

REQUEST FOR PROPOSALS

- 2008 TRIBAL INDIAN HOUSING PROGRAM

The Minnesota Housing Finance Agency (Minnesota Housing) announces the availability of funds through a Request for Proposal (RFP) for the Tribal Indian Housing Program. The purpose of this RFP is to provide American Indian communities access to eligible resources available for single-family and owner-occupied and/or multifamily rental housing activities.

Funds are available for single family and owner occupied housing activities including new construction, acquisition, rehabilitation, and revolving loan funds for low and moderate income owners. For multifamily rental housing activities, funds are available for new construction, acquisition, and rehabilitation for low and moderate-income residents. Other special programs may be considered for both single family and multifamily activities.

Eligible Applicants

Eligible applicants include the following: Minnesota Chippewa Tribe; Red Lake Band of Chippewa Indians; Lower Sioux Community; Upper Sioux Community; White Earth Band; Leech Lake Band of Ojibwe; Mille Lacs Band of Ojibwe; Grand Portage Band of Ojibwe; Bois Forte Band of Ojibwe; and Fond Du Lac Band of Ojibwe.

Funding Availability

Total funding through Minnesota Housing is \$ 3,077,000. Funding requests are not limited to, but are anticipated to be less than \$1,000,000 per application. Final awards are subject to ensuring a reasonable balance in the distribution of funds to serve American Indians residing on and off reservations within the state. Award decisions are subject to Selection Committee and Minnesota Housing Board approval.

Single Family Eligible Activities and Available Funding Types

Single family and owner occupied housing requests for capital funding may include a variety of housing types. Housing activities include: new construction, acquisition, rehabilitation, and revolving loan funds for low and moderate income owners. Owner-occupied housing is defined as the principal place of residence for the owner and the owner's household. A property with rental housing units qualifies as owner-occupied housing if the property includes no more than four housing units, at least one of which is occupied by the property's owner as their principal place of residence. For single family and owner occupied housing, available funding types include interim construction financing, deferred loans and grants.

Multifamily Eligible Activities and Available Funding Types

Multifamily rental housing requests for capital funding may include a variety of housing types. Eligible proposals must contain a minimum of four units. Scattered site developments must be located in the same city or county and contain a minimum of four units. Eligible activities include new construction, acquisition of land or existing structures, rehabilitation of housing, refinancing of existing loans, preservation of federally assisted housing, conversion to housing from another use, demolition, construction financing, permanent financing. For multifamily rental housing; types of funding available are deferred loans.

Ineligible Activities:

Housing that is primarily intended to be used in a trade or business, as an investment property, or as a recreational home is not eligible.

Nursing homes, board and care facilities, and supervised living facilities or properties where residents require a 24-hour plan for supervision and/or medical/health care are not eligible for multifamily rental housing funding.

Income Limits and Funding Priorities

The overall goal of the RFP is to serve low or moderate income households.

Income limits for eligible activities that receive financing from the Tribal Indian Housing Program funding cannot exceed the following:

Single family and owner occupied proposals the income limits are 115% of the greater of statewide or area median income.

Multifamily rental housing proposals, the income limits are 80% of the greater of statewide or area median income.

Application Materials

Application materials are available on Minnesota Housing's website at <http://www.mnhousing.gov/resources/apply/index.aspx>.

If you are unable to access the website or need assistance locating or identifying the appropriate materials, contact Mary Hieb at (651) 296-8185 or Toll Free: (800) 657-3701 and ask for Mary Hieb.

RFP Technical Assistance

Designated single family and multifamily divisional staff are available for technical assistance on an on-going basis. Additionally, staff will be available on February 13, 2008 in Mille Lacs to answer questions about the application. Please call Rick Smith at 218-846-0415 for additional information.

Important Dates

Proposals must be received by Minnesota Housing by 5:00 p.m. on or before Thursday, March 27, 2008.

Applications must include the following materials:

- 1). Application Form with original signature(s) plus two (2) copies, and
- 2). All required attachments (narratives, forms, submittals) plus two (2) copies; and
- 3) Application Form must be electronically submitted to mary.hieb@state.mn.us.

NOTE: Except as provided above, applications which are faxed or submitted late or determined to be incomplete will not be accepted and will be returned to the applicant.

Minnesota Housing Board Approval

RFP funding recommendations will be made at the May 22, 2008 Minnesota Housing Board meeting. Notification of funding awards will be posted on the Minnesota Housing website after the Board meeting at:

<http://www.mnhousing.gov/news/index.aspx>.

Selection letters will be mailed within 10 business days of the approval.

Policy

It is the policy of Minnesota Housing to further fair housing opportunity in all Minnesota Housing programs and to administer its housing programs affirmatively, so that all Minnesotans of similar income levels have equal access to Agency programs regardless of race, color, creed, religion, national

origin, sex, sexual orientation, marital status, status with regard to receipt of public assistance, disability, or family status.

Minnesota Housing reserves the right to modify or withdraw this RFP at any time and is not able to reimburse any applicant for costs incurred in the preparation or submittal of proposals.