



2025 Greater Minnesota Housing Infrastructure Grant Program RFP Frequently Asked Questions (FAQ)

Application Deadline: Thursday, June 12, 2025, 5 p.m. Central time

Published: May 27, 2025

The following are questions and answers regarding the 2025 Greater Minnesota Housing Infrastructure Grant Program (Program) Request for Proposals (RFP). Minnesota Housing received all questions addressed in this document between RFP publication on April 7, 2025, and the deadline for questions on May 16, 2025.

Important: [Minnesota Management and Budget requirements for capital projects](#) will apply to awards under this Program of General Obligation Bond proceeds and may be more restrictive.

Applicant Eligibility

Q1. Is a Housing and Redevelopment Authority (HRA), Community Development Agency (CDA), Economic Development Authority (EDA), Port Authority, Regional Development Commission (RDC), county, neighboring township or other entity able to apply on its own behalf, or on behalf of a city, county, Tribal Nation or Tribally Designated Housing Entity?

A. No, unless it is a Tribally Designated Housing Entity as defined by United States Code, title 25, section 4103(22) and associated with a federally recognized Tribal Nation in Minnesota.

As a reminder, only the following are eligible applicants:

- Any federally recognized Tribal Nation in Minnesota or its associated Tribally Designated Housing Entity;
- The cities of Northfield, Cannon Falls, Hanover, Rockford and New Prague; and
- Cities and counties located in Minnesota and not within the seven-county Twin Cities metropolitan area (Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington counties).

Q2. Why are the cities of Northfield, Cannon Falls, Hanover, Rockford and New Prague specifically named as eligible applicants? Do these cities have priority for funding?

A. These cities are specifically named as eligible in statute ([Minn. Stat. 473.121, subd. 2](#), as referenced in [Minn. Stat. 462A.395, subd. 2](#)). They are not afforded priority for funding.

Q3. Can a redevelopment authority be the administrator of the grant funds and manage the Eligible Infrastructure Project?

A. Yes. However, the city, county, Tribal Nation or Tribally designated housing entity must be the Grantee and Minnesota Housing's primary contact. The Grantee is solely responsible for fulfilling all terms of the Grant Contract Agreement, including requesting disbursements and reporting progress to Minnesota Housing.

Q4. May two or more eligible applicants, such as a city and a county, or two cities, or a county and a Tribal Nation, partner and apply together as co-applicants?

A. No. While partnerships or other agreements (for example, Grantee-subgrantee relationships, Grantee-vendor relationships or memoranda of understanding) may be necessary or beneficial to carry out certain projects, only one entity can be the applicant, and it must be eligible. For the definition of eligible applicants, refer to Q1 above.

Q5. Is a township, Census-designated place or unincorporated area an eligible applicant?

A. No. For the definition of eligible applicants, refer to Q1 above.

Q6. Are Tribal Nations and Tribally Designated Housing Entities eligible applicants?

A. Yes. All federally recognized Tribal Nations in Minnesota and their associated Tribally Designated Housing Entities are eligible applicants.

Q7. Are Tribal corporate entities eligible applicants?

A. If the tribal corporate entity is also a Tribally Designated Housing Entity as defined by United States Code, title 25, section 4103(22), and associated with a Tribal Nation in Minnesota, then it may apply.

Matching Resources

Q8. Can Minnesota Housing provide a sample or template resolution of the kind applicants must provide certifying the required nonstate portion of matching resources is available?

A. No. Applicants should consult their own policies, procedures and legal counsel as necessary.

Q9. If a partner in the project, or other third party, is providing matching resources, does the applicant still need to provide a resolution certifying availability of those matching resources?

A. Yes. All matching resources, including matching resources originating with a third party, must be evidenced by a resolution or resolutions of the applicant's governing body (for example, its county board, city council or Tribal governing body) certifying that the required nonstate portion of matching resources is available.

In the case of matching resources originating with a third party, this resolution may, for example, show acceptance by the applicant of the matching resources and certification that they are available to the applicant and/or the Eligible Infrastructure Project.

Q10. If the applicant intends to issue local bonds for their match, but have not sold those bonds yet because the project is still in the planning/design phase, what would be acceptable documentation to show commitment?

A. For purposes of the application for funds, all matching resources, including any local bond proceeds, must be evidenced by a resolution or resolutions of the applicant's governing body (for example, its county board, city council or Tribal governing body) certifying that the required nonstate portion of matching resources is available.

Questions about whether and how an applicant's governing body may certify availability of bond proceeds or any other type of matching resources should be referred to the applicant's own financial and legal counsel.

