect to make AHTF funding awards contingent upon the future availability of funding.

X. FUNDING COMMITMENTS FROM OTHER FUNDERS: The proposal must include written documentation stating the amount, terms, and conditions of existing funding commitments to the project. Documentation containing words synonymous with "consider" or "may" (as in "may award") are not funding commitments.

Y. HISTORIC RESOURCE REVIEW LETTER: For projects with at least one existing building that is proposed to be moved or demolished, proposals must include a historic resource letter from CPED.

The purpose of the letter is to demonstrate that CPED Development Services staff has preliminarily reviewed the existing site and building that is proposed to be removed or demolished for the potential existence of a historic resource that may require additional investigation. This might require submitting written permission to conduct the review from the existing property owner, photos of the building(s) and adjacent buildings, an application fee, and a site visit for projects proposing demolition. A separate application and fee may be required for each parcel that has a structure that is proposed to be moved or demolished. To request a historic resource review letter from Minneapolis Development Review, call Minneapolis 311 from within the City or (612) 673-3000. Additional information may be available from the CPED Sector Liaison listed here: http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert_257946.pdf

Z. CONCENTRATED AND NON-CONCENTRATED AREAS: As noted in Part 1, Section III, affordable housing emphasis in minority or poverty concentrated areas will be preservation, rehabilitation, and stabilization. Affordable housing emphasis in minority or poverty non-concentrated areas will be new construction and positive conversion. A minority concentrated area is an area with a minority population concentration of 50% or higher as described in the map in Attachment 2. A poverty concentrated area is an area with a poverty concentration of 45.4% (double the City's poverty rate) or higher as further described in Attachment 3. The maps in Attachments 2 and 3 are from the Consolidated Plan. Areas with poverty or minority concentrations below those percentage levels are non-concentrated areas. HOME funds may not be spent on new construction projects located within minority concentrated areas.

AA. INTEREST RATE FOR PERMANENT FINANCING: All projects will use a current market interest rate for purposes of estimating mortgage financing in their proposals.

BB. LEAD-BASED PAINT: The requirements of HUD Lead Safe Housing Rule, 24 CFR 35, subparts B through R, are promulgated to implement the Lead-Based Paint Poisoning Prevention Act, as amended, and the Residential Lead-Based Paint Hazard Reduction Act of 1992. Most HUD housing programs are covered by only one subpart of this part, but some programs can be used for more than one type of assistance and therefore are covered by more than one subpart of this part. All properties constructed prior to 1978 must be tested for lead-based paint to determine the presence or absence of lead-based paint on deteriorated painted surfaces or surfaces to be disturbed or replaced during construction and shall be performed by a certified lead-based paint inspector or risk assessor. In addition a risk assessment in the dwelling units receiving federal assistance, in common areas servicing those units, and exterior painted surfaces, shall be performed prior to the start of rehabilitation. The individual or firm conducting the risk assessment shall provide and explain the results of the investigation and options for reducing lead-based paint hazards. The scope of work and method for abatement shall be included in the per unit rehabilitation dollar amount. Any adhesion-cohesion testing must be conducted by an independent third party for encapsulated components. Adhesion-cohesion testing should have the American Society of Testing Materials (ASTM) documentation to show the coating applied meets the requirements of being a lead-based paint encapsulate. All property owners or developers receiving assistance shall incorporate ongoing lead-based paint maintenance activities in regular building operations, in accordance with Sec. 35.1355 (a), as applicable. Please see Attachment 6 for a summary of lead-based paint requirements by activity.

CC. LEAD-BASED PAINT DESIGNER: If lead is present at levels that need to be remediated, the City requires that a qualified lead-based paint designer participate in the project following Lead Poisoning Prevention Act and related Administrative Rules administered in part by the Minnesota

Department of Health, including the following as excerpted from Minnesota Rules 4761.2320 Lead Project Designer:

1. "Lead project design" means site-specific written project specifications for a regulated lead work project. Lead project design includes written technical project specification incorporated into bidding documents.
2. All specifications for the treatment of lead-based paint shall be prepared by a licensed lead-based paint designer. (An individual preparing a lead project design, as defined in MN Statutes 144.9501, subd. 19a, must be licensed by the commissioner as a lead project designer. A lead project designer license is not transferable.

