



# Multifamily Consolidated Request for Proposals and Housing Tax Credits: Selection Framework and Final Scores

## Overview of the Multifamily Consolidated RFP and HTC Rounds 1 and 2

This selection framework applies to the following Minnesota Housing Multifamily Request for Proposal (RFP) processes:

- The Multifamily Consolidated RFP
- Housing Tax Credit (HTC) Round 1
- HTC Round 2

**The Multifamily Consolidated RFP** is offered once per year and provides a means of "one stop shopping" by consolidating and coordinating multiple federal and state capital funding resources into one application process. Applicants request funding for a specific housing development proposal and generally do not apply for specific funding sources.

**HTC Round 1** offers competitive federal 9% HTCs through the Multifamily Consolidated RFP and generally uses a forward selection process with selections taking place in the fall of the year preceding the allocation year of the HTCs.

**HTC Round 2** makes available for allocation any competitive 9% HTCs remaining since HTC Round 1 or returned from previous HTC funding rounds. In addition, HTC Round 2 establishes a waiting list for HTCs that may be returned and projects located in suballocator jurisdictions may apply directly to Minnesota Housing.

## Overview of Selection Framework

Applications are evaluated for eligibility as detailed in the [Multifamily RFP Standards](#). Next, applications are ranked and scored based on the Agency selection priorities and selection criteria that align with the [Agency Strategic Plan](#), Qualified Allocation Plan and are outlined in the Self-Scoring Worksheet.

Each funding source offered through the Multifamily Consolidated RFP is governed by separate requirements including requirements set by statute, rules, or program guides, which provide a variety of preferences, priorities, and requirements for projects that are selected for funding. The allocation of HTCs is governed by the State of Minnesota [2024 - 2025 Housing Tax Credit Qualified Allocation Plan](#)

(QAP), the [Self-Scoring Worksheet](#) and the [Scoring Guide](#). Applicants who are applying for competitive 9% HTCs or deferred loans with 4% HTCs should consult these documents. Minnesota Housing overlays funding requirements during the feasibility review to best match proposals to available resources.

## Non-Select Criteria

A proposal not selected for further processing is due to one or more of the criteria outlined below. Information on each item can be found in the [Multifamily RFP Standards](#).

- Insufficient resources
- Geographic balance/Strategic Plan/Amount of funding requested
- Ineligible application
- Ineligible due to financial and organizational capacity
- Ineligible due to project feasibility
- Deferred loan funding priorities

Minnesota Housing will provide an opportunity for all non-selected applicants to receive a debrief on their application. Minnesota Housing also offers technical assistance to provide guidance on submitting a competitive application. If interested in technical assistance, please fill out and submit our [Technical Assistance Request Form](#).

## Scores

The following tables show the select and non-select projects within each region by project type in the 2023 Multifamily Consolidated RFP / 2024 HTC Round 1. Project types include workforce, preservation, permanent supportive housing, and senior housing. Available funding resources are not compatible with all project types and depending on the size of the funding request in relation to resource availability, a lower scoring project may be selected over a project that may have a higher score.

**Table A: Greater Minnesota, Selections and Scores**

Status	Project Type	Project Name	City	Sponsor/Parent Company	Score
Select	Workforce Housing	Red Lake Homes XV	Little Rock, Red Lake, Redby, Ponemah	Red Lake Reservation Housing Authority	153
Select	Workforce Housing	Restoration Glen	Rochester	Three Rivers Community Action, Inc. & Bear Creek Development	136
Select	Workforce Housing	Vue Pointe Apartments	Waite Park	TTT Housing, LLC	130
Non-select	Workforce Housing	Wyoming Apartments	Wyoming	Reuter Walton Development, LLC	123
Select	Workforce Housing	The Views on 7th	Little Falls	Central Minnesota Housing Partnership, Inc.	121
Non-select	Workforce Housing	North Branch Apartments	North Branch	Reuter Walton Development, LLC	121
Non-select	Workforce Housing	Albert Lea Family Housing	Albert Lea	Jules Michel Blum & Christopher Blum	118
Non-select	Workforce Housing	Mankato Adams Family Housing	Mankato	Petrie Companies	117
Non-select	Workforce Housing	Prairie View Townhomes	Mahnomen	Midwest Minnesota Community Development Corporation (MMCDC)	116
Non-select	Workforce Housing	Mountain Iron Family Housing	Mountain Iron	Krishnapriya & Kamlesh Modh	113
Non-select	Workforce Housing	Eastgate II	Owatonna	LWO Properties, LLC	111
Non-select	Workforce Housing	3rd Avenue Flats	Dilworth	Commonwealth Holdings II, LLC (Sponsor)	110
Non-select	Workforce Housing	Marion Woods	Rochester	Scott Kramer and Adam Kosowsky	107
Non-select	Workforce Housing	Eastside Apartments	Rochester	Three Rivers Community Action	105
Non-select	Workforce Housing	Sybesma Addition/Bluestem Townhomes	Luverne	Southwest Minnesota Housing Partnership	90
Non-select	Workforce Housing	Marshall Family Housing	Marshall	Scott Koester & Brett Reese & Chris Kennelly	89
Non-select	Workforce Housing	Rochester Civic Lot	Rochester	Sherman Associates Development LLC	83
Select	Senior	Brae View	Duluth	One Roof Community Housing	115

