



**METRO HRA**

**REQUEST FOR PROPOSALS  
for  
Bring It Home (BIH)  
Project-Based Vouchers (PBV)  
Rent Assistance**

**Issue Date: May 4, 2026  
Applications Due: June 3, 2026  
by 4:00 PM CST**



## 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:

|  |  |
|--|--|
| <b>Issue Date</b>                      | May 4, 2026  |
| <b>Questions Due</b>                   | Questions must be received by 4:00 p.m. on May 22, 2026.   |
| <b>Application Due</b>                 | June 3, 2026 by 4:00 PM CST  |
| <b>Minimum Request</b>                 | Ten (10) Bring it Home Project Based Vouchers  |
| <b>Priority Population</b>             | 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"><li>• Projects serving other populations (such as single adults) will receive second priority.</li></ul> |
| <b>Project Types for Consideration</b> | Existing Housing Only. New construction projects will not be considered for this RFP.  |
| <b>Formal Award</b>                    | 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.

*2026 INCOME LIMITS (Effective May 1, 2026)*

| <b>HOUSEHOLD SIZE</b> | <b>80% LOW INCOME</b> | <b>50% VERY LOW INCOME</b> | <b>30% EXTREMELY LOW INCOME</b> |
|-----------------------|-----------------------|----------------------------|---------------------------------|
| <b>1</b>              | 73,650                | 46,050                     | 27,650                          |
| <b>2</b>              | 84,200                | 52,600                     | 31,600                          |
| <b>3</b>              | 94,700                | 59,200                     | 35,500                          |
| <b>4</b>              | 105,200               | 65,750                     | 39,450                          |
| <b>5</b>              | 113,650               | 71,050                     | 42,650                          |
| <b>6</b>              | 122,050               | 76,300                     | 45,800                          |
| <b>7</b>              | 130,450               | 81,550                     | 50,040                          |
| <b>8</b>              | 138,900               | 86,800                     | 55,720                          |

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. A 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](mailto: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](http://metrohrapbv.org). All questions regarding this RFP and the application must be directed to [pbv@metc.state.mn.us](mailto:pbv@metc.state.mn.us). Questions must be sent to [pbv@metc.state.mn.us](mailto: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><b>Teams Meeting Info Session</b><br/>Tuesday, April 20, 2026, 1:00 pm CST</p> | <p><b>Book A Meeting</b><br/>Starting April 30, 2026 to May 22, 2026.</p>  |
| <p>Please see recorded Info Session <a href="#">here</a></p>                      | <p>Book a meeting to discuss your project information.<br/><br/>Starting April 30, 2026 to May 22, 2026. Link:<br/><a href="#">Book a Meeting to discuss BIH PBV RFP</a></p> |

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

**Required Proposal Selection Criteria:**

|                               |  |
|-------------------------------|--|
| <p><b>Location</b></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> |
| <p><b>Minimum Request</b></p> | <p>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.</p>   |
| <p><b>Housing Type</b></p>    | <p>Only existing housing will be considered. New construction units will not be considered under this RFP.</p>   |

### 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.

| <b>Criteria:</b>  | <b>Possible Points</b> |
|---|------------------------|
| <b>Project Readiness including system and regulatory conformance, financial readiness and status of funding commitments and applicant's capacity to manage the project.</b>   | 15                     |
| <b>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.</b> | 20                     |
| <b>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.</b>  | 25                     |
| <b>The extent to which the project supports mixed income through providing a variety of units at different income levels.</b>   | 5                      |
| <b>The extent to which the project supports housing for larger families needing 3 or more bedrooms.</b>   | 10                     |
| <b>Extent to which the proposed project maximizes connections between housing, centers of employment, education, retail and recreation uses through location or design.</b>   | 15                     |
| <b>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.</b>  | 10                     |
| <b>Total Points</b>   | 100                    |

Based on the evaluation, the Metro HRA may:

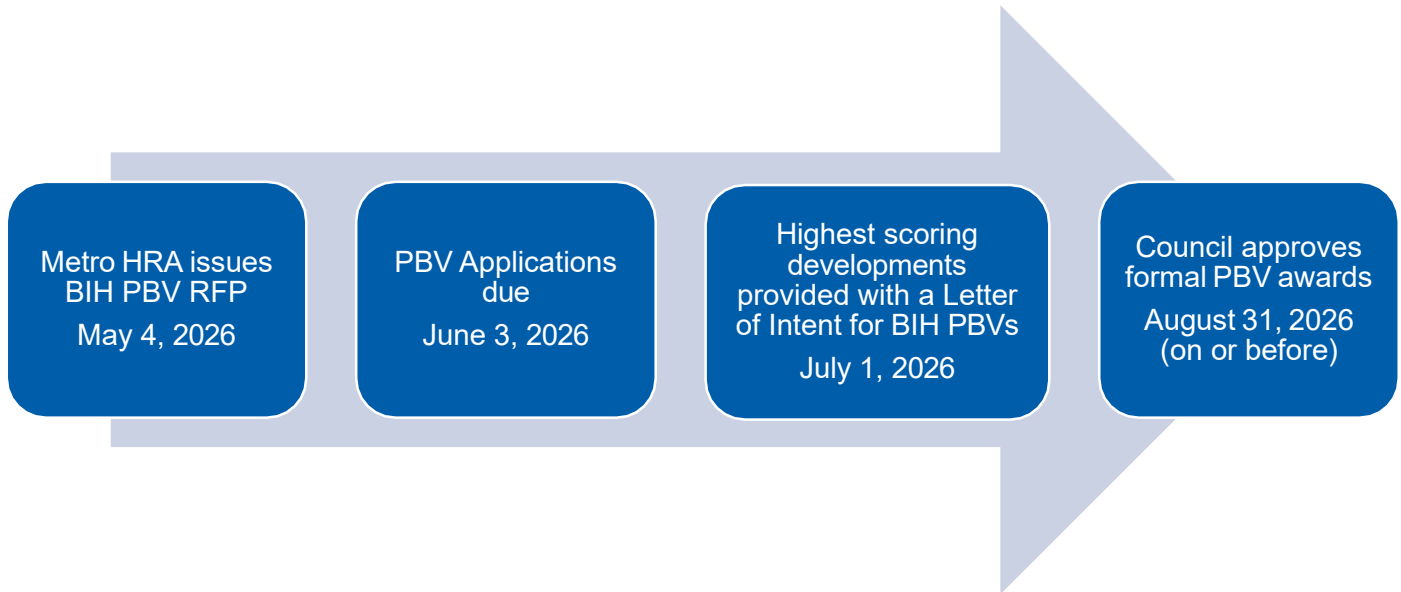
- Request further information from proposer

- 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



# Metro HRA Bring It Home Project-Based Voucher Rent Assistance Application Form

This application form is available at: [2026 PBV Application](#). Please be complete in your responses. Proposals that are incomplete will not be considered or reviewed. Attach up to five (5) additional sheets if needed to fully answer the questions. Applications that exceed the maximum number of pages will be rejected. New construction developments will not be considered. The minimum request is ten (10) Bring It Home Vouchers. 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](#).

The deadline for submitting applications is June 3, 4:00 P.M. (CST).  
Applications must be emailed in pdf format to: [pbv@metc.state.mn.us](mailto:pbv@metc.state.mn.us)  
Subject: PBV Proposal-Project Name

## I. APPLICANT INFORMATION

|                        |               |             |
|------------------------|---------------|-------------|
| <b>Name:</b>           |               |             |
| <b>Address:</b>        |               |             |
| <b>City:</b>           | <b>State:</b> | <b>Zip:</b> |
| <b>Phone:</b>          | <b>Fax:</b>   |             |
| <b>Contact Person:</b> |               |             |

## II. CONTACT PERSON INFORMATION

|                        |               |             |
|------------------------|---------------|-------------|
| <b>Name:</b>           |               |             |
| <b>Address:</b>        |               |             |
| <b>City:</b>           | <b>State:</b> | <b>Zip:</b> |
| <b>Phone:</b>          | <b>Fax:</b>   |             |
| <b>E-mail Address:</b> |               |             |