DD. MARKET ASSESSMENT: Proposals must include a market study or comparably thorough market analysis which summarizes the following:

1. Evaluate general demographic, economic, and housing conditions in the defined market area and the regional context for the subject property;
2. Delineate the market area by identifying the geographic area from which the majority of a project's tenants are likely to come as well as the demographic characteristics of the area around the subject property to establish the market context;
3. Quantify the pool of eligible tenants in terms of household size, age, income, tenure, and other relevant factors. Not all residents of the market area are potential or likely tenants of any given project;
4. Analyze the competition by evaluating other housing opportunities with an emphasis on other affordable rental developments in the market area;
5. Assess the market for planned units and determine if there is sufficient demand to rent the income eligible housing units within 18 months of project completion;
6. Estimate the absorption period and evaluate vacancy rates around the subject property. Plan how many units can be successfully leased or sold each month and how long it will take to achieve a stabilized occupancy for the project;
7. Evaluate the effective demand and the capture rate, usually expressed as a percentage (the project's units divided by the applicant pool). The capture rate is the percentage of likely eligible and interested households living nearby who will need to rent units in the proposed project in order to fully occupy it. The lower this rate, the more likely a project is to succeed; and
8. Summarize construction pricing and trends.

EE. PROPERTY MANAGEMENT PLAN: Proposals must include a property management plan which includes a description and a draft of the required forms in accordance with the following at a minimum:

1. Compliance with Fair housing and Equal Opportunity (FHEO);
http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/aboutfheo/aboutfheo
2. Compliance with Affirmative Fair Housing Marketing Standards;
<http://portal.hud.gov/hudportal/documents/huddoc?id=935-2a.pdf>
<https://www.housinglink.org/List>
An Affirmative Marketing Toolkit has been developed to assist with the development of this plan: <https://fairhousingmn.org/providers/toolkit/>
3. Maintenance and repair;
4. Personnel policy and staffing arrangements (such as required staff and tenant handbooks, personnel policy for training and discipline);
5. Program for maintaining accounting records;
6. Rent collection policies and procedures;
7. Roles and responsibilities of managing agent; and

8. Security

FF. TENANT SELECTION PLAN: All projects awarded AHTF funds will be required to create a Tenant Selection Plan. See Attachment 17 for further information including but not limited to guidance on criminal background screening, Violence Against Women Act (VAWA) requirements, tenant-based rental assistance and more.

GG. MAXIMUM AWARD: The maximum amount of AHTF award will be the lower of \$25,000 per affordable unit at or below 50% AMI if located in a non-concentrated area or at or below 60% AMI if located in a concentrated area or 15% of the Total Development Cost, not including capitalized reserves (operating, replacement, support services) or non-housing costs. (see Attachments 2 and 3 for concentrated and non-concentrated areas) The City may elect, at its sole discretion, to waive the 15% of the TDC limit for smaller scale preservation/stabilization projects.

HH. COST REASONABLENESS: Proposals will be evaluated within the predictive model. The City reserves the right to not award funding to projects in which the City deems costs are not reasonable or may award funding conditioned on reducing the development costs.

II. MINIMUM AFFORDABILITY, MINIMUM UNIT COUNT AND PROJECT SIZE: All rental housing projects of 10 units or more funded by the AHTF Program shall have at least 20% of the units affordable to households at or below 50% of Metropolitan Area Median Income (AMI) in non-concentrated areas or at least 20% of the units affordable to households at or below 60% of the Metropolitan Area Median Income (AMI) in concentrated areas for the term of the loan. The project must be located within the City of Minneapolis, contain not less than ten (10) units, and be owned and managed as either a rental property or a leasehold cooperative.

JJ. NEIGHBORHOOD GROUP REVIEW: Developers are required to submit their development projects to the official neighborhood group for review prior to City Council approving an AHTF award. Include the neighborhood review letter in the funding proposal application.

KK. POSITIVE CONVERSION: Positive conversion means conversion in any manner of buildings or units that do not currently have affordable rents to units with affordable rents or conversion of non-residential property to affordable rental housing.

