



2024 Workforce Housing Development Program Request for Proposals: Selection Framework and Final Scores

Last Updated: October 2024

Overview

The Workforce Housing Development Program (WHDP) targets small-to medium-sized communities in Greater Minnesota with rental workforce housing needs. Funding is available to build market rate residential rental properties in communities with proven job growth and demand for workforce rental housing. WHDP funds are administered through a competitive Request for Proposes (RFP) process.

Additional information about the WHDP can be found in the [WHDP Program Guide](#).

Selection Framework

WHDP RFP applications are evaluated to determine whether they meet the eligibility requirements, statutory requirements, and threshold criteria as detailed in the [WHDP RFP Application Instructions](#). Next, applications are ranked and scored based on the Agency's selection priorities and selection criteria that align with Minnesota Housing's [Strategic Plan](#) and are described in the [WHDP Self-Scoring Worksheet](#). Projects determined to be ineligible were not scored by staff.

The WHDP is governed by requirements set by statute, rules, and the [WHDP Program Guide](#), which outline a variety of preferences, priorities, and requirements for projects that are selected for funding. Additional details may be found in the [WHDP RFP Application Instructions](#).

Non-Select Criteria

An application may be determined ineligible or non-select due to one or more of the following criteria:

- Statutory or threshold requirements
- Project feasibility
- Geographic distribution
- Underwriting standards
- Amount of funding requested
- Development cost
- Statutory preference

Additional information on each item can be found in the [WHDP RFP Application Instructions](#).

Minnesota Housing was able to select 56% of submitted applications with the funding available through the 2024 WHDP RFP. Insufficient resources is the primary reason that an application is not selected.

All non-select applicants may meet with Minnesota Housing to receive a debrief on their application. Minnesota Housing also offers technical assistance to provide applicants guidance on submitting a competitive application including feedback on underwriting, scoring, project feasibility, and other specific areas. If interested in technical assistance, contact workforcehousingdevprog.mhfa@state.mn.us.

Scores

The table below includes applicants that responded to Minnesota Housing's 2024 WHDP RFP and reflects the selection determination and scores of the applications.

Table 1: 2024 WHDP Request for Proposals Application Scores

Project Name	City/Applicant	Score	Determination
Sunrise Lake Townhomes	Atwater	69	Select
Sandstone School Workforce Housing	Sandstone	67	Select
Grand Street Apartments	Chatfield	67	Select
Henderson Apartments	Henderson	67	Select
Waterville Apartments	Waterville	67	Select
The Lincoln Apartment Homes	Battle Lake	67	Select
191 Melro	Gaylord	65	Select
Bridgeview Apartments	Zumbrota	63	Select
The Alleghany	Wabasha	63	Select
Glenshire Estate Townhomes	Watkins	62	Select
Steele Heights	Ellendale	61	Select
Hendricks Workforce Housing	Hendricks	61	Select
Mountain View Meadows	Bemidji	60	Select
971 Apartments	Winona	59	Select
1000 Division	Northfield	58	Select
Laker Landings	Mountain Lake	57	Select
Bayview Flats	Howard Lake	55	Select
Hillcrest Faribault	Faribault	55	Select

Project Name	City/Applicant	Score	Determination
Dawson Duplexes	Dawson	55	Select
Grass Lakes Farm Apartments	Winsted	54	Select
1800 W Highway 61	Grand Marais Cook County EDA	53	Select
Grand Rapids Workforce Housing	Grand Rapids	53	Select
Litchfield Midtown Lofts	Litchfield	53	Select
Bunker Hills	Aitkin	52	Select
River Haven	New Ulm	51	Select
Twenty08	Alexandria	51	Select
Aire Apartments	Owatonna	51	Select
Yankton Flats	Balaton	61	Non-Select
Reflection Cove	Redwood Falls	49	Non-Select
300 Block Redevelopment	Albert Lea	48	Non-Select
Ten01	Roseau	48	Non-Select
New Prague Apartments	New Prague	45	Non-Select
Bemidji Workforce Housing Development	Bemidji	44	Non-Select
The Edge	Thief River Falls	44	Non-Select
Rivers Edge	Fergus Falls	43	Non-Select
Eight05 Laurel	Brainerd	42	Non-Select
Golf Course Project	Worthington	36	Non-Select
Marktplatz Apartments	New Ulm	–	Ineligible
Serenity at Jackson	Jackson	–	Ineligible
Brainerd Oaks	Brainerd	–	Ineligible
Fox Creek Place	Little Falls	–	Ineligible
Maple Avenue Development	Canby	–	Ineligible
Silverpoint II	Silver Bay	–	Ineligible
Wilderness Escape	Ely	–	Ineligible
Patel Villas	Arlington	–	Ineligible
Woodland Corners Apartments	Hackensack	–	Ineligible
The Village on Darling	Worthington	–	Ineligible
Seter Grove Apartments	Glyndon	–	Ineligible

This information is provided in accordance with [Minnesota Statute 462A.24](#).