



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 coordinates and consolidates multiple federal and state capital funding resources into one application process once per year. Applicants request funding for a specific housing development proposal. Applicants generally do not apply for specific deferred funding sources. During the application evaluation process, Minnesota Housing identifies the funding sources that are the best fit for a given application.

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 offers 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 jurisdictions¹ 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

¹ Includes the following: City of Minneapolis, City of Saint Paul, Dakota County and Washington County. Additional information about suballocators and their jurisdictions are located in the Qualified Allocation Plan.

Minnesota Housing's [Strategic Plan](#) and Qualified Allocation Plan as 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 and program guides, which provide a variety of preferences, priorities and requirements for projects that are selected for funding. The allocation of HTC's is governed by the State of Minnesota [2024 - 2025 Housing Tax Credit Qualified Allocation Plan](#) (QAP) including the [Self-Scoring Worksheet](#), and the [Scoring Guide](#). Applicants who are applying for competitive 9% HTC's or deferred loans with 4% HTC's financial structure should consult these documents. Minnesota Housing overlays funding requirements during the feasibility review to best match proposals to available resources. Additional details may be found in the [Multifamily RFP Standards](#).

Non-select Criteria

An application 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
- Deferred loan funding priorities
- Amount of funding requested
- Ineligible due to project feasibility
- Ineligible due to financial and organizational capacity
- Ineligible application
- Geographic distribution
- Strategic priorities and selection criteria

Insufficient resources is the primary reason that an application is not selected. In a typical year, there are funding resources to select 20% to 25% of funding requests. Minnesota Housing offers and provides an opportunity for all non-selected applicants to receive a debrief on their application. Minnesota Housing also offers technical assistance to provide applicants guidance on submitting a competitive application including financial structure(s), scoring, project feasibility and other specific areas. If interested in technical assistance, please fill out and submit our [Technical Assistance Request Form](#).

2024 Multifamily Consolidated RFP and 2025 HTC Round 1 Scores

Table A and B reflect the selected and non-selected applications within each region by project type(s) in the 2024 Multifamily Consolidated RFP / 2025 HTC Round 1. Project types include:

- preservation of workforce housing, permanent supportive housing or senior housing;

- new construction workforce housing;
- new construction permanent supportive housing; and
- new construction 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.

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Table A: Greater Minnesota, Selection Statuses and Scores

Status	Project Type(s)	Project Name	City	Sponsor/Parent Company	Score
Select	Preservation, Senior	Shields Plaza	North Branch	Juanita Pekay	124
Non-Select	Preservation, Senior	Faith Haven Apartments	Duluth	One Roof Community Housing	121
Select	Preservation, Senior	Uptown Maple Commons	North Branch	Ecumen	118
Select	Preservation, Senior	Hilltop Manor	Eveleth	Trellis Co.	118
Select	Preservation, Senior	Red Pine Estates	Bemidji	The Schuett Companies, Inc.	113
Select	Preservation, Workforce	Ridgeway III & IV	Bemidji	Housing & Redevelopment Authority of Beltrami	92
Select	Workforce Housing	Leech Lake Homes IX	Cass Lake	Leech Lake Band of Ojibwe Housing Authority	151
Select	Workforce Housing	Mission Creek Estates	Hinckley	Mille Lacs Corporate Ventures	140
Select	Workforce Housing	Cobb Cook Place	Hibbing	Center City Housing Corp.	135
Select	Workforce Housing	Albert Lea Family Housing	Albert Lea	Albert Lea Family Housing, LLC	134
Select	Workforce Housing	3rd Avenue Flats	Dilworth	Commonwealth Holdings IV, LLC	132
Select	Workforce Housing	Eastside Apartments	Rochester	Three Rivers Community Action, Inc.	131
Non-Select	Workforce Housing	Marshall Family Housing	Marshall	Marshall Family Housing, LLC	128
Non-Select	Workforce Housing	Sunrise Apartments	Wyoming	Reuter Walton Development, LLC	127
Non-Select	Workforce Housing	Prairie View Townhomes	Mahnomen	Midwest Minnesota Community Development Corporation	126
Non-Select	Workforce Housing	Third Rapids Apartments	Sartell	TTT Housing, LLC	126
Non-Select	Workforce Housing	The Carroll	Mankato	PreservingUS, Inc.	124
Non-Select	Workforce Housing	White Oak Apartments	Deer River	KOOTASCA Community Action	121
Non-Select	Workforce Housing	Cambridge 2.0	Cambridge	Reuter Walton Development, LLC	108
Non-Select	Workforce Housing	Lindstrom Apartments	Lindstrom	Reuter Walton Development, LLC	101
Select	Supportive Housing	Mankato Supportive Housing	Mankato	Trellis Co.	148
Select	Supportive Housing	Red Lake Supportive Housing 3	Red Lake, Little Rock, Redby and Ponemah	Red Lake Reservation Housing Authority	105
Non-Select	Senior Housing	Mountain Iron Senior Housing	Mountain Iron	RCIL Mountain Iron Senior Housing, LP	116
Non-Select	Senior Housing	Eastgate II	Owatonna	LWO Properties, LLC	116
Non-Select	Senior Housing	Wyoming Senior Housing	Wyoming	Chisago County HRA-EDA	114
Non-Select	Senior Housing	West Transit Village Phase 1	Rochester	Aeon	111
Non-Select	Senior Housing	Elk River Senior Housing	Elk River	Duffy Development Company	107
Non-Select	Senior Housing	The Vista on Pinecone	St. Cloud	Central Minnesota Housing Partnership, Inc.	106
Non-Select	Senior Housing	Rochester Civic Lot	Rochester	Sherman Associates Development, LLC	106
Non-Select	Senior Housing	Hilltop Square Apartments	Eagle Bend	Central Minnesota Housing Partnership, Inc.	105

