



Housing Development Resources and Partnerships

Violence Free Minnesota Meeting
May 26, 2021

Our Mission

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

- Minnesota Housing Capital Funding for Multifamily Housing
 - Sources
- Annual Request for Proposals
 - Strategic Priorities and Scoring Criteria
- Partnering with a Developer for Supportive Housing Units
- Service and Rental Assistance Resources
- Q & A

Multifamily Development

- Funding Resources-Capital
 - Tax Credits- 9% and 4% with Bonds (MMB and MHFA issued)
 - State Resources – Challenge and Preservation Programs
 - Bonding -Housing Infrastructure Bonds (HIB) for 100% Supportive and Senior Housing
 - Federal resources- HOME and National Housing Trust Fund Programs
 - Mortgages
 - Agency Earnings – Pool Three
 - Funding Partners- DEED, Met Council, St Paul PHA, Ramsey County this year
 - Some local governments have capital funding, too and other resources

Consolidated Multifamily RFP

- Annual RFP for all funding sources for Multifamily Development (more than 4 units)
 - Applications Due July 15
 - Selection at December Board Meeting
- Policy Priorities for funding in the Qualified Allocation Plan (QAP) for Tax Credits- aligned with agency strategic plan and affordable housing plan
 - All plans have public engagement and comment period
- The QAP defines the Scoring Criteria

Strategic Priorities

Applicants must meet at least one priority:

- Access to Fixed Transit
- Greater Minnesota Workforce Housing
- Economic Integration
- Tribal Sponsored Projects
- Community Development Initiative
- Preservation
- Supportive Housing

Selection Criteria- Scoring

Categories:

1. Greatest Need Tenant Targeting

- Large Family Housing
- Permanent Supportive Housing for High Priority Homeless (HPH)
- People with Disabilities

2. Serves Lowest Income for Longest Duration

- Affordable rents for households at 50% MTSP Income OR
- Rental Assistance (Tenants pay 30% of income)
- Long Term Affordability (30 – 40 years)

Selection Criteria- Scoring

Categories (cont.)

3. Increasing Geographic Choice

- Economic Integration, Access to High Performing Schools, Work Force Housing Communities, Location Efficiency

4. Supporting Community and Economic Development

- Community Development Initiative, Eventually Tenant Ownership, Rural or Tribal Housing, Community Revitalization, Minority Owned /Women Owned Enterprise

5. Preservation (federally assisted Housing or rent restricted)

6. Efficient Use of Scarce Resources

7. Building Characteristics

Supportive Housing (SH) Requirements

High Priority Homeless (HPH) Units and other SH Units

Application components- Service Provider Partner:

- Service Provider Qualification Form
- Supportive Housing Narrative – for units serving people experiencing homelessness
- Documentation of secured service funding
- Documentation of Housing Support Agreement when applicable

Supportive Housing Threshold Requirements

- Experienced service provider (with housing stabilization)
- Supportive services – minimum staffing hours/household
- Service funding - percent of funding secured based on the percent of units that are supportive housing
- Coordinated Entry for referrals
- Must have rental assistance or rents set at supportive housing level in underwriting standards
- HMIS is also required (or alternative database for DV providers)

Project Selection

- Funding is very competitive – one in three funded
- Scoring is done first
- The remaining competitive applications are then reviewed for overall feasibility
 - Financial, market, design, housing model, capacity of all partners, secured resources, readiness to proceed, geographic balance, etc.
- Selection Recommendations approved by Mortgage Credit Committee and then the Board

How to Partner with a Developer

- Let the CoC know you are interested in being a service partner for new supportive housing units
- Let me know – and what city/location
- What do you bring to the table?
 - Population that needs housing
 - Service expertise to serve the population
 - Service funding?
 - Housing Support Provider?
- How to work with Coordinated Entry so you can serve your population

Resources and Tools for Quality Development

- [Supportive Housing Information and Resource Guide](#)
- Start planning process early
- Determine population and service needs
- Industry Best Practices Tools and Training
- Resources for services and rental assistance
- Pre-development Technical Assistance with Minnesota Housing

Service Resources

- **State Grant Programs**

- DHS –Office of Economic Opportunity (OEO): Homeless Youth Act
- DHS- Adult Mental Health: Housing with Supports for Adults with Serious Mental Illness (HSASMI)
- DHS- Housing Division: Long-Term Homeless Supportive Services Grant

- **Income Supplements**

- Housing Support Service Rate (LTH adults or banked beds)
 - Adults with Disabling Condition
 - Contract with County

Service Resources

- Medicaid Billable Services
 - Housing Stabilization Services (NEW)
 - Mental Health – ARMHS, TCM, ACT, etc.
 - Wavier Services – CADI, Brain Injury, Elderly, etc.
- HUD Continuum of Care (CoC) Supportive Housing Services
- Local Government
- Developer pays from operating budget or cash flow
- Philanthropy, fund raising campaigns
- Connection to services available in the community

Rental Assistance Resources

- HUD Project –based Rental Assistance awarded through local PHA or HRA
- HUD CoC Rental Assistance- Sponsor Based or Project Based
- HUD CoC Leasing
- HUD CoC Permanent Supportive Housing – Operating
- Housing Support Program (State)
 - Income supplement that pays room and board
 - Adults with a disabling condition
- Minnesota Housing set rents at Supportive Housing level

Typical Current Scenarios for 4-7 HPH units

Population	Rent Resource	Service Resources
Singles or Families	Housing Support	Housing Support Service Rate Medical Billing – HSS, ARMHS, TCM
Families	Project Based Section 8	Development Operating Budget Fund Raising Medicaid Billing
Families	Rents set at Supportive Housing level (\$180)	Development Operating Budget Fund Raising Medicaid Billing

Victim Service Providers with SH units

- Cornerstone – Blooming Glen and Ewing Square
- Tubman Alliance- Trails Edge
- Anna Marie's- Burl Oaks
- North Shore Horizons
- Some providers have HUD CoC or DHS OEO funding for Rapid Re-Housing or Transitional Housing
- Others have recently received HUD CoC DV Bonus Projects
 - Coordinated Entry, Rapid Re-Housing or combo RRH and Transitional
- Some providers are Family Homeless Prevention and Assistance (FHPAP) sub-grantees

Thank you!

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