



# Housing Trust Fund Program 2025 – 2027 Rental Assistance Request for Proposals Selection Framework and Final Selections

This document provides general information regarding Minnesota Housing’s process of selecting program administrators under this Request for Proposals (RFP).

## Overview of the Housing Trust Fund Program Request for Proposals

The Housing Trust Fund (HTF) program is a state funded grant program that provides rental housing assistance for low-income households. The HTF program provides temporary rental assistance, security deposits, and housing related expenses to High Priority Homeless households until they obtain permanent, sustainable housing opportunities through other resources or increased income. Rental assistance is provided in partnership with supportive services. Households are referred through the state’s Coordinated Entry (CE) system.

Minnesota Housing issued a Request for Proposals on November 21, 2024, with applications due on December 31, 2024. Eligible applicants were nonprofit and for-profit organizations, limited dividend entities, cooperative housing corporations, cities, joint powers boards as established by two or more cities, public housing agencies, and Tribal Nations or Tribal housing corporations.

Minnesota Housing made available up to \$25,000,000 in grant funds for a two-year grant period from October 1, 2025 – September 30, 2027. Included in this amount was Housing Navigation funding of up to \$500,000. Fifty-three proposals, including 8 new applicants, requested a total of \$40,230,932. Three applications did not pass initial threshold review, credit risk review, or score at or above the minimum 50 points out of 100 total. Funding recommendations for fifty program administrators will be presented to the Minnesota Housing board at their meeting on May 22, 2025.

## Overview of Selection Framework

The selection process for the program involved a multi-phased evaluation. Applications not passing the requirements of a particular phase would not proceed to the next stage in the review process.

Initially, all submitted applications were assessed for completeness; incomplete applications were not considered. The next phase evaluated complete applications to make sure applicants were eligible, as detailed in the RFP. Applications were then scored by a team of reviewers, including Minnesota Housing staff, other state agency staff, and community reviewers with industry knowledge. Scores were based on the scoring rubric outlined in the RFP, which totaled 100 points for the Rental

Assistance section and an additional 40 points for the optional Housing Navigation section.

Table 1: Table listing RFP sections and their maximum score values

RFP Section	Maximum Score = 100 points
Local Program Design	40 points
Capacity	20 points
Equity	30 points
Funding Request/Budget	10 points

Current administrators’ utilization of their current grant was also evaluated.

The Office of Grants Management (OGM) [Policy 08-06](#) requires that Minnesota Housing staff conduct a pre-award risk assessment prior to entering into a Grant Contract Agreement with potential grantees receiving an award of \$50,000 or more, subject to Minn. Stat. [§16B.97](#) and [§16B.98](#). This pre-award risk assessment was performed to ensure that potential grantees can perform the required duties specified in the Grant Contract Agreement, and to identify risk mitigation strategies for potential weaknesses and substantial risk concerns that are identified during the assessment process.

## Final Selections

In addition to the application evaluation process, Minnesota Housing also considered several additional factors, including the ability to serve the priority populations, the program design and implementation plan with an emphasis on resources, practices, and partners to serve the intended region, and the ability to be inclusive of diverse populations. The scoring rubric informed the selection process but was not the only deciding factor. Other possible factors could be (though not limited to), current grant utilization, regional share of need and emerging need.

Minnesota Housing provides an opportunity for all applicants to receive a formal debrief to review their evaluation and to discuss how to strengthen potential future applications for funding.

The following table outlines selected applicants and the selection amount.