Table A: Greater Minnesota, Selection Statuses and Scores

Non-Select	Senior Housing	Mysa House II	Mora	Housing and Redevelopment Authority of Mora	97
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Table B: Metropolitan Area, Selection Statuses and Scores

Status	Project Type(s)	Project Name	City	Sponsor/Parent Company	Score
Select	Preservation, Supportive	Perspectives	Saint Louis Park	Trellis Co.	136
Non-Select	Preservation, Workforce	Torre de San Miguel	Saint Paul	CommonBond Communities	127
Select	Preservation, Supportive	The NorthView	Minneapolis	Beacon Interfaith Housing Collaborative	121
Non-Select	Preservation, Workforce	Westminster Place/ Vista Village	Saint Paul	CommonBond Communities	118
Select	Preservation, Supportive	Clare Apartments	Minneapolis	Clare Housing	116
Non-Select	Preservation, Supportive	PPL YouthLink Community/ Downtown View	Minneapolis	Project for Pride in Living, Inc.	115
Select	Preservation, Workforce	Southview Estates	Bloomington	Bloomington Southview, LP	101
Non-Select	Workforce Housing	Hamm's Brewery - East End Apartments	Saint Paul	JB Vang Partners	143
Select	Workforce Housing	The Warren Apartments	Minneapolis	Premier Development Corporation, LLC	141
Non-Select	Workforce Housing	EPIC+R	Minneapolis	Renewable Energy Partners, Inc.	140
Select	Workforce Housing	Melrose Commons	Medina	CommonBond Communities	139
Non-Select	Workforce Housing	2400 Chicago	Minneapolis	Stride Development PBC	137
Select	Workforce Housing	Lotus Pointe	Crystal	Woda Cooper Companies, Inc.	136
Non-Select	Workforce Housing	Penn Wood Village and Community Market	Minneapolis	James Archer	135
Select	Workforce Housing	Penn Station	Richfield	JO Companies, LLC	134
Non-Select	Workforce Housing	The Cora Family	Minneapolis	Investoration Real Estate and Development	134
Non-Select	Workforce Housing	Zaria	Minneapolis	Noor Development Group	134
Non-Select	Workforce Housing	2933-37	Minneapolis	Twin City Development Company, LLC	134
Non-Select	Workforce Housing	Upper Harbor Redevelopment Parcel 6A	Minneapolis	Building Blocks, Inc.	133
Non-Select	Workforce Housing	Terrano Apts	Blaine	TTT Housing, LLC	131
Non-Select	Workforce Housing	GloryVille	Saint Paul	GloryVille, LLC	130
Non-Select	Workforce Housing	2116 Nicollet	Minneapolis	Alliance Housing Inc.	127
Non-Select	Workforce Housing	Tessman Ridge Phase II	Brooklyn Park	Duffy Development Company	124
Non-Select	Workforce Housing	CB Lowry Ave Site	Minneapolis	CommonBond Communities	113

Table B: Metropolitan Area, Selection Statuses and Scores

Non-Select	Supportive Housing	The Community Corner	Brooklyn Center	New Generations LLC	141
Non-Select	Supportive Housing	Aster Commons	Richfield	Beacon Interfaith Housing Collaborative	116
Non-Select	Senior Housing	South Haven/Summit Point	Edina	CommonBond Communities	117
Non-Select	Senior Housing	Logan Avenue Flats	Minneapolis	James Archer	114
Non-Select	Senior Housing	The Cora Senior	Minneapolis	Investoration Real Estate and Development	112
Non-Select	Senior Housing	Trails Edge Senior Apartments	Waconia	Carver County Community Development Agency	110
Non-Select	Senior Housing	Clare 5	Minneapolis	Clare Housing	110
Non-Select	Senior Housing	Ebenezer Senior Housing	Minneapolis	2545 Portland GP LLC	103
Non-Select	Senior Housing	34th & Nic	Minneapolis	JADT Development	99

Contacts

For more information regarding the Multifamily Consolidated RFP, contact mhfa consolidated.rfp@state.mn.us.

For more information regarding Housing Tax Credits, contact htc.mfha@state.mn.us.

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