



Multifamily Consolidated Request for Proposals and Housing Tax Credit Funding Rounds Selection Framework and Final Scores

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This selection framework applies to the following Minnesota Housing Multifamily Division request for proposals (RFP) processes:

- Multifamily Consolidated RFP
- Housing Tax Credit Round 1
- Housing Tax Credit 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.

Housing Tax Credit Round 1 offers competitive federal 9% Housing Tax Credits (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.

Housing Tax Credit Round 2 offers competitive federal 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.

¹ Includes the following: City of Minneapolis, City of St. Paul, Dakota County, and Washington County. Refer to the HTC Qualified Allocation Plan for additional information about suballocators and their jurisdictions.

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 Minnesota Housing's [Strategic Plan](#) and the state of Minnesota's [HTC 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 statutes, rules, and 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 [HTC Qualified Allocation Plan](#), including the Self-Scoring Worksheet and the Scoring Guide. Applicants who are applying for competitive 9% HTCs or deferred loans with 4% HTCs 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](#) and in the [Introduction to the Multifamily Consolidated RFP: Selection and Funding Framework](#) training module.

Non-Select Criteria

An application not selected for further processing is due to one or more of the following criteria:

- 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

Information on each item can be found in the [Multifamily RFP Standards](#). Insufficient resources is the primary reason that an application is not selected. In a typical year, there are funding resources to select 20-35% 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, complete and submit the [Technical Assistance Request Form](#).

2025 Multifamily Consolidated RFP and 2026 HTC Round 1 Scores

Tables 1 and 2 reflect the selected and non-selected applications within each region by project type(s) in the 2025 Multifamily Consolidated RFP/2026 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
- 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 has a higher score.

The information in Tables 1 and 2 may be modified as a result of the appeal process, per the HTC Qualified Allocation Plan. Should the status and/or score of any project(s) change, an updated version of this document will be published.

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Table 1: Greater Minnesota, Selection Statuses and Scores

Status	Project Type	Project Name	Project City	Sponsor Developer	Score
Select	Preservation, Workforce	White Earth Homes VI	Mahnomen	White Earth Reservation Housing Authority	132
Select	Preservation, Senior	Henry Hill Apartments	Granite Falls	Kimberly Cooper & Associates, Thomas Cooper & Associates, and Christopher M. Cooper & Associates	128
Select	Preservation, Workforce	Innsbruck Townhomes	Rochester	Twin Cities Housing Development Corporation	118
Non-Select	Preservation, Workforce	Tower Apartments LLC	Tower	Vermilion Housing Corporation	99
Select	Preservation, Workforce	Freeport Square Apartments	Freeport	Central Minnesota Housing Partnership, Inc.	88
Select	Workforce Housing	Missabe Manor	Hibbing	Center City Housing Corp & Hibbing HRA	155
Select	Workforce Housing	Third Rapids Apartments	Sartell	TTT Housing, LLC TTT Development, LLC	148
Select	Workforce Housing	Kendall Pointe	Rochester	Woda Cooper Companies, Inc. & Housing Service Alliance	147
Select	Workforce Housing	Cedar View Apartments	Austin	Three Rivers Community Action, Inc.	144
Non-Select	Workforce Housing	Lindstrom Apartments	Lindstrom	Reuter Walton Development, LLC	144
Non-Select	Workforce Housing	Waters Edge	Grand Rapids	HRA of Itasca County D. W. Jones, Inc.	139
Non-Select	Workforce Housing	Eastgate II – Workforce	Owatonna	JTM Real Properties, LLC LWO Development LLC	138
Non-Select	Workforce Housing	Monument Place	Hinckley	Commonwealth Development Corporation of America	138
Non-Select	Workforce Housing	White Oak Apartments	Deer River	KOOTASCA Community Action	138
Non-Select	Workforce Housing	Prairie View Townhomes	Mahnomen	Midwest Minnesota Community Development Corporation	136
Non-Select	Workforce Housing	Sunrise Apartments	Wyoming	Reuter Walton Development	136
Non-Select	Workforce Housing	Marshall Family Housing II	Marshall	Marshall Family Housing, LLC JT Senior Consulting, LLC	135
Non-Select	Workforce Housing	Decker 2	Duluth	One Roof Community Housing Decker Dwellings II Developer, LLC	129

