



**MINNEAPOLIS PUBLIC HOUSING AUTHORITY**  
**OPEN COMPETITIVE SOLICITATION:**  
**BRING IT HOME - PROJECT-BASED VOUCHER**  
**ASSISTANCE 2026**

**I. Introduction**

The Minneapolis Public Housing Authority (MPHA) is soliciting proposals from property owners and developers for Bring It Home Project Based Voucher (BIH-PBV) rental assistance. MPHA is accepting applications for existing residential properties, and for new construction projects. This RFP describes program requirements, application procedures, and the criteria MPHA will use to evaluate and rank proposals.

**II. Bring It Home Program Objectives**

Bring It Home is a statewide rental assistance program authorized under Minnesota Statute 462A.2095 that provides both tenant-based and project based rental assistance through a quarter-cent sales tax. Unlike tenant-based assistance, which is connected to an individual family, BIH-PBV assistance is tied directly to a specific housing unit. MPHA will offer and award BIH PBVs based on Minnesota Housing Finance Agency (MHFA)'s [Guidance On Bring It Home Project-Based Vouchers](#).

Except where MHFA has approved different requirements, MPHA intends to administer BIH PBVs using the policies and procedures it uses for HUD's federal PBV program, together with MPHA practices that are permitted under BIH. Owners must be willing to enter into the MHFA-required BIH PBV Housing Assistance Payments (HAP) Contract with MPHA

**Key Dates and Criteria**

|                 |                                                                                                               |
|-----------------|---------------------------------------------------------------------------------------------------------------|
| RFP Issue Date  | November 2, , 2026                                                                                            |
| Application Due | December 18, 2026 – early submissions are welcome                                                             |
| Minimum Request | Each proposal must request a minimum of ten (10) Bring It Home PBVs.                                          |
| Priority Review | Proposals serving one or more MPHA Priority Populations will receive first review as described in Section XI. |
| Project Types   | Existing Housing and New Construction/Rehabilitation                                                          |
| Award           | On or before January 31, 2027                                                                                 |

**III. Project Types and Definitions**

For purposes of this RFP, MPHA will consider the following project types:

- Existing Housing: A project containing residential units that are already in existence as of the proposal date. MPHA will evaluate project readiness based on the work, approvals, financing, and timeline applicable to the particular proposal.
- New Construction/Rehabilitation: A project in which the proposed BIH-PBV units will be newly constructed or not immediately available for occupancy due to planned rehabilitation. New construction/rehabilitation proposals must demonstrate sufficient development readiness, financing progress, approvals, and a realistic schedule for completion and lease-up.



#### **IV. Eligibility and Occupancy for Households**

At admission, BIH-PBV applicants must:

- Have a gross household income not exceeding 50% of area median income (AMI).
- Be residents of Minnesota.
- Currently be paying more than 30% of their income towards rent, or be homeless.

Eligible families will:

- Receive rental assistance by agreeing to live in an existing BIH PBV unit.
- Pay approximately 30% of their adjusted income towards rent and utilities. MPHA will issue monthly housing assistance payments directly to the owner.
- Continue to receive rental assistance as long as they maintain program eligibility and remain in the specific project-based dwelling unit, pending availability of funding.

#### **V. Ineligible Housing Types**

The following types of housing are ***not eligible*** for BIH PBV assistance:

- Owner-occupied units
- Units currently occupied by a family ineligible for participation in the BIH PBV program (see Section III of this RFP), including a family being assisted under a program authorized by Section 8 of the Housing Act of 1936;
- Shared housing: Shared housing is a single unit of housing that is shared by multiple households.
- Units on the grounds of a penal, reformatory, medical, mental, or similar public or private institution;
- Nursing homes or facilities providing continuous psychiatric, medical, nursing services, board and care, or intermediate care;
- Units owned or controlled by an educational institution or its affiliate and are designated for occupancy by students of the institution;
- Cooperative housing;
- Public housing dwelling units
- And units subsidized by any other duplicative federal, state, or local housing subsidy.