LL. PRE-APPLICATION TECHNICAL ASSISTANCE: Free, limited, preliminary and non-binding pre-application technical assistance is available upon request to CPED staff through June 22, 2018. Developers with no or limited previous experience with the AHTF Program are strongly encouraged to utilize this resource. Prior to requesting a meeting with CPED staff, submit a cover letter, the Multifamily Workbook, a completed AHTF self-scoring worksheet (Attachment 8), and any of the application items that are further described in Part 1, Section X that may be helpful to have a substantive discussion about your project.

MM. PROJECT-BASED SECTION 8 VOUCHERS: The AHTF Program awards points for project-based assistance such as HUD's Supportive Housing Program and Section 8 vouchers that are administered by the Minneapolis Public Housing Authority (MPHA). More information may be found at <http://www.mphaonline.org/>. See also Attachment 16

City-assisted housing projects are required to accept tenant based rental housing assistance, including, but not limited to Section 8 Housing Choice Vouchers, HOME tenant-based assistance and Group Residential Housing, and comply with affirmative marketing requirements.

NN. PROJECT FINANCING AND TIMELY COMPLETION CONDITIONS: AHTF Program money must be used in a timely manner. Developers are required to submit a project schedule that outlines the milestone stages of the project, including the acquisition of site, securing the other project funding, closing date, relocation, demolition, construction start date, and construction completion date. Developers of projects with AHTF funding awards must submit monthly progress reports as described in Attachment 7 summarizing various project-related accomplishments. Projects unable to meet the timelines may lose their funding allocation. However, developers may reapply during the annual RFP cycle. The following project performance timeframes apply:

1. Commencing on the date the full City Council approves the AHTF money for a project, the funding is allocated for fifteen (15) months.
2. At the end of fifteen (15) months, the funding allocation will be extended administratively for an additional twelve (12) month period if the developer can provide evidence that:
 - a. At least one-third of the total development funds have been raised; and
 - b. The balance of the development money is likely to be raised; and
 - c. That a closing will occur within the next twelve months.
3. The City will retain 12% of the AHTF Loan funds until the final draw after construction completion.

OO. PROJECT SCOPE OF WORK: Developers are required to submit a preliminary scope of work which outlines cost estimates and preliminary rehab specifications, drawings, and site plans for the project. CPED may require, however, more substantial rehabilitation than initially proposed to ensure compliance with applicable policy.

PP. PROPOSAL EVALUATION AND SELECTION PROCESS: Developers are strongly encouraged to apply only once to the AHTF either at the start, the middle or the end of the project financing process. CPED staff will evaluate and underwrite the AHTF proposals according to the selection criteria contained in this document. For rehabilitation projects, a physical inspection of the property by CPED will be necessary. Following this review and the scoring and ranking of the proposals, staff recommendations for project funding to the City Council will be made. CPED staff will determine the appropriate funding source for all projects.

QQ. RELOCATION POLICY: Displacement is discouraged. However, if it is necessary and unavoidable, the developer must submit a relocation plan that complies with the applicable federal or City policy for temporary or permanent displacement. Federal relocation regulations or local relocation rules apply to all projects funded through the AHTF. The required Tenant Relocation Plan must include all of the following relocation materials (Attachment 14):

1. Occupancy information/rent rolls of all persons occupying the real property on the date of the initial submission of the proposal for assistance by the developer to the grantee or HUD, if the developer has site control; or
2. Occupancy information/rental rolls of all persons occupying the real property as of the date that the developer obtains site control (e.g. purchase option) if site control is not obtained until after submission of the proposal.
3. Occupancy information/rent rolls of all persons moving into the property on or after the dates described above.
4. Occupancy data/rent rolls of all persons occupying the property upon completion of the project.
5. Draft relocation plan for temporary relocation (on site and off site), permanent relocation, and a combination of temporary and permanent relocation.

6. General Information Notice (GIN) must be sent to all persons occupying the real property on the date of the initial submission of the proposal, date that the developer obtains site control, and all persons moving into the property on or after the dates described. The GIN informs affected persons of the project and that they may be displaced by the tenant.
7. Include a relocation budget estimate in the development pro forma and information detailing the calculation of the relocation budget estimate.

During CPED's proposal review period, staff may request additional information to ensure compliance with the federal relocation regulations and the local relocation rules.