Additional documentation that the matching resources are on hand or committed to the Grantee or to the project via a legally binding commitment may be required later, such as during the due diligence phase of the award process prior to executing a Grant Contract Agreement.

Q11. May a Grantee recoup its matching resources through assessments on the benefiting lots?

A. Yes. The program places no restriction on recouping matching resources whether by assessments or other means (such as repayment of a loan). However, if any costs are

passed on to occupant(s) of Workforce Housing in a Qualifying Housing Development, the Grantee must include those costs when determining whether the housing will be Affordable to the Local Workforce.

Q12. May some of the matching resources come from other state programs?

- A. Yes. If some of the matching resources are nonstate resources, state funds may also be included. However, in the case of awards of General Obligation Bond proceeds, MMB requirements governing awards of General Obligation Bond proceeds may be more restrictive.

Q13. Can the cost of land be used as matching funds?

- A. Yes, donations of land and other in-kind contributions are allowed. Also allowed are cash, debt, grants and other forms of financing, which can include donated land within the Eligible Infrastructure Project area and Housing Development Area.

Q14. Are funding sources that are not yet committed, but are being worked towards by the city, eligible as matching funds?

- A. No. By statute, applicants must include a resolution or resolutions evidencing matching resources in their applications. Funds need to be either committed and unspent or previously spent and must include at least some nonstate resources.

Eligible Infrastructure Projects

Q15. May a Grantee spend funds for infrastructure outside its city or county limits, or off Tribal land?

- A. Yes. If all other requirements of the Program are met and the expenditure is lawful, the Grantee may use grant funds regardless of where in Minnesota the project is located.

Q16. Are projects with multiple phases eligible for funding if earlier phases were completed before the award of Program funds?

- A. Yes, a phase of a larger project can be considered an Eligible Infrastructure Project. Physical progress on the funded phase must be made during the term of the Grant Contract Agreement.

Q17. May purchasing land for a future infrastructure installation be considered an Eligible Infrastructure Project?

- A. Yes, consistent with the previous answer, the site acquisition phase can be considered an Eligible Infrastructure Project and purchasing land for future infrastructure installation can be considered physical progress.

Q18. Does all land purchased for infrastructure installation and Qualifying Housing Developments need to remain publicly owned in perpetuity? If, for example, a Grantee purchases a parcel, then sells it or otherwise transfers it to a developer for a Qualifying Housing Development, or subdivides the parcel and sells individual lots, is that allowed?

A. Yes, this is generally allowed. The program places no general restrictions on sale, transfer or subdivision of publicly owned land; however, restrictions on resale may apply to awards of General Obligation Bond proceeds.

Q19. If a nonprofit collaborates with a city or county to develop property (builds out infrastructure) for affordable housing and transfers infrastructure ownership to the city or county upon completion of the infrastructure work, can General Obligation Bond proceeds be granted for that project?

A. For details on how public ownership may be considered for projects funded by General Obligation Bond proceeds, refer to MMB's [Capital Grants Manual](#).

The definition of public ownership is likely more flexible for appropriated funds. It includes property that is privately owned but which will be transferred to a public entity or public entities once certain conditions are met, such as completion of construction.

Q20. Can a Grantee “layer” funds from this program in an Eligible Infrastructure Project with funds from other Minnesota Housing or state programs?

A. The Greater Minnesota Housing Infrastructure Grant Program places no restrictions on layering funds with other programs.

Q21. If a Grantee or other public entity is charged by a utility company to bury utility lines serving an Eligible Infrastructure Project or Qualifying Housing Development, is that an eligible expense?

A. It depends. Grant funds must be used only for Capital Costs of physical, Publicly Owned infrastructure. If the utility company is Publicly Owned, this may be an eligible expense. If the utility company is privately owned, the expense may not be eligible. Once selected, grantees are encouraged to contact Minnesota Housing staff for project specific questions related to eligibility.

Q22. Do state prevailing wage requirements apply to Eligible Infrastructure Projects?

A. There are two sets of state prevailing wage requirements to consider:

1. Under certain circumstances, use of aid funds awarded under the Greater Minnesota Small Cities (Tier II Cities) Housing Aid Grant Program may trigger state prevailing wage requirements under Minn. Stat. 177.
2. State prevailing wage requirements under Minn. Stat. 116J.871 may apply to awards of \$200,000 or more.

All questions regarding state prevailing wages and compliance requirements should be directed to the Department of Labor and Industry as follows:

Division of Labor Standards and Apprenticeship
State Program Administrator
443 Lafayette Road N, St. Paul, MN 55155
651.284.5091 or dli.prevwage@state.mn.us

Minnesota Housing may request additional information from applicants to ensure fulfillment of obligations regarding state prevailing wage requirements.

