

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

This selection framework applies to the following Minnesota Housing RFP processes:

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

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

HTC Round 1 is offered through the Multifamily Consolidated RFP and usually 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 HTCs remaining or returned since HTC Round 1. Additionally, HTC Round 2 establishes a waiting list for HTCs that may be returned. In HTC Round 2, all 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 Application Instructions: Consolidated RFP and HTC Rounds 1 and 2](#). Next, applications are scored based on Agency selection priorities and selection criteria that align with the [Agency Strategic Plan](#) and are outlined in the Self-Scoring Worksheet.

Each funding source offered through the Consolidated RFP is governed by separate requirements, which may include requirements set out in 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 [2022-2023 Housing Tax Credit Qualified Allocation Plan](#) ("QAP"), the Self-Scoring Worksheet and the Scoring Guide. Applicants who are applying for 9% HTCs or deferred loans with 4% HTCs should consult those 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 Application Instructions: Consolidated RFP and HTC Rounds 1 and 2](#).

- Insufficient Resources
- Geographic Balance/Strategic Plan/Amount of Funding Requested
- Ineligible Application
- Ineligible Due to Capacity
- Ineligible Due to Feasibility
- Deferred Loan Funding Priorities



Multifamily Request for Proposals (RFP)/ Housing Tax Credits (HTC) Round 1 Selection Framework and Final Scores

Minnesota Housing will provide an opportunity for all non-selected applicants to receive a debrief on their scoring. 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 Multifamily 2021 RFP / 2022 HTC Round 1. Project types include workforce, preservation, permanent supportive housing, and senior housing. Because the different types of 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.

Workforce Housing – Metro						
Project Name	Project City	Sponsor Name	Score	Project Type	Selection Status	Non-Select Reason
Union Park Flats	Saint Louis Park	Project for Pride in Living	141	Workforce	Select	
Bethesda Cornerstone Village -- Cottage Grove	Cottage Grove	Bethesda Cornerstone Village NP MN, Inc.	131	Workforce	Non-Select	Insufficient Resources
5240 Apts	Crystal	SCI Associates, LLC	130	Workforce	Select	
Tessman Ridge Apartments	Brooklyn Park	Duffy Development Company, Inc.	127	Workforce	Select	
Wadaag Commons	Minneapolis	Seward Redesign, Inc.	127	Workforce	Select	
3030 Nicollet	Minneapolis	Project for Pride in Living	124	Workforce	Non-Select	Insufficient Resources
Gladstone Village	Maplewood	JB Vang Partners	124	Workforce	Non-Select	Insufficient Resources
Gladstone Place	Maplewood	Jay Weis & Erik Weis / MWF Properties	121	Workforce	Non-Select	Insufficient Resources
Wangstad Commons	Brooklyn Center	JO Companies, LLC	120	Workforce	Non-Select	Insufficient Resources
Calvary Apartments	Minneapolis	Trellis Co.	118	Workforce	Non-Select	Insufficient Resources
Main Street Lofts	Elko-New Market	Joseph Development	117	Workforce	Non-Select	Insufficient Resources
1136 Frost	Maplewood	Reuter Walton	116	Workforce	Non-Select	Insufficient Resources
Bethesda Cornerstone Village -- Brooklyn Park	Brooklyn Park	Bethesda Cornerstone Village NP MN, Inc.	113	Workforce	Non-Select	Insufficient Resources
Plymouth Avenue Apartments	Minneapolis	Matrix Development LLC	100	Workforce	Non-Select	Insufficient Resources
MPHA Family Housing Expansion	Minneapolis	Minneapolis Public Housing Authority	99	Workforce	Non-Select	Insufficient Resources
The Rise on 7	St. Louis Park	CommonBond	92	Workforce	Non-Select	Insufficient Resources

Workforce Housing – Metro						
Project Name	Project City	Sponsor Name	Score	Project Type	Selection Status	Non-Select Reason
Currie Commons	Minneapolis	Wellington Management Inc.	79	Workforce	Non-Select	Insufficient Resources
Minneapolis Lot A	Minneapolis	Sherman Associates	74	Workforce	Non-Select	Insufficient Resources
Burnsville Crossing	Burnsville	Wellington Management Inc.	71	Workforce	Non-Select	Insufficient Resources
Nuage	Richfield	The Boisclair Corporation	65	Workforce	Non-Select	Insufficient Resources
Penn Terrace	Bloomington	The Boisclair Corporation	52	Workforce	Non-Select	Insufficient Resources
Beltline Station	Saint Louis Park	Sherman Associates	47	Workforce	Non-Select	Insufficient Resources

Workforce Housing – Greater MN						
Project Name	Project City	Sponsor Name	Score	Project Type	Selection Status	Non-Select Reason
Alexander Baker	International Falls	KOOTASCA Community Action	143	Workforce	Select	
Hillside Heights Apartments	Elk River	Trellis Co. (formerly CHDC)	142	Workforce	Select	
Underwood Terrace	Lake City	Three Rivers Community Action, Inc.	132	Workforce	Select	
Monticello Workforce Housing	Monticello	Duffy Development Co	129	Workforce	Non-Select	Insufficient Resources
Mission Creek Estates	Hinckley	Mille Lacs Corporate Ventures	128	Workforce	Non-Select	Insufficient Resources
Riverview Flats	Winona	Jay Weis & Erik Weis / MWF Properties, LLC	125	Workforce	Non-Select	Insufficient Resources
3rd Avenue Flats	Dilworth	Commonwealth Holdings II, LLC	124	Workforce	Non-Select	Insufficient Resources