RR. RENT: Attachment 1 provides utility allowance, income and rent information. While the information was current as of the public release of this RFP, the data is expected to change over time. The rent and income limits for each unit must match. For example, a unit that is intended for a 50% AMI household must have a 50% AMI rent limit and a 50% AMI income limit unless there is project based rental subsidy or GRH funding in the project.

For the purposes of underwriting, new construction projects located in non-concentrated areas should approximate 20% of the total number of units as High HOME rent units. The final determination of required HOME units and HOME funding for projects is subject to change. HOME rents will be reviewed annually.

SS. SCATTERED SITE PROJECTS: Proposals that contain a combination of at least ten single family, duplex, triplex and fourplex housing units are typically eligible for AHTF funding and considered to be a single project by the AHTF Program for underwriting purposes.

TT. SECURITY COSTS: Developers are required to implement measures necessary and appropriate to maintain a safe and crime-free living environment for the property residents. These measures must be described in the required Property Management Plan. At a minimum, this plan should include involvement in neighborhood crime prevention strategies, resident awareness and training. Capital items contained in the plan should be included in the deferred maintenance and replacement reserve analyses as appropriate.

UU. SELF-SCORING WORKSHEET: Attachment 8 is a self-scoring worksheet that is required to be submitted to further describe the points that the developer believes may be earned based upon the documentation included throughout the funding proposal.

Scoring helps identify the level to which a project meets the objectives and goals adopted by the City. The City does not make awards based on scores alone. Additional factors are taken into consideration including, but not limited to, timeliness and the significance of funding gaps.

VV. SENIOR HOUSING INITIATIVE: On November 1, 2013, the City Council adopted the Senior Housing Initiative that is available here:

<http://www.minneapolismn.gov/www/groups/public/@clerk/documents/webcontent/wcms1p-115774.pdf>).

WW. SITE CONTROL: The AHTF Program requires evidence of site control as a condition of submitting a proposal. Evidence of site control must be shown by one of the following means:

1. Fee Title
2. Contract-For-Deed
3. Signed Purchase Agreement

4. Signed Purchase Option
5. Signed Redevelopment Contract
6. A proposal with CPED for a Parcel of Land or a building which CPED owns.

In the cases of 2-6 above the developer must also show that the site is controlled for an acceptable amount of time and also has no conditions that would limit the use of the property. Proposals without evidence of site control may be rejected without receiving an underwriting review. Exceptions may be allowed, however, for those projects which have been awarded NSP funds but don't have site control for all of the properties which are to be part of the NSP project. Properties comprising the NSP project must be identified when the AHTF proposal is submitted. CPED management will determine whether an exception to the site control requirement may be extended to NSP-funded projects on a case-by-case basis based upon demonstrable progress meeting NSP Program Requirements.

XX. TAX INCREMENT FINANCING: Tax increment financing will not be considered for projects unless there are extraordinary development costs such as historic preservation, relocation, excessive demolition and clean-up costs. More information on the Tax Increment Financing Policy may be found here: http://www.minneapolismn.gov/cped/resources/reports/cped_tax_increment_policy.

YY. UNDERWRITING PERIOD (20 YEAR CASH FLOW): The AHTF underwriting period is 20 years. Therefore, the required cash flow projection or pro forma period is 20 years from stabilized occupancy.

ZZ. UNDERWRITING STANDARDS: The AHTF CPED Underwriting Standards are included as Attachment 9.

AAA. ADVERTISEMENT on HOUSINGLINK: Affordable housing opportunities are required to be advertised on HousingLink concurrent with any other public or private advertising. <https://www.housinglink.org/>

- IX. FUNDING PROPOSAL PREPARATION:** Developers are advised to consider the following while assembling the funding proposal:
- A.** City Policy Consistency: Consider how the proposed housing is consistent with adopted City policies, especially those noted in Part I, Section II.
 - B.** Capital Funding Gap: Determine the amount needed for gap assistance in compliance with the maximum award description in the above Part 1, Section VIII GG.
 - C.** Historic Resource Letter: Promptly request a historic resource review letter from CPED for projects that included demolition or building relocation.
 - D.** Neighborhood Review: Submit the development proposal to the recognized neighborhood group for review of the proposal based on design and land use issues prior to the proposal submittal. Provide a letter from the neighborhood organization evidencing their review.
 - E.** Permanent Mortgage: Determine if the project can support a permanent mortgage and, if it can, include an estimated amount, terms, and identity of a probable lender. If a written funding commitment is not available at the time of application, including a letter of interest or a letter of support from the lender is recommended.
 - F.** Rebates and Tax Exemptions: For non-profit developers, include anticipated utility rebates or sales tax exemptions as a funding source.

