



2026 Request for Proposals: Bring it Home, Project-Based Vouchers

The Metropolitan Council Housing and Redevelopment Authority (Metro HRA) announces the availability of up to one hundred (100) Bring it Home (BIH) Project Based Vouchers (PBV) with priority as follows:

Issue Date	May 4, 2026
Questions Due	Questions must be received by 4:00 p.m. on May 22, 2026.
Application Due	June 3, 2026 by 4:00 PM CST
Minimum Request	Ten (10) Bring it Home Project Based Vouchers
Priority Population	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. <ul style="list-style-type: none">• Projects serving other populations (such as single adults) will receive second priority.
Project Types for Consideration	Existing Housing Only. New construction projects will not be considered for this RFP.
Formal Award	On or before August 31, 2026

Bring it Home Project Based Voucher Program Overview and FAQ

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. 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 Metro HRA will offer and award BIH PBVs based on Minnesota Housing Finance Agency (MHFA)'s [Guidance On Bring It Home Project-Based Vouchers](#).

BIH PBVs will operate like the U.S. Department of Housing and Urban Development's (HUD) federal PBV program with some exceptions as approved by MHFA. [MHFA BIH program](#) requires that BIH assistance is utilized within administrator's service area. Metro HRA administers assistance in Anoka, Carver, Hennepin, and Ramsey Counties, excluding the cities of St. Paul, Minneapolis, Plymouth, Richfield, St. Louis Park and Bloomington.

No requests will be considered for projects outside the Metro HRA's service area.

Owners must be willing to enter into a MHFA BIH PBV Housing Assistance Payments (HAP) Contract with the Metro HRA.

Eligibility and Occupancy.

Eligible families will receive rental assistance by agreeing to live in an existing BIH PBV unit. BIH PBV rental assistance will continue as long as they maintain program eligibility and remain in the specific project-based dwelling unit. At admission, BIH PBV applicants' gross household income may not exceed 50% of area median income (AMI), although priority will be given to household's with incomes at or below 30% of AMI. Eligible families occupying BIH PBV units will pay 30% of their adjusted income towards rent and utilities. Metro HRA will issue monthly housing assistance payments directly to the owner.

2025 INCOME LIMITS (Effective April 1, 2025)

HOUSEHOLD SIZE	80% LOW INCOME	50% VERY LOW INCOME	30% EXTREMELY LOW INCOME
1	72,950	46,350	27,800
2	83,400	53,000	31,800
3	93,800	59,600	35,750
4	104,200	66,200	39,700
5	112,550	71,500	42,900
6	120,900	76,800	46,100
7	129,250	82,100	49,250
8	137,550	87,400	54,150

New residents or vacancies in BIH PBV-assisted units must be filled with referrals through Metro HRA's waitlist or through direct referrals from community or county partners. Submitted proposals must outline referral partnerships.

Rent to Owner 24 CFR 983.301

The Metro HRA utilizes Small Area Fair Market Rents (SAFMR) to determine maximum allowable rent. SAFMRs are implemented by zip code and bedroom size. Current SAFMRs (payment standards) can be found [here](#). Metro HRA's current utility allowance schedule can be found [here](#).

HAP Contracts and Inspection Standards.

MHFA executes two (2) year Grant Agreement contracts with program administrators, such as Metro HRA. The BIH PBV initial contract term is two (2) years with the option to renew in two (2) year increments as long as funding remains available. The Metro HRA and the owner will execute MHFA's standard BIH PBV HAP Contract. A copy of the required HAP Contract can be found [here](#). The BIH program funding is a stable funding source through a quarter-cent sales tax.

Before entering into a HAP contract for a proposed BIH PBV unit, the unit must be inspected and must meet HUD's federal inspection standards. Metro HRA cannot enter into a BIH PBV HAP contract until the unit fully complies with federal inspection standards.

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/hqsA copy of the standard MHFA BIH PBV HAP contract can be found [here](#).

Environmental Review

The Metro HRA will not require an environmental review for BIH PBVs unless otherwise required by state or local law. If a review is required, the BIH PBV program is subject to HUD's environmental regulations in [24 CFR Part 50](#) and [24 CFR Part 58](#). The proposer is required to coordinate the environmental review requirements.

Subsidy Layering Review

The Metro HRA will not require a subsidy layering review for BIH PBVs unless otherwise required by state or local law. If a review is required, the Metro HRA 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 Requirements

The Metro HRA will not require Davis-Bacon monitoring for BIH PBVs unless otherwise required by state or local law. If a review is required, the proposer is required to ensure compliance with the Davis-Bacon and related acts for monitoring prevailing wages. Davis-Bacon details can be found [here](#) and [here](#).