#### **VI. Rent to Owner and Utilities**

MPHA will determine the maximum allowable rent for BIH-PBV units in accordance with applicable MHFA requirements and MPHA's rent-setting policies.

#### **VII. HAP Contracts, Inspections, and Lease Requirements**

MHFA executes two (2) year Grant Agreement contracts with program administrators such as MPHA. Initial terms of BIH PBV contracts between MPHA and property owners are expected to be for two (2) years, with the possibility of renewal in two-year increments while funding remains available and the project remains in compliance with applicable requirements. MPHA and the owner will execute the MHFA-required [BIH-PBV HAP Contract](#), supplemented by MPHA requirements where permitted.

Before MPHA enters into a HAP contract for an assisted unit, the unit must satisfy the inspection standards applicable to MPHA's BIH-PBV program. Owners will be required to use leases incorporating the [MHFA-required tenancy addendum](#) and to comply with applicable MHFA BIH



requirements and MPHA program requirements.

### **VIII. Federal Requirements Not Automatically Applied to BIH-PBV**

The following federal PBV requirements are not imposed by MPHA solely because a project receives BIH-PBV assistance. A project may nevertheless be subject to the same or similar requirements under state law, local law, another funding source, or another applicable program. Proposers are responsible for determining and complying with requirements that apply to their projects.

- *Environmental Review:* MPHA will not require an environmental review for BIH PBVs unless otherwise required by state or local law. If a review is otherwise required, the BIH PBV program is subject to HUD's environmental regulations in 24 CFR Part 50 and 24 CFR Part 58. If an environmental review is required, the proposer is responsible for coordinating and satisfying the applicable requirements.
- *Subsidy Layering Review:* MPHA will not require a subsidy layering review for BIH PBVs unless otherwise required by state or local law. If a review is otherwise required, MPHA may provide BIH PBV assistance only in accordance with HUD's subsidy layering review regulations, 24 CFR 983.55. The proposer must coordinate completion of a subsidy layering review.
- *Davis-Bacon/Prevailing Wage Requirements:* MPHA will not require Davis-Bacon monitoring for BIH PBVs unless otherwise required by state or local law. Proposers remain responsible for determining and complying with any prevailing-wage requirements that otherwise apply to the project.

### **IX. RFP Submission and Award Decision Timeline**

Proposals must be completed and submitted by December 18, 2026. Incomplete or late proposals may be determined non-responsive and may not be reviewed. MPHA will not consider projects with requests for less than 10 PBVs. MPHA may request clarification or additional information when necessary to evaluate a proposal, but is not obligated to permit an applicant to cure an incomplete submission. MPHA will complete the reviews of applications inside 60 days from the date all application materials are received.

Applications must be submitted electronically in PDF format to [BIHPBVRFP@mplspha.org](mailto:BIHPBVRFP@mplspha.org). The subject line should state: BIH-PBV Proposal – [Project Name]. Questions regarding this RFP must be submitted to Aleksandra Veriga [averiga@mplspha.org](mailto:averiga@mplspha.org) by the questions deadline listed above. MPHA will post responses or clarifications as appropriate.

#### **Optional Project Meetings**

Prospective applicants should submit questions to MPHA. If meeting is required to address questions, optional meetings may be scheduled.

### **X. Selection Criteria**

MPHA will first determine whether each proposal satisfies the threshold requirements of this RFP. MPHA will then conduct a priority review before scoring and ranking proposals. Awards will be based on the priority review described below, total score, available BIH-PBV resources, project



feasibility, and MPHA's programmatic objectives. MPHA may request additional information, determine a proposal non-responsive or incomplete, reject a proposal, or make an award for fewer units than requested. Please make sure your responses are specific to MPHA's questions or requirements and are succinct and complete. Applications received by MPHA that are primarily sections of applications to other funding opportunities may be rejected.

