

Self Scoring Worksheet – Narrative of Points Claimed

Minimum Threshold

The project will provide family housing that is not restricted to persons 55 years old or older. Additionally, at least 75% of the total assisted units will contain two or more bedrooms and at least one-third of the 75% contain three or more bedrooms. See calculations below:

41 units (77.4%) of the 53 project units contain two or more bedrooms.

Of the 41 units containing two or more bedrooms, 14 units (34.1%) contain three or more bedrooms.

Please see Tab 3, Minnesota Housing Multifamily Workbook, application checklist item for additional detail.

A1. Percentage of housing units service households at or below 30% AMI

35 units (66.0%) of the 53 project units will be affordable to those earning 30% AMI or less.

Please see Tab 3, Minnesota Housing Multifamily Workbook, application checklist item for additional detail.

Points claimed: 10 points

A2. Percentage of housing units service households at or below 50% AMI

35 units (66.0%) of the 53 project units will be affordable to those earning 50% AMI or less.

Please see Tab 3, Minnesota Housing Multifamily Workbook, application checklist item for additional detail.

Points claimed: 3 points

A3. Homelessness

10 units of the 53 project units will be set aside for formally homeless households referred from, Ramsey County's Coordinated Entry System. Rental subsidy and service funding will from the Housing Supports Program. Solid Ground will be the service provider.

Please see Tab 3, Minnesota Housing Multifamily Workbook, Tab 8, Proposed Sources of Funds, Tab 9, Project Team Resumes, and Tab 14, Self Scoring Worksheet Documentation, application checklist items for additional detail.

Points claimed: 18 points

C1. Enhanced services, programming and amenities

The project will include the following enhanced resident services to be provided through project design and/or service partnerships:

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Service Type	Provided By
After School Programming	Service partnership with Solid Ground
Info and Referral Sources	Service partnership with Solid Ground
Childcare Center	Service partnership with Solid Ground
Playground equipment	Included in architectural plans
Community room	Included in architectural plans
Financial Capability Programming	Service partnership with Solid Ground
Multi-Language Services	Service partnership with Solid Ground
Other: Chemical and Mental Health Resources	Service partnership with Solid Ground

Please see Tab 14, Self Scoring Worksheet Documentation, and Tab 18, Preliminary Drawings, application checklist items for additional detail.

Points claimed: 8 points

C2. Neighborhood support

The project has received written support from the affected District Council.

Please see Tab 21, Support Letter, application checklist item for additional detail.

Points claimed: 1 point

C4. Non-profit status

The project developer and sponsor will be Beacon Interfaith Housing Collaborative, which is a Saint Paul-based 501(c)(3) non-profit organization who primary service area is the Twin Cities.

Please see Tab 13, Non Profit Status and IRS Approval, application checklist item for additional detail.

Points claimed: 2 points

C5. Non-smoking policy

The project will institute and maintain a written policy prohibiting smoking in all the units and all common areas within the building of the project.

Please see Tab 14, Self-Scoring Worksheet Documentation, application checklist item for additional detail.

Points claimed: 1 point

D1. Larger-sized family housing

14 units (26.4%) of the 53 project units will contain three or more bedrooms. Additionally, the project will provide family housing that is not restricted to persons 55 years old or older.

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Please see Tab 3, Minnesota Housing Multifamily Workbook, application checklist item for additional detail.

Points claimed: 15 points

D2. Transit

The project will be located within 0.25 miles of a Gold Line BRT stop under construction at Hazel Street.

Please see Tab 16, Location Map, and Tab 14, Self-Scoring Worksheet Documentation, application checklist items for additional detail.

Points claimed: 3 points

D4. Equity and cultural inclusion

The project used a strategic and integrated approach to addressing equity issues and the intended impacts of the project that will result in tangible and measurable outcomes.

Please see Tab 14, Self-Scoring Worksheet Documentation, application checklist item for additional detail.

Points claimed: 10 points

D5. Tenant Selection Plan

The project's tenant selection plan will include the following features:

- Rental deposits will not exceed more than one month's rent;
- Rental applications will not be denied solely based on previous rental history;
- The property management company has a history of supporting evictions solely based on "just cause;"
- The property management company has a history and policy that does not restrict access to housing based on criminal background.

Please see Tab 29, Draft Tenant Selection Plan, and Tab 9, Project Team Resumes, application checklist items for additional detail.

Points claimed: 4 points

E1. Saint Paul HRA Land or Debt Obligation

The project has received a \$500,000 deferred loan award from the City of Saint Paul.

Please see Tab 3, Minnesota Housing Multifamily Workbook, and Tab 8, Proposed Sources of Funds, application checklist items for additional detail.

Points claimed: 5 points

F2. Intermediary Costs

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\$6,194,435 (22.6%) of the project's total development costs (\$27,415,982) are considered intermediary costs pursuant to the City's scoring criteria.

Please see Tab 3, Minnesota Housing Multifamily Workbook, application checklist item for additional detail.

Points claimed: 2 points

19. Long term affordability

The applicant will agree to waive the Qualified Contract for a minimum of 50 years.

No supporting documentation is required.

Points claimed: 7 points

Total Points Claimed: 89 points