Required Lease Provisions

Owners will be required to use leases that incorporate a MHFA-required tenancy addendum containing all required provisions and must otherwise comply with MHFA BIH program regulations.

A copy of the MHFA-required lease addendum can be found here: [BIH PBV Tenancy Addendum](#).

Families' Right to Move

Families assisted under the BIH PBV program have the right to terminate the assisted lease after three (3) years of occupancy and move with a tenant-based BIH voucher, if Metro HRA determines the household is eligible and a tenant-based BIH voucher is available. Families moving prior to the three (3) years will move unassisted.

Ineligible Housing Types.

For the first round of the RFP, the Metro HRA will consider only existing housing. New construction projects will not be considered under this RFP. 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; shared housing; 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; manufactured homes; cooperative housing; transitional housing; public housing dwelling units or units (or occupants) subsidized with any governmental subsidies; and units with any other duplicative federal, state, or local housing subsidy.

Project Cap

There are no project cap restrictions or no maximum number or percentage of units within an individual project.

Application Procedures for BIH PBV Program

The Metro HRA invites interested owners to apply for BIH PBVs by submitting an application no later than **4:00 p.m. (CST) on June 3, 2026**. **Applications must be emailed in pdf format to:**

pbv@metc.state.mn.us

Subject: PBV Proposal-Project Name

The minimum request that will be considered is for ten (10) BIH PBVs; requests for fewer than ten (10) BIH PBVs will not be considered. Proposals that are incomplete or submitted after the deadline will not be considered or reviewed. Paper proposals will not be accepted.

Applications for the Metro HRA’s PBV program will be available online metrohrapbv.org. All questions regarding this RFP and the application must be directed to pbv@metc.state.mn.us. Questions must be sent to pbv@metc.state.mn.us and received by 4:00 p.m. on May 22, 2026.

Open Office Hours

Metro HRA will hold an RFP Info session to provide an opportunity for questions and answers. Metro HRA will also provide one-on-one meeting opportunities, which can be scheduled using the booking link below.

BIH PBV RFP Information

<p>Teams Meeting Info Session Tuesday, April 20, 2026, 1:00 pm CST</p>	<p>Book A Meeting Starting April 30, 2026 to May 22, 2026.</p>
<p>Join on your computer, mobile app Click here to join the meeting Meeting ID: 214 440 636 229 77 Passcode: KT3Pn7wK Dial in by phone +1 763-600-8619, 109902805# United States, Minneapolis Find a local number Phone conference ID: 109 902 805# Join on a video conferencing device Tenant key: metro council@m.webex.com Video ID: 113 818 625 7 More info</p>	<p>Book a meeting to discuss your project information. Starting April 30, 2026 to May 22, 2026. Link: Book a Meeting to discuss BIH PBV RFP</p>

Selection Criteria for Bring it Home Project-Based Voucher (PBV) Proposals

Required Proposal Selection Criteria:

<p>Location</p>	<p>Metro HRA administers assistance in in Anoka, Carver, Hennepin, and Ramsey Counties, excluding the cities of St. Paul, Minneapolis, Plymouth, Richfield, St. Louis Park and Bloomington. Proposals outside Metro HRA service area will not be considered.</p>
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Minimum Request	The minimum request that will be considered is for ten (10) BIH PBVs. Requests for fewer than ten (10) BIH PBVs will not be considered.
Housing Type	Only existing housing will be considered. New construction units will not be considered under this RFP.

Proposal Selection Criteria

BIH PBV proposals will be reviewed and ranked in accordance with the following 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 first. After those proposals are awarded, any remaining BIH PBVs will be allocated to other eligible proposals.

Criteria:	Possible Points
Project Readiness including system and regulatory conformance, financial readiness and 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 of 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
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 including project teams that involve partnerships among government, private for-profit, and nonprofit sectors and the local community.	10
Total Points	100

Based on the evaluation, the Metro HRA may:

- Request further information from proposer

- Determine the proposal is non-responsive and/or incomplete
- Reject the proposal

Award Procedures and Timeline

Applications will be reviewed and scored within four weeks of submittal. The highest scoring applications for up to one hundred (100) BIH PBV will proceed as follows:

1. July 1, 2026: Letter of Intent for BIH PBV provided.
2. August 31, 2026: Formal Metropolitan Council action