Status	Project Type	Project Name	City	Sponsor/Parent Company	Score
Select	Senior	Mayowood II Senior	Rochester	Olmsted County Housing & Redevelopment Authority	108
Non-select	Senior	Rochester Senior Housing	Rochester	Volunteers of America National Services	100
Non-select	Senior	Mountain Iron Senior Housing	Mountain Iron	RCIL Rochaester Barrier Free Housing Corp and RCIL Olmstead Barrier Free Housing Corp	98
Non-select	Senior	Marshall Senior Housing	Marshall	RCIL Marshall, LLC	98
Non-select	Senior	Hilltop Square Apartments	Eagle Bend	Central Minnesota Housing Partnership, Inc.	97
Non-select	Senior	Faith Haven Apartments	Duluth	One Roof Community Housing	95
Non-select	Senior	Mankato Senior Housing	Mankato	RCIL Mankato, LLC	95
Non-select	Senior	Albert Lea Senior Housing	Albert Lea	RCIL Albert Lea, LLC	94
Non-select	Senior	Elk River Senior Housing	Elk River	Duffy Development Company, Inc.	92
Non-select	Senior	Plamor Commons	Rochester	Joseph Development, LLC	88
Non-select	Senior	Mysa House II	Mora	Housing and Redevelopment Authority of Mora	84
Non-select	Senior	Otter Tail County HRA Affordable Senior Housing	New York Mills	Otter Tail County HRA	61
Select	Preservation	The Androy	Hibbing	Trellis Co.	133
Select	Preservation	Maple Hills	Red Wing	CommonBond Communities	127
Select	Preservation	Hillside Gardens	Proctor	Trellis Co.	121
Select	Preservation	New San Marco Apartments	Duluth	Center City Housing Corp.	114
Non-select	Preservation	Freeborn Manor	Cannon Falls	Minnesota Brokerage Group	109
Non-select	Preservation	Henry Hill Apartments	Granite Falls	Kimberly Cooper & Associates	109
Non-select	Preservation	Uptown Maple Commons	North Branch	Ecumen	107
Non-select	Preservation	Howard Lake Goldendale	Howard Lake	CommonBond Communities	100
Non-select	Preservation	Park Rapids Apartments	Park Rapids	D.W. Jones, Inc.	99
Non-select	Preservation	Le Sueur Meadows I	Le Sueur	CommonBond Communities	97

Status	Project Type	Project Name	City	Sponsor/Parent Company	Score
Select	Preservation	Birchwood Apartments	Grand Marais	One Roof Community Housing	76
Non-select	Preservation	Oakwood Terrace Townhomes	Grand Rapids	D.W. Jones, Inc.	76
Select	Preservation	North Place Apartments	Hutchinson	Southwest Minnesota Housing Partnership	72
Select	Preservation	Maplewood Apartments	Cloquet	D.W. Jones, Inc.	60
Non-select	Permanent Supportive Housing	Mankato Supportive Housing	Mankato	Trellis Co.	138
Select	Permanent Supportive Housing	Welch Place Apartments	Duluth	Center City Housing Corp.	110

**Table B: Metropolitan Area, Selections and Scores'**

Status	Project Type	Project Name	City	Sponsor/Parent Company	Score
Select	Workforce Housing	Enclave Overlook	Rockford	TTT Housing, LLC	145
Select	Workforce Housing	PPL BC Family Housing Phase I	Brooklyn Center	Project for Pride in Living & Resurrecting Faith	140
Select	Workforce Housing	Sandgrass Pointe	Brooklyn Park	Woda Cooper Companies, Inc. & Project for Pride in Living	136
Select	Workforce Housing	Gladstone Crossing	Maplewood	Beacon Interfaith Housing Collaborative	134
Select	Workforce Housing	Gladstone Village II	Maplewood	JB Vang Partners	133
Select	Workforce Housing	5780 Lincoln	Edina	Solhem Development, LLC	133
Non-select	Workforce Housing	Melrose Commons	Medina	CommonBond Communities	133
Non-select	Workforce Housing	Upper Harbor Redevelopment Parcel 6A	Minneapolis	Building Blocks, Inc.	130
Non-select	Workforce Housing	The Warren Apartments	Minneapolis	Premier Development Corporation LLC	126
Non-select	Workforce Housing	East 7th Street	Saint Paul	Project for Pride in Living, INC	125
Non-select	Workforce Housing	P. Hawkins Apartments	Minneapolis	Atlas Real Estate Development	125

