



November 15, 2018

**Northfield Spring Creek II**  
**June 2018 Application Debrief**

***MFHA Multifamily RFP Award Summary:***

Through the June 2018 funding round, Minnesota Housing Finance Agency received 63 multifamily applications requesting more than \$44.1million in tax credits and \$173 million in deferred loans. A total of 13 projects were selected in the metro/suburbs and 12 projects from greater Minnesota were selected. The lowest scoring greater MN (nonprofit) project was 103 points. Unfortunately, Spring Creek II was not one of the greater MN projects selected.

**Spring Creek II Scoring Summary – Areas to Improve for 2019**

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- ***Rental Assistance*** – The Rice County HRA Rental Assistance Commitment for Project Based Section 8 Vouchers was not accepted by MHFA. The resolution that was submitted with the project application indicated that the project would have the opportunity to possibly secure Project Based Vouchers after the project was awarded, along with similar projects, however this was not considered a firm commitment by MHFA reviewers. We have an opportunity here to further discuss what type of language could be used in a resolution that would work for the County and for MHFA, or explore other options.
- ***Location Efficiency, Access to Transit*** – Points were claimed that noted that tenants could access Dial-a-Ride Transit services with ‘no more than 2 hours advance notice’ (rather than 24 hours) and the agency submitted a letter stating this along with the required transportation brochures, maps, etc., however the project was not awarded additional points in this category. Three Rivers is currently working with MHFA to determine what should be used to convey this commitment, so the additional points can be awarded in the next funding competition.
- ***Other Contributions/Local Funding Contribution*** – A resolution from the Northfield HRA showing a commitment to donate/waive project specific costs, assessments or fees in the amount of \$20,000 was not counted in the local contributions project scoring section. The communications we have received from MHFA at this time indicate that although the resolution used the language issued in the scoring guidelines, MHFA would like additional information about the fees. Three Rivers is currently working with MHFA to determine how this can be addressed in 2019.