Q23. Are water treatment facilities an Eligible Infrastructure Project?

- A. Yes, water treatment facilities including, but not limited to, wastewater treatment systems, stormwater management systems, and facilities for pretreatment of wastewater to remove phosphorus are Eligible Infrastructure Projects.

Qualifying Housing Developments

Q24. Can Program funds be used to finance the acquisition, construction or rehabilitation of housing?

- A. No. Funds must be used only for Capital Costs of physical, publicly owned infrastructure necessary to support Qualifying Housing Developments.

Q25. Can Program funds be used for environmental remediation of privately-owned property?

- A. No. The infrastructure must be publicly owned. An example of environmental remediation of publicly owned infrastructure may be addressing soil contamination on publicly owned land in the Eligible Infrastructure Project area.

Q26. Is there a deadline for completion of the Qualifying Housing Development?

- A. No. Since grant funds help pay for the physical Publicly Owned infrastructure necessary to support the Qualifying Housing Development, but not the Qualifying Housing Development itself, there is no general Program requirement regarding physical progress or completion of housing units. However, Minnesota Housing may require project-

specific conditions related to progress or completion of housing units in the Grant Contract Agreement, as it deems appropriate.

Q27. What is the difference between Market Rate Housing and Workforce Housing? Aren't they the same?

- A. Workforce Housing is defined specifically as housing that is or is reasonably expected to cost no more than 150% of the applicable four-bedroom [Affordable to Local Workforce Rent Limit](#) published by Minnesota Housing's Multifamily Division (Reference: [Program Guide](#)). Market Rate housing may fall into this category or may be priced higher.

Q28. May either ownership or rental housing be considered Workforce Housing?

- A. Yes. While the Program uses 150% of the four-bedroom Affordable to Local Workforce Rent Limit published by Minnesota Housing's Multifamily Division as a benchmark, Workforce Housing may be either homeownership or rental housing. Review [2025 Affordable to Local Workforce Rent Limits](#) for the most recent rent limits.

Q29. Could Minnesota Housing provide an example as to how to reasonably estimate whether a homeownership unit is Affordable to the Local Workforce?

- A. Minnesota Housing provided an example in the April 30 virtual information session open to the public. That example is repeated here:

Example

In one area of the state, 150% of the four-bedroom Affordable to the Local Workforce Rent Limit is about \$2,600. According to discussion with local real estate professionals in the area, taxes and insurance on comparable homes in the area will average approximately \$375 and \$200 per month, respectively, leaving about \$2,025 for the principal and interest portion of monthly homeownership costs. Using an online mortgage calculator and assuming an interest rate of between 6.5% and 7.5%, a mortgage amount of roughly \$300,000-\$320,000 would be the highest amount still Affordable to the Local Workforce. This works out to a maximum sale price of around \$310,000-\$337,000.

Note Grantees are expected only to make the determination once per Workforce Housing unit. They may, but are not required to, re-evaluate in response to changing market conditions. Grantees should not make material changes to a planned Workforce Housing unit likely to increase its value, such as location, size, features and materials, without first determining the unit would still be Affordable to the Local Workforce.

Q30. What steps will applicants and Grantees need to take to document that Affordable Housing is or will be restricted to eligible occupants and Workforce Housing is or will be Affordable to the Local Workforce?

A. The Program is generally not prescriptive about this, although Grant Contract Agreements may contain more explicit requirements. Methods may include but are not limited to:

- Development agreements
- Purchase or lease agreements
- Deed restrictions
- Covenants running with the land
- Ground leases
- Subdivision requirements
- Common Interest Community (CIC), Homeowners Association (HOA), Planned Unit Development (PUD) or similar requirements
- Market studies
- Demonstration that comparable housing developments contain housing that is Affordable to the Local Workforce

Q31. Do state prevailing wage requirements apply to Qualifying Housing Developments?

A. Program funds are to be used only for Eligible Infrastructure Projects necessary to support Qualifying Housing Developments, not for Qualifying Housing Developments themselves. Therefore, Minnesota Housing does not assess whether state prevailing wage requirements apply to Qualifying Housing Developments.

All questions regarding state prevailing wages and compliance requirements should be directed to the Department of Labor and Industry as follows:

Division of Labor Standards and Apprenticeship
State Program Administrator
443 Lafayette Road N, St. Paul, MN 55155
651.284.5091 or dli.prevwage@state.mn.us

Q32. If the land where the Qualifying Housing Development will be is not owned by the applicant but the land on which the infrastructure will be built is owned by the applicant, is that acceptable?