**IV. UNIT OWNERSHIP AND MANAGEMENT**

|   |    |
|---|----|
| <p>Please provide the individual names and companies of all parties having a substantial interest in the Unit(s).</p> |    |
| <p><b>Principal Owner/s or Partners:</b></p>  | 1. |
|   | 2. |
| <p><b>Management Agent/s:</b></p>   | 1. |
|   | 2. |
| <p><b>Others:</b></p>   | 1. |
|   | 2. |

**V. PROJECT SCORING CRITERIA**

**Describe the project readiness including regulatory conformance, financial readiness and status of funding commitments and applicant’s capacity to manage the project.**

*This RFP is for existing housing only. As a result, focus your answers on regulatory conformance and capacity to manage the project. Please also address these questions in the response.*

**Does your project currently have a Metro HRA HAP contract? If yes, is the property in full compliance with all required inspection standards?**

**Please describe the property management structure, including how maintenance requests are handled, staffing levels, and any onsite services provided.**

**Describe the 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.**

**Describe 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.**

**Describe the extent to which the project supports mixed income through providing a variety of units at different income levels.**

**Describe the extent to which the project supports housing for larger families needing 3 or more bedrooms.**

**Describe the extent to which the proposed project maximizes connections between housing, centers of employment, education, retail and recreation uses through location or design.**

**Describe 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.**

## VI. UNIT DESCRIPTION DETAILS

| Please indicate the number of Units by structure type. |                               |   |                    |
|--|-------------------------------|---|--------------------|
| Single Family<br>(one to four units)<br><br>_____      | Duplex-Townhouse<br><br>_____ | Multi-Family<br>(Four units or more)<br><br>_____ | Other<br><br>_____ |

| Building Address            | # of Units by BR Size       |   |   |   |   |   | # Requested PBV Units and BR Size |
|-----------------------------|-----------------------------|---|---|---|---|---|-----------------------------------|
|                             | Eff                         | 1 | 2 | 3 | 4 | 5 |                                   |
|                             |                             |   |   |   |   |   |                                   |
|                             |                             |   |   |   |   |   |                                   |
|                             |                             |   |   |   |   |   |                                   |
|                             |                             |   |   |   |   |   |                                   |
|                             |                             |   |   |   |   |   |                                   |
|                             |                             |   |   |   |   |   |                                   |
|                             |                             |   |   |   |   |   |                                   |
|                             |                             |   |   |   |   |   |                                   |
| Total # of Buildings = ____ | Total # of Units by BR Size |   |   |   |   |   | Total # of PBV Units = ____       |

## VII. PROPOSED RENTS AND UTILITIES

Please indicate below the proposed rent and the utilities and appliances included for each Unit type. Indicate what utility or appliance is included in the rent by “X” checking the box below. Utilities not included in the rent will be calculated using the Metro HRA’s Utility Allowance Schedule, located [here](#).

Circle the type of fuel or energy source used where appropriate.