- X. REQUIRED FUNDING PROPOSAL CONTENT:** Include the following documents in the order in which they are listed in the format described below:
- A.** Cover letter with the following:
1. AHTF amount requested not to exceed maximum allowed per RFP Part 1, Section VIII GG.
 2. Summary of the overall project financing structure, such as a “4% LIHTC with a HUD loan guarantee and public gap funding”
 3. List other City funding sources that are being sought in the current funding round.
 4. A brief summary of the project’s public benefits and the project’s strategic importance to the City (such as family housing, foreclosure mitigation, tornado recovery, blight removal, etc.)
- B.** Funding proposal table of contents with tab headings in the order and as listed below. For any item listed below that is not applicable, tab accordingly and acknowledge not applicable.
- C.** All of the applicable forms, narratives, spreadsheets, checklists and related attachments in the Minnesota Housing Minnesota Multifamily Rental Housing Common Application Form available here:
<http://www.mnhousing.gov/wcs/Satellite?c=Page&cid=1514186782705&pagename=External%2FPage%2FEXTStandardLayout> . The first 1-12 document titles below are from the Common Application Checklist. The remaining 13-35 documents are additional requirements for the AHTF (see Attachment 15 Checklist).
1. Multifamily Workbook
 2. Multifamily Rental Housing Narrative Questions
 3. Applicant Certification of Known Environmental Issues
 4. Multifamily Intended Methods Worksheet
 5. Notification to Local Official
 6. New Construction Comparable Property form
 7. Energy Rebate Analysis
 8. Submit a Capital Needs Assessment OR Physical Needs Assessment with a 20 year capital expenditure (PNA is required for Rehabilitation)
 9. For Supportive Housing and/or People with Disabilities submit the County or Tribal Human Services Confirmation information, if applicable
 10. For Supportive Housing and/or People with Disabilities submit the Narrative Questions, if applicable
 11. For Supportive Housing and/or People with Disabilities, submit Qualification of Service Provider information, if applicable
 12. Appraisal form, if applicable (RFP, Part 1, Section VIII D)
 13. For Rehabilitation, existing properties, proposed Management and Operating Expenses should be based on the developer/management company’s current portfolio (supported by audited financial operating expense statements for at least 3 stabilized years)
 14. For Rehabilitation, submit a Rent Roll for existing developments- most recent available
 15. Tenant Relocation Plan per (RFP Part 1, Section VIII QQ and Attachment 14)
 16. Preliminary Architectural/Construction Requirements for New Construction or Rehabilitation with a Construction Cost Estimate (preliminary sketch plans are permitted, 11” by 17” format or half-size are permitted); (RFP Part 1, Section VIII PP)
 17. Nonprofit Proof of Status, Non-Profit Intended Participation: Articles of Incorporation, IRS Election Status (Internal Revenue Service (IRS) documentation of status
 18. Evidence of site control per RFP Part 1, Section VIII WW
 19. Site Location Map
 20. Photographs
 21. Utility Allowance applicable to project per Attachment 1
 22. Commitment to Provide Project Based Rental Assistance or Letter of Request per Attachment 16