Workforce Housing – Greater MN						
Project Name	Project City	Sponsor Name	Score	Project Type	Selection Status	Non-Select Reason
Decker Dwellings II	Duluth	One Roof Community Housing	118	Workforce	Non-Select	Insufficient Resources
Cambridge Apartments	Cambridge	Reuter Walton	117	Workforce	Select	
Marketplace Crossing ¹	Big Lake	CommonBond Communities	115	Workforce	Select	
Manor Hills Apartments ²	Rochester	Titan Development and Investments Inc.	113	Workforce	Select	
Eastside Apartments	Rochester	Three Rivers Community Action, Inc.	104	Workforce	Non-Select	Insufficient Resources
Eight05 Laurel	Brainerd	D. W. Jones, Inc.	103	Workforce	Non-Select	Insufficient Resources
Kasson Apartments (Exact Name TBD)	Kasson	Access Development, LLC	101	Workforce	Non-Select	Insufficient Resources
Granite Ridge Apartments - Delano	Delano	Ronald E Clark	95	Workforce	Non-Select	Insufficient Resources
Twenty08	Alexandria	Alexandria Housing & Redevelopment Authority	94	Workforce	Non-Select	Insufficient Resources

Preservation – Metro						
Project Name	Project City	Sponsor Name	Score	Project Type	Selection Status	Non-Select Reason
Horizon Heights	Burnsville	Minnesota Brokerage Group	114	Preservation	Select	
Clare Apartments	Minneapolis	Clare Housing	109	Preservation	Non-select	Insufficient Resources
Calvary Center Apartments	Golden Valley	Calvary Center	74	Preservation	Select	
Hillside Terrace Apartments	Long Lake	The Schuett Companies, Inc.	46	Preservation	Non-select	Insufficient Resources

¹ Marketplace Crossing received supplemental priority under the 2022-2023 Housing Tax Credit Qualified Allocation Plan.

² Manor Hills Apartments received supplemental priority under the 2022-2023 Housing Tax Credit Qualified Allocation Plan.

Preservation – Greater MN						
Project Name	Project City	Sponsor Name	Score	Project Type	Selection Status	Non-Select Reason
New Haven Court	Hibbing	Center City Housing Corp	102	Preservation	Non-select	Insufficient Resources
Artspace Washington Studios	Duluth	Artspace Projects, Inc.	98	Preservation	Non-select	Insufficient Resources
Isle View Apartments	Isle	Volunteers of America National Services	64	Preservation	Non-select	Insufficient Resources
Oakwood Terrace	Grand Rapids	D. W. Jones, Inc.	62	Preservation	Non-select	Insufficient Resources

Permanent Supportive Housing – Metro						
Project Name	Project City	Sponsor Name	Score	Project Type	Selection Status	Non-select Reason
Emerson Village	Minneapolis	Beacon Interfaith Housing Collaborative	147	Permanent Supportive Housing	Select	
Simpson Community Shelter and Apartments	Minneapolis	Project for Pride in Living, Inc.	145	Permanent Supportive Housing	Select	
Kyle Garden Square	Minneapolis	Alliance Housing Incorporated	135	Permanent Supportive Housing	Select	
St. Stephen's Housing	Minneapolis	St. Stephen's Human Services	129	Permanent Supportive Housing	Non-select	Insufficient Resources
Prairie Pointe Apartments	Shakopee	Beacon Interfaith Housing Collaborative	128	Permanent Supportive Housing	Non-select	Insufficient Resources
Mary Hall	Saint Paul	Aeon	100	Permanent Supportive Housing	Select	

Senior – Metro						
Project Name	Project City	Sponsor Name	Score	Project Type	Selection Status	Non-Select Reason
Treehouse	Saint Paul	Trellis Co	114	Senior	Non-Select	Insufficient Resources
Phalen Village	Saint Paul	Jay Weis & Erik Weis / MWF Properties, LLC	102	Senior	Select	

Senior – Metro						
Project Name	Project City	Sponsor Name	Score	Project Type	Selection Status	Non-Select Reason
Rogers Main Street Senior Housing	Rogers	Duffy Development Co	99	Senior	Select	
Cornelia View	Edina	Ecumen	90	Senior	Non-Select	Insufficient Resources
Riverdale Station Senior LIHTC	Coon Rapids	Sherman Associates Development LLC	35	Senior	Non-Select	Insufficient Resources

Senior – Greater MN						
Project Name	Project City	Sponsor Name	Score	Project Type	Selection Status	Non-Select Reason
Lewis Lofts	Mankato	Cohen-Esrey Affordable Partners	106	Senior	Select	
Big Lake Station- Senior	Big Lake	Aeon	105	Senior	Select	
Skyridge Flats	Duluth	Housing and Redevelopment Authority of Duluth	102	Senior	Select	
Settler Commons	Buffalo	Central Minnesota Housing Partnership, Inc.	82	Senior	Select	
Lake Crossing Apartments	Big Lake	CommonBond Communities	74	Senior	Non-select	Insufficient Resources
Morgan Park Senior Housing	Duluth	Accessible Space, Inc.	71	Senior	Non-select	Insufficient Resources
Walker Methodist Cambridge	Cambridge	Walker Methodist	53	Senior	Non-select	Insufficient Resources