## Results of the Housing Trust Fund Program Rental Assistance RFP

Administrator	Score (out of 100)	2025-2027 Award
Agate Housing and Services, Inc.	81.5	\$ 3,570,000
Amherst H. Wilder Foundation (Minnesota Place)	78.5	\$ 144,000

<b>Administrator</b>	<b>Score (out of 100)</b>	<b>2025-2027 Award</b>
Avivo	61.5	\$ 529,000
Beacon Interfaith Housing Collaborative (Audubon Crossing)	69.5	\$ 90,000
Bi-County Community Action Programs, Inc.	83.5	\$ 524,000
Bois Forte Band of Chippewa	77.0	\$ 161,000
Carver County CDA	73.5	\$ 279,000
Centro Nazareno de Compasion Agape, Inc. (New applicant)	50.5	\$ 145,000
Clare Housing	84.5	\$ 304,000
Common Bond Communities (Vicksburg Commons)	61.0	\$ 134,000
D.W. Jones Management (River Rock Townhomes)	32.5	\$ 96,000
Fathers Rise Together, Inc. DBA Family Rise Together	83.0	\$ 159,000
Frontier Living LLC	85.5	\$ 174,000
Hearth Connection (Greater MN)	84.0	\$ 2,443,000
Hearth Connection (Metro Twin Cities)	68.0	\$ 3,386,000
Housing & Redevelopment Authority of Clay County	79.5	\$ 1,695,000
Housing and Redevelopment Authority of Bemidji	57.5	\$ 85,000
Housing and Redevelopment Authority of Itasca County	74.5	\$ 129,000
Indigenous Peoples Task Force (Maynidoowahdak Odena)	82.0	\$ 318,000
Jeremiah Program (The Jeremiah)	79.5	\$ 186,000
Leech Lake Reservation Housing Authority	74.5	\$ 83,000
Lutheran Social Service of Minnesota (Cedarview Commons)	95.0	\$ 503,000
Lutheran Social Service of Minnesota (Greater MN)	76.0	\$ 246,000
Lutheran Social Service of Minnesota (Metro Twin Cities)	88.0	\$ 1,380,000

<b>Administrator</b>	<b>Score (out of 100)</b>	<b>2025-2027 Award</b>
Lutheran Social Service of Minnesota (The Crossing at Big Lake Station)	73.0	\$ 57,000
Lutheran Social Service of Minnesota (The Depot at Elk River)	84.0	\$ 54,000
MAHUBE-OTWA Community Action Partnership, Inc.	87.5	\$ 705,000
Mental Health Resources, Inc.	82.5	\$ 1,149,000
MetroPlains Management (Firehouse #1 Limited Partnership)	67.5	\$ 36,000
Mind The GAPP (New applicant)	81.0	\$ 179,000
MN8	82.0	\$ 307,000
Neighborhood House	90.0	\$ 296,000
New Pathways, Inc. (Normandy Townhomes)	71.5	\$ 131,000
Olmsted County HRA	85.5	\$ 681,000
Parents in Community Action (New applicant)	92.5	\$ 198,000
Project for Pride in Living, Inc. (Achieving Through Stability)	81.0	\$ 499,000
Project for Pride in Living, Inc. (Camden Apts.)	92.0	\$ 364,000
Project for Pride in Living, Inc. (Scattered site; Heading Home)	85.0	\$ 543,000
Recovery is Happening (New applicant)	75.0	\$ 187,000
Red Lake Homeless Shelter	87.5	\$ 93,000
South Central Minnesota Multi-County Housing and Redevelopment Authority	57.5	\$ 164,000
South Metro Human Services DBA RADIUS Health	79.0	\$ 1,031,000
South Metro Human Services DBA RADIUS Health (Crane Ordway)	90.5	\$ 214,000
Southwest Minnesota Housing Partnership	88.5	\$ 119,000
Touchstone Mental Health (New applicant)	52.0	\$ 180,000

Administrator	Score (out of 100)	2025-2027 Award
Tri-Valley Opportunity Council, Inc.	88.0	\$ 122,000
Women's Advocates	87.0	\$ 339,000
Young Women's Christian Association of St. Paul (New applicant)	88.0	\$ 109,000
Young Women's Christian Association of St. Paul (Oxford)	88.0	\$ 109,000
YouthLink	81.5	\$ 268,000
	<b>TOTAL</b>	<b>\$ 24,897,000</b>