MPHA will review responsive proposals serving one or more Priority Populations first. After MPHA has considered and made award decisions on those proposals, any remaining BIH-PBVs may be awarded to other eligible proposals based on the scoring criteria below.

### Priority Populations

For purposes of the first priority review, a proposal serves a Priority Population if it commits proposed BIH-PBV units to one or more of the following populations:

- Households with children 18 years of age and younger and annual household incomes of up to 30% of the area median income (AMI)
- Households that will be homeless or at risk of homelessness at the time of admission to the BIH-PBV program
- Households at risk of losing rental assistance under another program. This includes households residing in a property or building where an existing rental assistance program or subsidy is ending or being lost, when the loss of that assistance would place the household at risk of housing instability or displacement.

Applicants seeking priority review must identify the population(s) to be served; the number and percentage of proposed BIH-PBV units committed to each population; any existing regulatory, funding, referral, or partnership commitments; the entity with which each commitment has been made; and the process through which eligible households will be referred or selected. A proposal that does not serve one of these Priority Populations remains eligible for consideration if BIH-PBVs remain after the priority review.

### Scoring Criteria

| Criterion            | How MPHA Will Evaluate                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Points |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 1. Project Readiness | <p>Existing housing: Current property condition, management capacity, and readiness to enter into a HAP contract. If rehabilitation or refinancing is proposed, also consider the status of the proposed work, financing, required approvals, and timeline for completion.</p> <p>New construction: Progress toward making the development ready to proceed, including financing, required approvals, construction timeline, anticipated completion date, and readiness for lease-up.</p> | 20     |



|                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                |     |
|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 2. Owner / Developer Management Capacity and Performance                             | Relevant experience and capacity to own, develop, and manage assisted housing (if developer and property management are different, property management entity must be identified); responsiveness and compliance history; maintenance and property-management systems; and performance on existing MPHA-assisted properties, if applicable. MPHA may verify performance using its own records. | 20  |
| 3. Opportunity Area                                                                  | Whether the proposed BIH-PBV units are located in a Community Choice Demonstration Opportunity Area within Minneapolis, as verified by MPHA using the Metropolitan Council Community Choice Address Locator.                                                                                                                                                                                   | 15  |
| 4. Large-Family Housing                                                              | Extent to which the project provides BIH-PBV units with three (3) or more bedrooms and expands housing options for larger households.                                                                                                                                                                                                                                                          | 15  |
| 5. On-Site Supportive Services                                                       | Extent to which the project provides meaningful on-site supportive services responsive to the needs of residents, including the service model, provider capacity, frequency/availability, target population, and expected outcomes.                                                                                                                                                            | 15  |
| 6. Project serves priority population, as outlined above, or other high-need groups. | Extent to which the project will provide housing for the priority populations outlined in this RFP as well as other high-need groups.                                                                                                                                                                                                                                                          | 15  |
| Total Possible Points                                                                |                                                                                                                                                                                                                                                                                                                                                                                                | 100 |

### Opportunity Area Definition

For this RFP, an “Opportunity Area” means a location designated as an Opportunity Area under the Community Choice Demonstration for the MPHA service area. These Opportunity Areas are defined using U.S. Census Bureau census tracts and block groups based on factors including school quality, long-term economic outcomes for children, poverty rates, and other social and economic



neighborhood criteria. Applicants must use the Metropolitan Council Community Choice Address Locator to determine whether the proposed project address is within a designated Opportunity Area: <https://metro council.org/Housing/Services/Metro-HRA-Rental-Assistance/Community-Choice-Demonstration-Program/Address-Locator.aspx>

MPHA will independently verify the project address using the Community Choice Opportunity Area designation in effect at the time proposals are scored. ZIP code alone will not establish that a project is located in an Opportunity Area.

