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 table shows the select and non-select projects in the 2024 HTC Round 2. 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 project may be selected over another project with higher score.

2024 HTC Round 2 Selections and Scores

Status	Project Name	City	Sponsor/Parent Company	Supplemental Priority	Score
Select	East 7th Street	St. Paul	Project for Pride in Living, LLC	Yes	136
Select	St. Olaf-Exodus	Minneapolis	Aeon	Yes	133
Select	Prairie Pointe Apartments	Shakopee	Beacon Interfaith Housing Collaborative	Yes	131
Select	The Warren Apartments	Minneapolis	Premier Development Corporation LLC	No	133
Non-Select	Melrose Commons	Medina	CommonBond Communities	No	133
Non-Select	Park Rapids Apartments	Park Rapids	D.W. Jones Inc.	No	86

Contact

For more information about the 2024 HTC Round 2, please email the HTC team at htc.mhfa@state.mn.us.

For additional technical assistance or to request a debrief, fill out and submit the Technical Assistance Request Form.