Status	Project Type	Project Name	Project City	Sponsor Developer	Score
Non-Select	Workforce Housing	Newlander Crossing	Lindstrom	Woda Cooper Companies, Inc.	128
Non-Select	Workforce Housing	Prairie Vista Apartments	Morris	HRA of Stevens County Beyond Shelter, Inc.	125
Non-Select	Workforce Housing	The Wilden	Grand Rapids	Commonwealth Development Corporation of America	122
Non-Select	Workforce Housing	Jackson Park Apartments	Mankato	Jackson Park Apartments, LLC Awsumb & Associates Inc.	74
Non-Select	Supportive Housing	Mission Heights	Duluth	Union Gospel Mission & HRA of Duluth	150
Select	Senior Housing	Hilltop Square Apartments	Eagle Bend	Central Minnesota Housing Partnership, Inc.	128
Select	Senior Housing	West Transit Village ph. 1	Rochester	Aeon	122
Non-Select	Senior Housing	Mountain Iron Senior Housing	Mountain Iron	RCIL Mountain Iron Senior Housing, LP JT Senior Consulting, LLC	119
Non-Select	Senior Housing	Cambridge Senior Apartments	Cambridge	Reuter Walton	119
Non-Select	Senior Housing	The Vista on Pinecone	St. Cloud	Central Minnesota Housing Partnership, Inc.	114
Non-Select	Senior Housing	Wyoming Senior Apartments	Wyoming	Chisago County HRA-EDA Duffy Development Company	104

Table 2: Metropolitan Area, Selection Statuses and Scores

Status	Project Type	Project Name	Project City	Sponsor Developer	Score
Select	Preservation, Supportive	Lindquist Apartments	Minneapolis	RS EDEN	144
Non-Select	Preservation, Workforce	Ramsey Hill	St. Paul	Trellis Co.	133
Select	Preservation, Workforce	Torre de San Miguel	St. Paul	CommonBond Communities	131
Non-Select	Preservation, Workforce	Westminster Place/Vista Village	St. Paul	CommonBond Communities	116
Non-Select	Preservation, Senior	South Shore & Westonka	Excelsior	CommonBond Communities	107.5
Non-Select	Workforce Housing	EPIC+R	Minneapolis	Renewable Energy Partners VY Enterprise	149

Status	Project Type	Project Name	Project City	Sponsor Developer	Score
Select	Workforce Housing	Hamm's Brewery - East End Apartments	St. Paul	JB Vang Partners	143
Non-Select	Workforce Housing	GloryVille	St. Paul	GloryVille LLC	141
Non-Select	Workforce Housing	Penn Wood Village	Minneapolis	James Archer Matrix Development LLC	140
Select	Workforce Housing	Terrano Apts	Blaine	TTT Housing, LLC TTT Development, LLC	140
Select	Workforce Housing	Zaria	Minneapolis	Noor Development Group & Project for Pride in Living	138
Non-Select	Workforce Housing	1108-1112 East Lake Street	Minneapolis	Unidos Properties, LLC Grass Roots Developer	138
Non-Select	Workforce Housing	Lyndale Avenue Apartments	Minneapolis	Trellis Co.	137
Select	Workforce Housing	Flour Exchange	Minneapolis	Trellis Co.	131
Non-Select	Workforce Housing	2116 Nicollet	Minneapolis	Alliance Housing Inc.	130
Non-Select	Workforce Housing	Highland Bridge Phase III	St. Paul	Project for Pride in Living	129
Select	Workforce Housing	Heights Ridge Apartments	Columbia Heights	Duffy Development Company, Inc.	125
Non-Select	Workforce Housing	The Aragon	St. Paul	Beacon Interfaith Housing Collaborative	122
Non-Select	Workforce Housing	Scattered Site Missing Middle Project	Minneapolis	Minneapolis Public Housing Authority MPHA Development Co.	116
Non-Select	Supportive Housing	F2F@Arcade	St. Paul	Face to Face Health & Counseling, Inc.	149
Select	Supportive Housing	The Community Corner	Brooklyn Center	New Generations VY Enterprise	147
Non-Select	Supportive Housing	OSCS-VOA Housing Project	Minneapolis	Volunteers of America National Services & Our Savior Community Services	147
Non-Select	Supportive Housing	Aster Commons	Richfield	Beacon Interfaith Housing Collaborative	141
Select	Senior Housing	Trails Edge Senior Apartments	Waconia	Carver County CDA	122
Non-Select	Senior Housing	Clare 5	Minneapolis	Clare Housing	116
Select	Senior Housing	Logan Avenue Flats Senior	Minneapolis	James Archer Matrix Development LLC	109

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](#).