

Committee Report

Community Development Committee



Committee meeting date: August 17, 2026

For the Metropolitan Council: August 26, 2026

Business Item: 2026-156

2026 Bring It Home Project Based Voucher Award Recommendation

Proposed action

That the Metropolitan Council:

- Award 100 Bring It Home (BIH) Project Based Vouchers (PBV) to five (5) projects as shown in Table 1 below.
- Authorize the Metro HRA Senior Manager to execute the necessary documents with the project owners of the awarded projects.

Table 1. Recommended Bring It Home Project Based Voucher Awards

Project	City	Total Units in Project	Bring It Home PBV Award
Autumn Ridge	Brooklyn Park	366	50
Bellaire Apartments	White Bear Lake	18	14
Bottineau Ridge Phase II and III	Maple Grove	100	10
Maple Pond Homes	Maplewood	168	16
Tessman Ridge	Brooklyn Park	71	10

Summary of Community Development Committee discussion/questions

Senior HRA Manager of the Metropolitan Council Housing and Redevelopment Authority (Metro HRA) Chong Lao presented the staff report to the Committee.

The Committee discussed occupancy of the units and selection criteria. Motion by Council Member Wulff, seconded by Council Member Obisakin. Motion carried.

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District(s), member(s): All
Policy/legal reference: Minn. Stat. § 462A.2095
Staff prepared/presented: Chong Lao, Senior HRA Manager, 651-602-1476
Division/department: Community Development/Housing and Redevelopment Authority

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Background

The Bring it Home (BIH) is a statewide rental assistance program authorized under Minnesota legislature in 2023 through a new quarter-cent sales tax that provides both tenant-based and project based rental assistance. BIH PBV assistance is tied directly to a specific unit as opposed to traditional tenant-based assistance which is tied to an individual family.

The Council's Housing and Redevelopment Authority (Metro HRA) executed the Bring it Home Rental Assistance Program grant agreement with Minnesota Housing Finance Agency (MHFA) on February 27, 2026, awarding the Metro HRA with approximately 900 BIH Vouchers.

Earlier this year, the Council adopted BIH policy ([Business Item 2026-59](#)) in the [Metro HRA's Administrative Plan](#), authorizing up to twenty-five percent (25%) of the program's voucher allocation to be project-based. The Metro HRA has not previously awarded BIH PBVs, leaving two hundred twenty-five (225) available for future rounds of award. BIH PBVs may be tied to new construction, rehabilitated units, or existing housing units.

Units awarded BIH PBVs must:

- Be located in Metro HRA service area which include Anoka, Carver, Hennepin, and Ramsey Counties, excluding the cities of St. Paul, Minneapolis, Plymouth, Richfield, St. Louis Park and Bloomington
- Be occupied by very low-income households at or below 50% of area median income
- Have reasonable rent, not to exceed 110% of the payment standard
- Meet health and safety inspection standards set by HUD

Proposal Process

To begin utilization of BIH PBVs, Council staff issued a Request for Proposal (RFP) on May 4, 2026, offering one hundred (100) BIH PBVs on May 4, 2026, with proposals due on June 3, 2026.

The RFP required proposals:

- Minimum request for ten (10) BIH PBVs
- Existing housing

Proposals were submitted representing eight (8) separate projects requesting one hundred eighty-seven (187) BIH PBV units. Proposals were ranked according to the selection criteria.

Proposals for households with children 18 years of age and under and annual incomes of up to 30% of the area median income will be prioritized. Projects serving other populations (Such as single adults) will receive second priority.

Table 2. Selection Criteria

Selection Criteria Description	Possible Points
Project Readiness including system and regulatory conformance, financial readiness, status of funding commitments, and applicant's capacity to manage the project.	15
Extent to which the project provides or preserves housing types that contribute to a full range of affordable housing choices, the addition or preservation of affordable units in an Area of Concentrated Poverty or improved affordable housing choice in an Area of Affluence.	20
The extent to which the project integrates housing and tenant services for specialized populations such as people experiencing homelessness, people living with disabilities, veterans, or other specialized population.	25
The extent to which the project supports mixed income through providing a variety of units at different income levels.	5
The extent to which the project supports housing for larger families needing 3 or more bedrooms.	10



Selection Criteria Description	Possible Points
Extent to which the proposed project maximizes connections between housing, centers of employment, education, retail, and recreation uses through location or design.	15
The extent of local support for the proposed housing includes project teams that involve partnerships among government, private for-profit, and nonprofit sectors, and the local community.	10
Total Points	100

The highest scoring applications for up to 100 BIH PBVs will proceed as follows:

- Existing Housing. Existing housing applications will be formally awarded through formal Metropolitan Council action.

Recommended Projects

Metro HRA staff reviewed the applications and issued Letters of Intent to five (5) project owners, representing a total request of one hundred (100) BIH PBVs. The remaining project owners received notification that BIH PBVs will not be awarded at this time.