|       | Contract Rent | Heat  | Water & Sewer            | Water Heater  | Trash Service            | Cooking Fuel  | Lighting and Cooling     | Range   | Refrigerator  |
|-------|---------------|---|--------------------------|---|--------------------------|---|--------------------------|---|---|
| 1 BR  |               | <input type="checkbox"/> Gas<br><input type="checkbox"/> Electric<br><input type="checkbox"/> Other | <input type="checkbox"/> | <input type="checkbox"/> Gas<br><input type="checkbox"/> Electric<br><input type="checkbox"/> Other | <input type="checkbox"/> | <input type="checkbox"/> Gas<br><input type="checkbox"/> Electric<br><input type="checkbox"/> Other | <input type="checkbox"/> | <input type="checkbox"/> Tenant Provided<br><input type="checkbox"/> Owner Provided | <input type="checkbox"/> Tenant Provided<br><input type="checkbox"/> Owner Provided |
| 2 BR  |               | <input type="checkbox"/> Gas<br><input type="checkbox"/> Electric<br><input type="checkbox"/> Other | <input type="checkbox"/> | <input type="checkbox"/> Gas<br><input type="checkbox"/> Electric<br><input type="checkbox"/> Other | <input type="checkbox"/> | <input type="checkbox"/> Gas<br><input type="checkbox"/> Electric<br><input type="checkbox"/> Other | <input type="checkbox"/> | <input type="checkbox"/> Tenant Provided<br><input type="checkbox"/> Owner Provided | <input type="checkbox"/> Tenant Provided<br><input type="checkbox"/> Owner Provided |
| 3 BR  |               | <input type="checkbox"/> Gas<br><input type="checkbox"/> Electric<br><input type="checkbox"/> Other | <input type="checkbox"/> | <input type="checkbox"/> Gas<br><input type="checkbox"/> Electric<br><input type="checkbox"/> Other | <input type="checkbox"/> | <input type="checkbox"/> Gas<br><input type="checkbox"/> Electric<br><input type="checkbox"/> Other | <input type="checkbox"/> | <input type="checkbox"/> Tenant Provided<br><input type="checkbox"/> Owner Provided | <input type="checkbox"/> Tenant Provided<br><input type="checkbox"/> Owner Provided |
| 4 BR  |               | <input type="checkbox"/> Gas<br><input type="checkbox"/> Electric<br><input type="checkbox"/> Other | <input type="checkbox"/> | <input type="checkbox"/> Gas<br><input type="checkbox"/> Electric<br><input type="checkbox"/> Other | <input type="checkbox"/> | <input type="checkbox"/> Gas<br><input type="checkbox"/> Electric<br><input type="checkbox"/> Other | <input type="checkbox"/> | <input type="checkbox"/> Tenant Provided<br><input type="checkbox"/> Owner Provided | <input type="checkbox"/> Tenant Provided<br><input type="checkbox"/> Owner Provided |
| Other |               | <input type="checkbox"/> Gas<br><input type="checkbox"/> Electric<br><input type="checkbox"/> Other | <input type="checkbox"/> | <input type="checkbox"/> Gas<br><input type="checkbox"/> Electric<br><input type="checkbox"/> Other | <input type="checkbox"/> | <input type="checkbox"/> Gas<br><input type="checkbox"/> Electric<br><input type="checkbox"/> Other | <input type="checkbox"/> | <input type="checkbox"/> Tenant Provided<br><input type="checkbox"/> Owner Provided | <input type="checkbox"/> Tenant Provided<br><input type="checkbox"/> Owner Provided |

In the table below please indicate the gross rent (contract rent plus utilities) for each Unit by type. Please note that the gross rent may not exceed the HUD-approved maximum for the area in which a Unit is located. Payment Standards can be located [here](#).

| Unit Type | Contract Rent + | Utility Allowance = | Gross Rent |
|-----------|-----------------|---------------------|------------|
| 1 BR      |                 |                     |            |
| 2 BR      |                 |                     |            |
| 3 BR      |                 |                     |            |
| 4 BR      |                 |                     |            |
| Other     |                 |                     |            |

**VIII. CERTIFICATIONS**

I the Owner/Applicant hereby certify that I have the legal capacity to submit this proposal and if approved, the legal capacity to enter into a Housing Assistance Payments contract with the Metropolitan Council HRA for the Bring It Home Project Based Voucher Program and;

That the information provided is true, accurate, and complete to the best of my knowledge and;

That no present or former member or officer of the Metropolitan Council, no employee of the Metropolitan Council who formulates policy or influences decisions with respect to the Section 8 program, Bring It Home Program and no public official or member of a governing body or state or local legislator who exercises functions or responsibilities with respect to the Section 8 program, Bring It Home Program may have any direct or indirect interest during this person's tenure or for one year thereafter, in the Unit(s) or in any proceeds or benefits arising from the resulting Housing Assistance Payments contract and;

The owner/applicant and no party having a substantial interest in the Unit(s) is on the U.S. General Services Administration list of parties excluded from Federal procurement and non-procurement programs.

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**Owner/Applicant Name *(printed)* and Title**

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**Owner/Applicant Signature**

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**Date**