### **Definition of On-Site Supportive Services**

For purposes of scoring, “on-site supportive services” means organized services that are delivered at the proposed project on a recurring basis and are intended to support resident housing stability, well-being, self-sufficiency, or access to needed resources. Applicants should identify the service provider, services offered, population eligible for each service, frequency and staffing, how residents access services, and anticipated outcomes. Merely providing referrals to off-site services will not, by itself, qualify as providing on-site supportive services.

## **XI. Application Fee**

MPHA will charge a \$750.00 Application Fee for existing projects and \$1,500.00 Application Fee for new construction/rehabilitation projects to be submitted at the time of application. Applications will not be reviewed and scored until after the Application Fee is received. It should be paid by check to MPHA. The check memo should state: BIH PBV APPLICATION FEE.



## **Bring It Home Project-Based Voucher RFP Response Form**

### **Cover Sheet**

Please answer all questions completely and support documentation where requested. Proposals that are incomplete will not be considered or reviewed. Attach up to three (3) additional sheets if needed to fully answer the questions. Applications that exceed the maximum number of pages will be rejected.

### **Owner Information**

|                                                         |  |
|---------------------------------------------------------|--|
| Submission Date:                                        |  |
| Owner Name:                                             |  |
| Corporate Status (e.g., 501(c)3, Corp., LP, LLC, Other: |  |
| Applicant Address:                                      |  |
| Contact Person:                                         |  |
| Phone Number:                                           |  |
| Email Address:                                          |  |



### A. General Project Information

|                                                                                                                                                                                           |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Proposed Project Name:                                                                                                                                                                    |  |
| Proposed Project Address:                                                                                                                                                                 |  |
| Project Type (Existing or New Construction)                                                                                                                                               |  |
| Total Units in the Project                                                                                                                                                                |  |
| No. of Total Units Currently Occupied                                                                                                                                                     |  |
| Number of Units Proposed for BIH-PBV Assistance (Min, 10;)                                                                                                                                |  |
| No. of Potential BIH-PBV Units Currently Occupied                                                                                                                                         |  |
| 2025 Vacancy Rate (if existing housing)                                                                                                                                                   |  |
| 2026 Vacancy Rate (if existing housing)                                                                                                                                                   |  |
| Priority Populations Served (Families with children and household income of 30% AMI or less, households at risk of homelessness, or households at risk of losing other rental assistance) |  |
| Other High Need Populations Served                                                                                                                                                        |  |
| Is the proposed project located in a Community Choice Demonstration Opportunity Area? (Yes/No)                                                                                            |  |
| Property Management Company                                                                                                                                                               |  |
| Supportive Services Provided (Yes, No)                                                                                                                                                    |  |
| Service Provider                                                                                                                                                                          |  |
|                                                                                                                                                                                           |  |



## B. Unit Mix

| Bedroom Size      | Total Project Units | No. of Proposed BIH-PBV Units | Currently Occupied Proposed Units | Any set-asides for proposed BIH-PBV units | Accessible/Adaptable units of the proposed BIH PBV units |
|-------------------|---------------------|-------------------------------|-----------------------------------|-------------------------------------------|----------------------------------------------------------|
| Studio/Efficiency |                     |                               |                                   |                                           |                                                          |
| 1 BR              |                     |                               |                                   |                                           |                                                          |
| 2 BR              |                     |                               |                                   |                                           |                                                          |
| 3 BR              |                     |                               |                                   |                                           |                                                          |
| 4 BR              |                     |                               |                                   |                                           |                                                          |
| 5+ BR             |                     |                               |                                   |                                           |                                                          |
| <b>Total</b>      |                     |                               |                                   |                                           |                                                          |

## C. Project and Financial Readiness

### Existing Housing – No Major Rehabilitation Proposed

Describe the property's current condition, management and maintenance practices, and readiness to enter into a BIH-PBV HAP contract. Identify any outstanding inspection, licensing, code, or other issues that must be resolved before units can receive assistance and when they are expected to be resolved. Applicants can find information about the inspections standards that MPHA will use effective 2.1.2027 [here](#)

### Existing Housing – Rehabilitation, Refinancing, or Preservation Work Proposed

In addition to the information above, describe the planned work, progress toward securing financing and necessary approvals, expected timeline for completion, and any impacts on current residents or occupancy. Identify any remaining issues that could delay completion or BIH-PBV lease-up.