23. Developer Capacity (RFP Part 1, Section VIII N) and Financial Statements:
 - a. Current audited and/or unaudited organizational financial statements
 - b. Current financial statements for each partner of partnership or corporation
 - c. Development Team Qualifications and Housing Experience
24. Market Assessment (RFP Part 1, Section VIII EE)
25. Written Policy for Smoke-Free Buildings if proposed
26. Letter of support with the consistency with the Heading Home Plan from the office to end Homelessness
27. Documentation Relevant to Preservation of Federally Assisted Housing
28. 20 Year Pro forma cash flow projection (RFP Part 1, Section VIII YY)
29. Attachment 8: Self-Scoring Worksheet:
30. Attachment 10: Signed Recitals, Acknowledgement, and Consent Form
31. Funding Commitment Letters for any committed capital and operating funding (RFP Part 1, Section VIII X)
32. City Historic Resource Review Letter from CPED (if proposal includes demolition or renovation) RFP Part 1, Section VIII Y.
33. Neighborhood Support Letter(s) RFP Part 1, Section VIII JJ.
34. Property Management Plan which includes a description of the following at a minimum (RFP Part 1, Section VIII FF):
 - a. Affirmative marketing procedures (such as those described in A-8 Affirmative Fair Housing Marketing Plan)
 - b. Fair housing standards compliance methods
 - c. Maintenance and repair
 - d. Personnel policy and staffing arrangements (such as required staff and tenant handbooks, personnel policy for training and discipline)
 - e. Program for maintaining accounting records
 - f. Rent collection policies and procedures
 - g. Roles and responsibilities of managing agent:
 - h. Security
35. Proposal Fee: A \$1,000 non-refundable funding proposal fee payable to Minneapolis Finance Department.

XI. FUNDING PROPOSAL SUBMITTAL LOCATION AND DEADLINE:

- A.** Funding proposals are being accepted between the public release date of the front page of this document and **4:00 p.m., CDT, on July 3, 2018**. The order in which the proposals are received will be noted. Developers are encouraged to submit funding proposals before the deadline. Proposals delivered after the deadline will be returned without being reviewed. The City has the right to reject any and all proposals at its sole discretion.
- B.** Submit two (2) paper-based copies of the materials described, labeled and in the order of Part 1, Section X above. For any item listed above that is not applicable, tab accordingly and acknowledge not applicable. The hard copies should be unbound, double sided if possible and three-hole punched with sections separated by tabs with section labels. The paper-based copies may exclude lengthy third party reports such as the appraisal and market study if the reports are included in the electronic submittal. CPED may request full hard copies of any required application item that is only submitted electronically.
- C.** Provide one (1) full electronic version of the entire funding proposal using one of the following methods:
 1. Submit one (1) separate USB flash drive (which may be returned upon request), CD, or DVD
 2. Upload the documents to a file-sharing website such as box.com with access granted initially to carrie.goldberg@minneapolismn.gov.
- D.** Deliver the proposals to:

Minneapolis CPED
Attn: Carrie Goldberg
RE: AHTF Funding Proposal
Crown Roller Mill Building
105 – 5th Avenue South, Suite 200
Minneapolis, MN 55401

PART 2: AFFORDABLE HOUSING TRUST FUND
SCORING CRITERIA

Scoring helps to identify the level to which a project meets the objectives and goals adopted by the City. The City does not make awards based on scores alone. Additional factors are taken into consideration including but not limited to, timeliness and the significance of funding gaps

I. MINIMUM QUALIFICATION CRITERIA FOR ALL PROJECTS:

Projects must comply with CPED’s 10 underwriting criteria (see attachment 9) for an application to be considered eligible for an AHTF award. Application’s that cannot be underwritten consistent with CPED’s underwriting criteria requirements may be disqualified from further consideration.

II. MINIMUM POINT THRESHOLD:

A minimum of 86 points overall in the scoring criteria consistent with the City’s goals and policies for affordable housing must also be met to be considered for an AHTF award.

III. SCORING BASED ON AHTF GOALS AND POLICIES (86 point threshold):

A. Secured Funding: Up to 10 Points

Secured funding means documentation has been provided that specifies the dollar amount of funding that has been committed. Letters of support and intent are not counted as committed for these points and secured CPED funding is not counted for these points. Up to 10 points for the percentage amount of other funding sources which have been secured as follows:

<u>Percentage of Project Financing Secured</u>	<u>Points</u>
3% to 5%	4
5.1% to 10%	6
10.1% to 15%	8
15.1% or more	10

B. Capacity of Property Manager and Quality of Property Management Plan: Up to 5 Points

Provide sufficient relevant experience and demonstrated reliable financial and organizational capacity to adequately execute property management responsibilities. Property managers should have a track record with the type of housing being proposed and should be guided by a sufficiently detailed property management plan that contains property and tenant management policies and procedures including security measures to maintain a safe living environment.