A. Yes. Only the Eligible Infrastructure must be publicly owned. The Qualifying Housing Development may or may not be publicly owned.

Q33. Some lots in the Qualifying Housing Development Area can be developed without new public infrastructure, while other lots need new public infrastructure installed first.

Can construction begin on the lots that are not relying on new public infrastructure before an applicant requests funds?

- A. Yes. Qualifying Housing Developments may be in any stage of planning, pre-development or development, including in several stages at one time.

Q34. Where on the Minnesota Housing website can the 2025 Affordable to Local Workforce Rent Limits information be found?

- A. For the purposes of this program, “Affordable to the Local Workforce” means the reasonably estimated housing cost does not exceed 150% of the four-bedroom [Affordable to Local Workforce Rent Limit](#) published by Minnesota Housing’s Multifamily Division.

Applicant Eligibility

Q35. Is an Intent to Apply form required for application?

- A. No. There is no Intent to Apply as part of this RFP.

Q36. Is there a way to download a copy of the application to prepare responses “offline,” such as in a Word document, before entering them in the Cvent application tool?

- A. Yes. Minnesota Housing strongly encourages applicants to prepare their responses offline, such as in a Word document, before entering them in the Cvent application tool, and has made an [Application Content Reference Document](#) available for this purpose.

Q37. Can progress on an application be saved, or does it need to be completed all at one time?

- A. The online platform Minnesota Housing is using for this RFP, Cvent, saves information that is entered but not submitted. However, the webpage does time out after 20 minutes; information entered after the website has timed out may not be saved. Minnesota Housing recommends drafting your answers in a separate document, then copying and pasting responses into the website so you do not lose your work. For ease of reference, here is the link to the application in Cvent: <https://cvent.me/B1mkXL>

Q38. Can Minnesota Housing accept late submissions of RFP application documents?

- A. No, Minnesota Housing cannot accept late submissions for any RFP documents.

Q39. Does Minnesota Housing want any application information, such as the pre-award risk assessment, for an entity to which a potential Grantee plans to award a subgrant?

- A. No. Due diligence for subgrantee relationships is solely the responsibility of the Grantee.

Q40. Are all types of housing units (Affordable, Workforce and Market Rate) considered under the “Unit Production” scoring criterion?

- A. Yes. All types of units (Affordable, Workforce *and* Market Rate) are counted under the “Unit Production” scoring criterion. More information about this criterion can be found in the [methodology document](#).

(For purposes of determining maximum funding available, only lots with Affordable Housing, Workforce Housing or both are counted while lots with only Market-Rate Housing are not.)

Q41. How might responders demonstrate Eligible Infrastructure Project readiness and Qualifying Housing Development readiness?

- A. To best demonstrate readiness, proposals should include:
- Thorough description as to how the applicant determined Capital Costs of the Eligible Infrastructure Project(s), including reference to feasibility assessments and plans.
 - Clear, definite description, consistent throughout the application, of the Qualifying Housing Development(s).
 - Clear, definite description of the location(s) of the Eligible Infrastructure Project, type or types of improvements and a clear and rational description of the necessity of the Eligible Infrastructure Project(s) to support the Qualifying Housing Development(s).
 - Control of the Eligible Infrastructure Project site(s) and Qualifying Housing Development site(s) by the applicant or another key party, significant feasibility assessment effort and planning to date, and a reasonable timeline and plan for physical progress on the Eligible Infrastructure Project during the term of the Grant Contract Agreement.
 - Capacity and relevant experience with similar projects among the applicant and any others involved.

Q42. Why is there a higher per-lot funding limit on modular single-family (one- to four-unit) construction (\$60,000) than there is on site-built single-family construction (\$40,000)?

- A. Statute ([Minn. Stat. 462A.395, subd. 5](#)) provides for a higher per-lot limit for manufactured housing than for site-built housing. For this Program, Minnesota Housing defines manufactured housing as “housing that is constructed entirely or primarily offsite, such as [HUD Code](#) manufactured homes, or primarily offsite and assembled onsite, including precut, panelized and modular housing” (Reference: [Program Guide](#)).

Q43. What is the maximum grant request for a project with manufactured housing? The RFP states that Grantees are limited to \$500,000 but it also states that manufactured housing lots do not count toward this limit. Can Minnesota Housing please clarify?