Status	Project Type	Project Name	City	Sponsor/Parent Company	Score
Non-select	Workforce Housing	Richfield Flats	Richfield	MWF Properties, LLC (Jay Weis and Erik Weis)	123
Non-select	Workforce Housing	1300 Tyler	Minneapolis	Solhem Development, LLC	122
Non-select	Workforce Housing	2116 Nicollet	Minneapolis	Alliance Housing Inc.	119
Non-select	Workforce Housing	901 Cedar Avenue Apartments	Minneapolis	Reuter Walton Development, LLC	118
Non-select	Workforce Housing	Aster Commons	Richfield	Beacon Interfaith Housing Collaborative	117
Non-select	Workforce Housing	The Earl Apartments	Saint Paul	Premier Development Corporation LLC	117
Non-select	Workforce Housing	Little Canada - Rice Street	Little Canada	Reuter Walton Development, LLC	112
Non-select	Workforce Housing	Zaria	Minneapolis	Noor Development Group	111
Non-select	Workforce Housing	Minneapolis Lot A	Minneapolis	Sherman Associates Development LLC	109
Non-select	Workforce Housing	Sabathani Family Housing	Minneapolis	Sabathani Community Center	106
Non-select	Workforce Housing	2933-37	Minneapolis	Twin City Development Company LLC	97
Non-select	Workforce Housing	26th & Bloomington	Minneapolis	2603 Bloomington, LLC	91
Non-select	Workforce Housing	1301 Lake Street	Minneapolis	CommonBond Communities	81
Select	Senior	The LOMA	Minneapolis	One Stop African Market	122
Select	Senior	Carver Oaks Senior Residence	Carver	Carver County Community Development Agency	116
Non-select	Senior	Trails Edge Senior Apartments	Waconia	Carver County Community Development Agency	107
Select	Senior	CB Ford Site II	Saint Paul	CommonBond Communities	101
Non-select	Senior	Robbinsdale Commons	Robbinsdale	Jay & Erik Weis / MWF Properties, LLC	100
Non-select	Senior	Ebenezer Senior Housing - tbd	Minneapolis	2545 Portland GP LLC	94
Select	Preservation	Portland Village	Minneapolis	RS EDEN	151
Select	Preservation	Little Earth of United Tribes	Minneapolis	Little Earth of United Tribes Housing Corp. & Tapestry Companies	137
Select	Preservation	Jackson Street Village	Saint Paul	RS EDEN	128

Status	Project Type	Project Name	City	Sponsor/Parent Company	Score
Select	Preservation	Passage Community	Minneapolis	Simpson Housing Services	123
Non-select	Preservation	TWV (Torre de San Miguel, Westminster Place, Vista Village)	Saint Paul	CommonBond Communities	119
Non-select	Preservation	The NorthView	Minneapolis	Beacon Interfaith Housing Collaborative	112
Non-select	Preservation	University Dale Apartments	Saint Paul	Premier Development Corporation LLC	105
Non-select	Preservation	Hillside Terrace Apartments	Long Lake	The Schuett Companies, Inc.	105
Non-select	Preservation	The Terraces	Saint Paul	Neighborhood Development Alliance Inc (NeDA)	104
Non-select	Preservation	PPL YouthLink Community / Downtown View	Minneapolis	Project for Pride in Living, Inc.	103
Non-select	Preservation	Willow Wood Estates	Plymouth	CommonBond Communities	102
Non-select	Preservation	Heritage Park Preservation Phase 1	Minneapolis	McCormack Baron Salazar, Inc.	96
Non-select	Preservation	Bottineau Commons and Lofts	Minneapolis	Sherman Affordable Holdings LLC	95
Non-select	Preservation	Grande Market Place Apartments	Burnsville	Sherman Affordable Holdings LLC	94
Non-select	Preservation	Selby Grotto Apartments	Saint Paul	Premier Development Corporation LLC	86
Non-select	Preservation	Ramsey Hill	Saint Paul	Trellis Co.	80
Non-select	Preservation	Clare Apartments	Minneapolis	Clare Housing	79
Non-select	Permanent Supportive Housing	The Community Corner	Brooklyn Center	New Generations LLC	134
Select	Permanent Supportive Housing	St. Olaf - Exodus Building	Minneapolis	Aeon	125
Non-select	Permanent Supportive Housing	Envision Communities at Penn	Minneapolis	Envision Communities, Inc.	96
Non-select	Permanent Supportive Housing	F2F @ Arcade	Saint Paul	Face 2 Face	85

## Contact

For more information regarding the 2023 Multifamily Consolidated RFP contact [mhfa.consolidated.rfp@state.mn.us](mailto:mhfa.consolidated.rfp@state.mn.us).

For more technical assistance or to request a debrief, fill out and submit the [Technical Assistance Request Form](#).