C. Capacity of Owner and Developer’s Comparable Project Experience: Up to 5 Points

Provide sufficient relevant experience and demonstrated reliable financial and organizational capacity to adequately execute asset management responsibilities. This includes City review of audited and unaudited financial statements.

D. City Owned Land or City Issued Request for Proposal Priority: 15 Points

Projects that are being proposed on City owned land or have entered into an agreement with the City for redevelopment in response to a Request for Proposal will receive 15 points due to the project being an approved City priority.

E. Economic Integration: Up to 5 Points

Project meets mixed-income goals on the basis of percentage of affordable units to the total number of units in the project. Total units in the project may include adjacent home ownership project components or related phases.

<u>Percentage of Low-Income Units Points</u>	<u>Concentrated Areas (Affordable to 60% of AMI)</u>	<u>Non-Concentrated Areas (Affordable to 50% of AMI)</u>
20% - 39.9%	5	1
40% - 59.9%	5	2
60% - 79.9%	5	3
80% - 100%	3	5

F. Ratio of Soft Costs to Total Project Costs: Up to 15 Points

Points are given on the % of total project costs that are considered soft costs or costs of intermediaries. For the purposes of this provision, “Costs of Intermediaries” shall be consistent with Minnesota Housing Finance Agency and shall exclude the following intermediary costs to be consistent with the low income housing tax credit calculation: Sewer/water access charge, furnishing and equipment, hazard and liability insurance, survey and soil borings.

<u>% of Total Project Cost</u>	<u>Points</u>
>24%	0
15.1% - 24%	5
0% - 15%	15

G. Large Family Housing: Up to 20 Points

The project provides family housing including rental units with three or more bedrooms. Points are awarded as follows:

<u>Percentage of Units 3+ BR</u>	<u>Points</u>
5% to 10%	5
10.1% to 15%	10
15.1% to 20%	15
20.1% or more	20

H. Design Quality and Compatibility: Up to 5 Points

Projects are evaluated to insure compliance with the Green Communities standards and the Healthy Housing Policy (see Part 1, Section VIII T and U for more information), quality construction and aesthetically pleasing design which is compatible with the neighborhood will be awarded up to 5 points. The City Planning Department will be part of this review.

I. Provision of Resident Support Services: Up to 10 Points

Preference is given to projects that provide resident support services or establish a strong, integrated referral system. Examples of support services include information and referral, advocacy, case management, self-reliance training, formation/existence of a resident association, and community building activities.

<u>System in place on site to provide support services:</u>	<u>Points</u>
Provide to >50% of households	10 points
Provide to >25% of households	8 points
Provide to >10% of households	6 points
Provide to 0	0 points

<u>Strong, integrated support referral system:</u>	<u>Points</u>
Provide to >50% of households	5 points
Provide to >25% of households	3 points
Provide to >10% of households	1 point
Provide to 0	0 points

J. Plan Conformance: Up to 10 Points

Preference is given to projects that conform to the City of Minneapolis Consolidated Plan, Comprehensive Plan, and/or to any city-adopted neighborhood plan document.

K. Proximity to Transit and Jobs; Density: Up to 20 Points

1. Transit-Oriented Development - The project is located within .50 miles of high service local fixed route transit or within .50 miles of a transit stop served by an express route or a limited stop route (10 points). OR
2. The project is located within .25 miles of any other transit stop (5 points) AND
3. Proximity to Jobs – Maximum number of points is 5. AND
4. Density: Higher Density Development – Maximum number of points is 5.

L. Project-Based Rental Program Assistance: Up to 15 Points

The developer has applied for 1) Project-based Section 8 units and has obtained a letter of support from Minneapolis Public Housing Authority (see Attachment 16), or 2) For other ongoing project assistance such as the HUD Supportive Housing Program.

<u># of Project Based Vouchers Secured</u>	<u>Points</u>
1 – 5 Vouchers	5 points
5 – 10 Vouchers	10 points
More than 10 Vouchers	15 points

M. Cost Containment: Up to 6 Points

Projects will receive up to 6 points by demonstrating cost containment for submitted construction costs. These points will be awarded to the 50% of proposals with the lowest total development costs (TDC) per unit for new construction projects and for rehabilitation projects. The process for awarding points will follow the Minnesota Housing Cost Containment Methodology.