A. Per-lot funding limits apply to all lots in the Qualifying Housing Development, regardless of the type of housing. Lots with manufactured housing (that is also Affordable Housing or Workforce Housing) are not, however, subject to the \$500,000 overall grant award limit. Some examples:

- Plans call for a Qualifying Housing Development with eight lots. Each lot will contain manufactured housing that is also Workforce Housing. In this case, the maximum grant award is \$480,000 ($\$60,000 \times 8 = \$480,000$).
- Plans call for a Qualifying Housing Development with 12 lots. Each lot will contain manufactured housing that is also Workforce Housing. In this case, the maximum grant award is \$720,000 ($\$60,000 \times 12 = \$720,000$).
- Plans call for a Qualifying Housing Development with 12 lots. Eight lots will contain manufactured housing that is also Workforce Housing. Four lots will contain single-family site-built housing that is also Affordable Housing. In this case, the maximum grant award is \$640,000 ($(\$40,000 \times 4 = \$160,000) + (\$60,000 \times 8 = \$480,000) = \$640,000$).

Q44. There is no score provided in Table 2 of the [Scale of Investment and Community Need Methodology](#) document for the community where the Eligible Infrastructure Project or Qualifying Housing Development will be located. Should the applicant submit its proposal anyway? And, is there a way to know in advance what the score in Table 2 may be?

A. Eligible applicants are encouraged to apply even if the community where the Eligible Infrastructure Project or Qualifying Housing Development will be located is not included in Table 2 of the [Scale of Investment and Community Need Methodology](#) document. As stated in that document, Minnesota Housing intentionally omitted places of several types (townships, for example) to save space.

One questioner specifically requested a Cost Burdened Household Score for the City of Northfield. Minnesota Housing erred in omitting Northfield, Hanover and Rockford from Table 2. Scores for those three cities are shown below:

City	Cost Burdened Household Score
Northfield	5
Hanover	3

City	Cost Burdened Household Score
Rockford	0

Q45. Will future funding be made available for this Program? And if so, when might Minnesota Housing release another RFP?

- A. All funds currently available for this Program are results of one-time legislative appropriations. Minnesota Housing anticipates it will commit all currently available funds in connection with this RFP. Funding for future RFPs depends on future legislative appropriations.

Contracting

Q46. If awarded funds, when will disbursements begin?

- A. Grantees may request disbursements after the Grant Contract Agreement is executed by all parties. Disbursements will be made on a reimbursement basis unless otherwise stated in the Grant Contract Agreement.

Q47. If awarded funds, when can a Grantee begin incurring expenses?

- A. Only expenses incurred after the Grant Contract Agreement is executed by all parties are eligible for reimbursement unless otherwise stated in the Grant Contract Agreement.

Q48. When will the grant awards be announced?

- A. Minnesota Housing expects to announce awards in late summer or early fall of 2025. This is a new program, and the Agency does not have a set date or dates for the announcement.

Q49. Will the Work Plan and Budget in the Grant Contract Agreement be very granular and specific? For instance, will it need to be based on quotes for work to be performed and provide fixed, line-item dollar amounts? Or, will it be more general, perhaps providing information on possible uses of funds and a total budget, but not fixed, line-item dollar amounts?

- A. Minnesota Housing has not yet determined the form work plans and budgets will take. Minnesota Housing will work with and provide as much flexibility as possible while also honoring the competitive nature of the RFP, the intent of the Program and state procurement laws, rules and regulations, including applicable policies of the Office of Grants Management, Minnesota Management and Budget or both.

Q50. Will Grantees be awarded both appropriated funds and General Obligation Bond proceeds grants? Or just one or the other?

- A. Except for Eligible Infrastructure Projects on tribal lands, Minnesota Housing may award individual Grantees General Obligation Bond proceeds, appropriations, or a combination of both. Minnesota Housing will make its determination based on the projects proposed. General Obligation Bond proceeds must not be used for projects on tribal lands.

Pre-Award Risk Assessment

Q51. The first question on the Pre-Award Risk Assessment form reads, “List any state grants from the past three years that your organization has administered, including name of awarding agency, program, and dates of the grant. If none, write N/A.” Do cities and counties need to list all grants that have been administered in the past three years?

- A. Yes, the city or county will need to include a list of all state grants for the three-year period, but only those state grants associated with the specific department applying for funds. Applicants may provide the list of grants on a separate document if needed, with a note such as “refer to the enclosed document listing our agency’s funding information” on the Pre-Award Risk Assessment form.

Q52. Who are considered “principals” on the Pre-Award Risk Assessment documents? Do we need to include their contact information along with their name and title?

- A. A principal is a public official, board member or staff (paid or volunteer) with authority to access funds or determine how funds are used. Contact information is not required.

Q53. Do applicants need to submit another Pre-Award Risk Assessment form if they have already submitted one previously for another grant program?

- A. Yes, applicants must submit the completed Pre-Award Risk Assessment form and any supplemental information, such as a list of principals, with each grant application.