### New Construction

Describe the project's current stage of development, progress toward securing financing and necessary approvals, and expected timeline for construction, completion, and BIH-PBV lease-up. Identify any remaining issues that could delay the project and describe the applicant's ability to complete it within the proposed timeline.

Please include a copy of project multifamily workbook – Housing Income tab only

## D. Priority and other high need Populations and Referral Commitments

- If applicable, describe how the project will serve one or more of the priority populations identified in this RFP including how households will be identified, if the project has committed to receive referrals from specific entities, and the details of those commitments, including if specific units have been set aside for specific referral sources. If the project proposes to serve households at risk of losing other rental assistance, describe the expiring rental assistance arrangement and why it is ending.
- Complete the table below to provide the number and percentage of requested BIH-PBV units committed to each priority population.



| Priority Population                                                                                               | Dedicated No. of Units |
|-------------------------------------------------------------------------------------------------------------------|------------------------|
| Families with children at or below 30% AMI                                                                        |                        |
| Households at risk of homelessness                                                                                |                        |
| Households at risk of losing rental/housing assistance, including residents of buildings losing rental assistance |                        |

| High Need/Special Population (One line per population) | Dedicated No. of Units |
|--------------------------------------------------------|------------------------|
|                                                        |                        |
|                                                        |                        |
|                                                        |                        |

### E. On-Site Supportive Services

Describe all recurring on-site supportive services that will be available to residents. For each service, identify: (1) the service; (2) the eligible target population; (3) the provider; (4) where and how often the service will be offered on site; (5) staffing or provider capacity; (6) how residents access the service; and (7) anticipated outcomes. Identify whether services are currently operating or will begin after award, and describe any executed or planned service-provider agreements.

### F. Preservation of Affordable Housing:

#### Existing Housing

Describe how BIH-PBV assistance will preserve affordable housing, prevent the loss of existing affordability, support rehabilitation or recapitalization, or reduce displacement risk. Identify any affordability restrictions that are expiring or at risk.

#### New Construction

Describe how the project will add affordable housing choices in Minneapolis, including the number and affordability levels of units being created and how BIH-PBV assistance contributes to project feasibility or deeper affordability.

### G. Owner, Developer, and Property Management Experience

- Describe the owner/developer's experience developing, owning, and managing affordable or assisted housing. Describe the proposed property management structure, staffing, maintenance-request process, resident communication practices, experience maintaining compliance with housing-assistance program requirements, and what security measures are currently taken/will be taken at the property.
- Complete the table below listing each property owned or managed by the owner, developer, of this proposed project. Indicate if the said project currently has federally funded tenant or project based vouchers



| Project Name and Address | Affiliated Party w/ This Proposed Project | Federally funded units / number |
|--------------------------|-------------------------------------------|---------------------------------|
|                          |                                           |                                 |
|                          |                                           |                                 |
|                          |                                           |                                 |
|                          |                                           |                                 |
|                          |                                           |                                 |

The applicant will need to provide concise but complete and specific responses to Factors A. through G. and include all applicable supporting documentation for each Factor in the final application.

All materials should be submitted in one single PDF. Multiple documents will not be accepted.

Submit required proposal materials to: [BIHPBVRFP@mplspha.org](mailto:BIHPBVRFP@mplspha.org)

New construction/rehab projects awarded vouchers that are not fully funded within one year of the award must provide an update and timetable for successfully entering into a BIH PBV HAP contract within an additional 6 months, or the award may be rescinded.

For existing projects awarded vouchers that are not ready for HAP Contract within 6 months, the award may be rescinded.

Questions about this RFP may be directed to: [averiga@mplspha.org](mailto:averiga@mplspha.org)