N. Housing for Homeless (at 30% or less of AMI): Up to 10 Points

Project provides suitable housing combined with supportive services for occupancy by homeless households. Homeless households shall be defined as a person or persons living in a shelter, on the streets, or doubled-up in housing not their own. The developer must provide satisfactory evidence in writing of a commitment from an appropriate social service agency to provide support services; household income must be 30% or less of AMI. Applicants claiming points for providing homeless units will be required to fill those units through the Hennepin County Homeless Coordinated Entry system.

Projects serving unaccompanied youth are eligible if they are serving youth who are homeless or at risk of homelessness. Projects serving unaccompanied youth at risk of homelessness are exempt from the Coordinated Entry requirement.

<u>% of Homeless Units</u>	<u>Points</u>
40% of total units at or below 30% AMI	10 points
20% of total units at or below 30% AMI	5 points

O. Senior Housing: Up to 10 Points

Senior independent rental congregate and/or assisted living meeting development goals and objectives of the Minneapolis Senior Housing Initiative (serving seniors ages 55 years and older) for new construction and/or positive conversion. These points only apply to Wards that have not met the Minneapolis Senior Housing Initiative of a minimum of 35 new affordable senior housing units in each Ward by 2025. The eligible Wards are: 1, 4, 5, 7, 10, 11, 12, and 13.

Wards 2, 3, 6, 8, and 9 have already met this goal and are not eligible for points: Ward 2 Minnehaha Commons, 41 units; Ward 3 Mill City Quarter, 150 units; Ward 6 Snelling Apartments, 60 units; Ward 8 Sabathani Senior Housing, 50 units; Ward 9 Hi Lake Triangle Apartments, 64 units.

<u>Age Restriction</u>	<u>Points</u>
Age-restricted to seniors only	10 points
Senior oriented without age restriction	5 points
No specific senior orientation	0 points

P. Neighborhood Support: 5 Points

Proposed project is supported by the recognized neighborhood organization based on review of design and land use issues and documentation is included in the application.

Q. Community Housing Development Organization: 5 Points

Project is owned, developed or sponsored by a Community Housing Development Corporation (CHDO) as defined by HUD. Attachment 13 CHDO Checklist

R. Commercial or Community Corridor: Up to 15 Points

Preference to projects located on a Commercial Corridor or Community Corridor. The list of Commercial Corridors and the list of Community Corridors are found on Pages 1-27 AND 1-28 (Table 1a and Table 1b) of the Land Use Chapter of the Minneapolis Plan http://www.minneapolismn.gov/cped/planning/plans/cped_comp_plan_2030.

<u>Distance to Corridor</u>	<u>Points</u>
Contiguous with or within one parcel of a listed corridor right of way	15 points
Not contiguous but within ¼ mile (1320 feet) of a listed corridor	10 points
Further than ¼ mile (1320 feet) from a listed corridor	0 points

S. Preservation, Rehabilitation, Stabilization: 10 points

Project provides preservation, rehabilitation, and/or stabilization.

T. New Construction or Positive Conversion: 10 Points

Project provides new construction and/or positive conversion in non-concentrated areas.

PART 3: AFFORDABLE HOUSING TRUST FUND RFP ATTACHMENTS

- Attachment 1: Utility Allowances, Income and Rents
- Attachment 2: Map of Minority Concentrated and Non-Concentrated Areas
- Attachment 3: Map of Poverty Concentrated and Non-Concentrated Areas
- Attachment 4: Contracting Requirements with Attachment A, SUBP Special Provisions
- Attachment 5: Bidding Requirements
- Attachment 6: Summary of Lead-Based Paint Mitigation Requirements
- Attachment 7: Progress Report Form
- Attachment 8: Self-Scoring Worksheet
- Attachment 9: Underwriting Standards
- Attachment 10: Recitals, Acknowledgement and Consent Form
- Attachment 11: HOME Government Data Practices Act Disclosure Statement
- Attachment 12: FY 2017 HOME Per-Unit Subsidy Limits
- Attachment13: CHDO Set-Up Checklist
- Attachment14: Relocation
- Attachment15: Application Checklist
- Attachment16: MPHA Section PBV
- Attachment 17: Tenant Selection Plan Guidance
- Attachment 18: HOME Monitoring Fee Schedule