All five (5) projects receiving preliminary approval meet the proposal requirements and serve the priority population. Council staff recommend these projects for award. Project details for the recommended projects are provided below.

Autumn Ridge – Brooklyn Park, Minnesota

Autumn Ridge is an existing development consisting of thirteen (13) buildings on the same campus, each containing between twenty-five (25) and thirty-five (35) units. Construction was completed in 1968, and the property underwent rehabilitation in 2007. The project provides income restricted units at or below sixty percent (60%) of area median income and is currently home to 168 families with incomes at or below thirty percent (30%) of area median income. The project includes a mix of one, two, and three-bedroom units. The development has partnered with the City of Brooklyn Park to offer an onsite youth recreation program, Rec on the Go. The project also provides a Resident Services Coordinator who assists tenants in connecting to resources. The site is located near the city boundaries of Brooklyn Park, Crystal, and Maple Grove, providing access to transit corridors, employment centers, and retail services.

Sherman Associates is requesting fifty (50) BIH PBVs to support families with children with incomes up to thirty percent (30%) of area median income in forty-eight (48) two-bedroom units and two (2) three-bedroom units.

Council staff recommend an award of fifty (50) BIH PBVs for this project.

Bellaire Apartments – White Bear Lake, Minnesota

Bellaire Apartments is an existing development consisting of one (1) building with eighteen (18) units. Construction was completed in 1968. The project serves households at or below fifty percent (50%) of area median income and consists entirely of two-bedroom units. The site is located less than one mile from Century College, Matoska International Elementary School, Gateway State Trail, transit, and employment centers.

3637 Bellaire Apartments, LLC is requesting eighteen (18) BIH PBVs to support families with children with incomes up to fifty percent (50%) of area median income in eighteen (18) two-



bedroom units.

Council staff recommend an award of fourteen (14) BIH PBVs for this project.

Bottineau Ridge Phase II and III – Maple Grove, Minnesota

Bottineau Ridge Phase II and III is an existing development consisting of two (2) buildings on the same campus, each containing fifty (50) units. Construction was completed in 2022. The project provides income-restricted units with limits between 30-60% of area median income. The development includes a mix of one, two, three, and four-bedroom units. The project includes an onsite partnership with Y of the North Neighborhood Center, which provides youth enrichment services. The site is located within one-half mile of Central Park, the Hennepin County Library, Arbor Lakes retail, and multiple grocery stores.

Duffy Development is requesting ten (10) BIH PBVs to support families with children in six (6) two-bedroom units and four (4) three-bedroom units.

Council staff recommend an award of ten (10) BIH PBVs for this project.

Maple Pond Homes – Maplewood, Minnesota

Maple Pond Homes is an existing development consisting of two (2) buildings on the same campus, totaling one hundred sixty-eight (168) units. Construction was completed in 1974. All units are income-restricted at or below sixty percent (60%) of area median income. The project includes a mix of one, two, and three-bedroom units. The site is located along a main transit line, Route 64, providing connections to employment and retail centers. Hayden Heights Recreation Center is located less than one mile away and offers educational programs, after school activities including open gym, and youth and adult athletics.

Maple Pond MDG LLC is requesting forty-seven (47) BIH PBVs to support families with children at or below thirty percent (30%) of area median income in twenty-six (26) one-bedroom units and sixteen (16) two-bedroom units.

Council staff recommend an award of sixteen (16) two-bedroom BIH PBVs for this project.

Tessman Ridge – Brooklyn Park, Minnesota

Tessman Ridge is an existing development consisting of one (1) building with seventy-one (71) units. The property is newly constructed and was completed in 2024. The project provides a range of income-restricted units with rent and income limits between thirty and sixty percent (30–60%) of area median income. Unit sizes range from efficiency units to four-bedroom units. The site is located within one block of the Hennepin County Library, North Hennepin Community College, and transit lines along 85th Avenue.

Duffy Development is requesting ten (10) BIH PBVs to support families with children in five (5) two-bedroom units, four (4) three-bedroom units, and one (1) four-bedroom unit.

Council staff recommend an award of ten (10) BIH PBVs for this project.

Rationale

Awarding one hundred (100) BIH PBV units will result in the total commitment of 100 BIH PBVs or 11% of Metro HRA's total BIH voucher allocation. The five (5) recommended BIH PBV project awards will support new affordable housing and will assist in providing increased housing choice for the region's low-income families.

Imagine lens analysis

On February 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. The proposed award recommendations and providing project-based vouchers support the Imagine 2050 Equitable and Inclusive and Health and Safe regional goals as well as

the Housing Policy Plan's objectives around fair housing and geographic choice, housing stability and quality, and housing equity. Families that have stable housing in a community of their choice are better able to thrive and flourish.

Funding

Funding for the project-based vouchers is supported by the Bring it Home Rental Assistance Program grant agreement executed on February 27, 2026.

