



# 2025 Housing Challenge Funds for Schools Request for Proposals Information Session

February 2025

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# Agenda

- Key Details and Definitions
- Eligible Activities
- Application Materials
- Scoring and Selection
- Tips and Technical Assistance
- Questions

# Our Mission

Housing is foundational to a full life and a thriving state, so we equitably collaborate with individuals, communities and partners to create, preserve and finance housing that is affordable.

# Available Funds



## Economic Development and Housing Challenge Funds:

- State appropriated to support multi-family and single-family housing development
- New eligible use: direct construction costs
- Competitive application process
- Grant awards will be less than \$100,000
- Two-year contract terms



# Deadline and Submission

## Deadline:

All application materials must be received by Minnesota Housing on or before:

**Thursday, March 6, 2025, at noon**

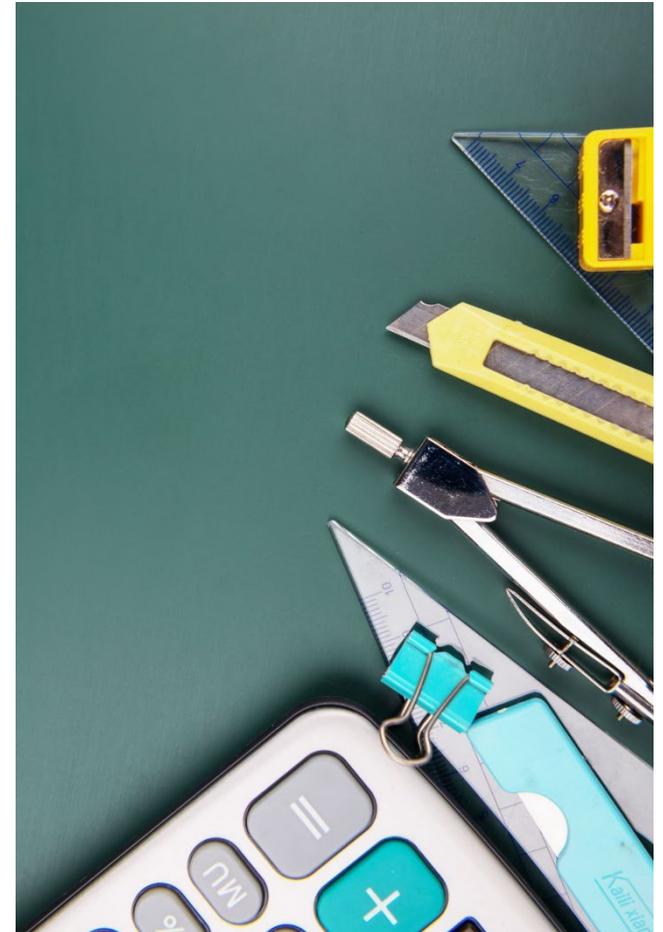
## Upload:

Upload your application using the [Single Family Secure File Exchange](#) to the email address: [impact.fund.mhfa@state.mn.us](mailto:impact.fund.mhfa@state.mn.us)

# Eligible Applicants

## Eligible Applicants include

- School districts
- Cooperative units as defined in [Minnesota Statute 123A.24 subdivision 2](#)
- Charter schools



# Eligible Activities



## Eligible Activities:

**Construct or rehabilitate** single family, owner-occupied housing.

- Building materials
- Construction tools
- Subcontractors and professional labor

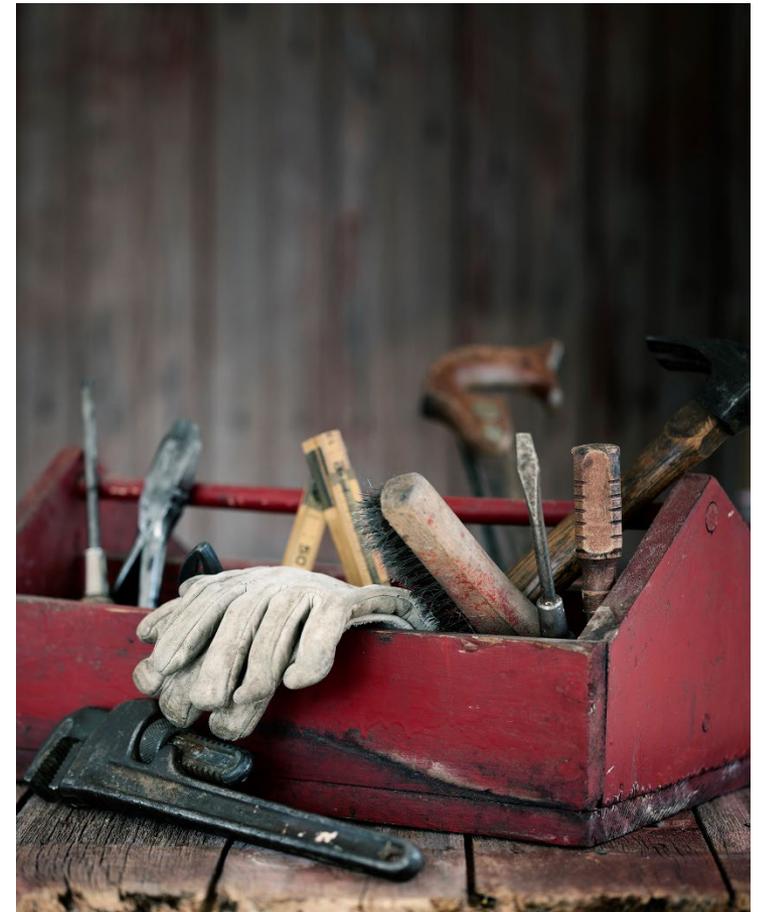
# Acquisition, Rehabilitation, Resale

## Acquisition, Rehabilitation, Resale

- Projects vary in scope
- Must be owner-occupied and conveyed to income eligible buyers

## Special requirements:

- Lead Safe rules



# New Construction

## Types of Units

- Stand-alone single-family homes
- Duplex, triplex, quadplex (1 unit owner-occupied)
- Townhomes, rowhomes, condos

## Design examples

- Large family homes
- Homes with accessory dwelling units
- Accessible homes





## Visitable Unit Design

- 32” Clear opening doorways
- At least 1 no-step entrance
- ½ Bath or larger on main level

## Waivers

- Limited circumstance, home-by-home basis
- No blanket waivers

# Income Limits



## Impact Fund Income Limits

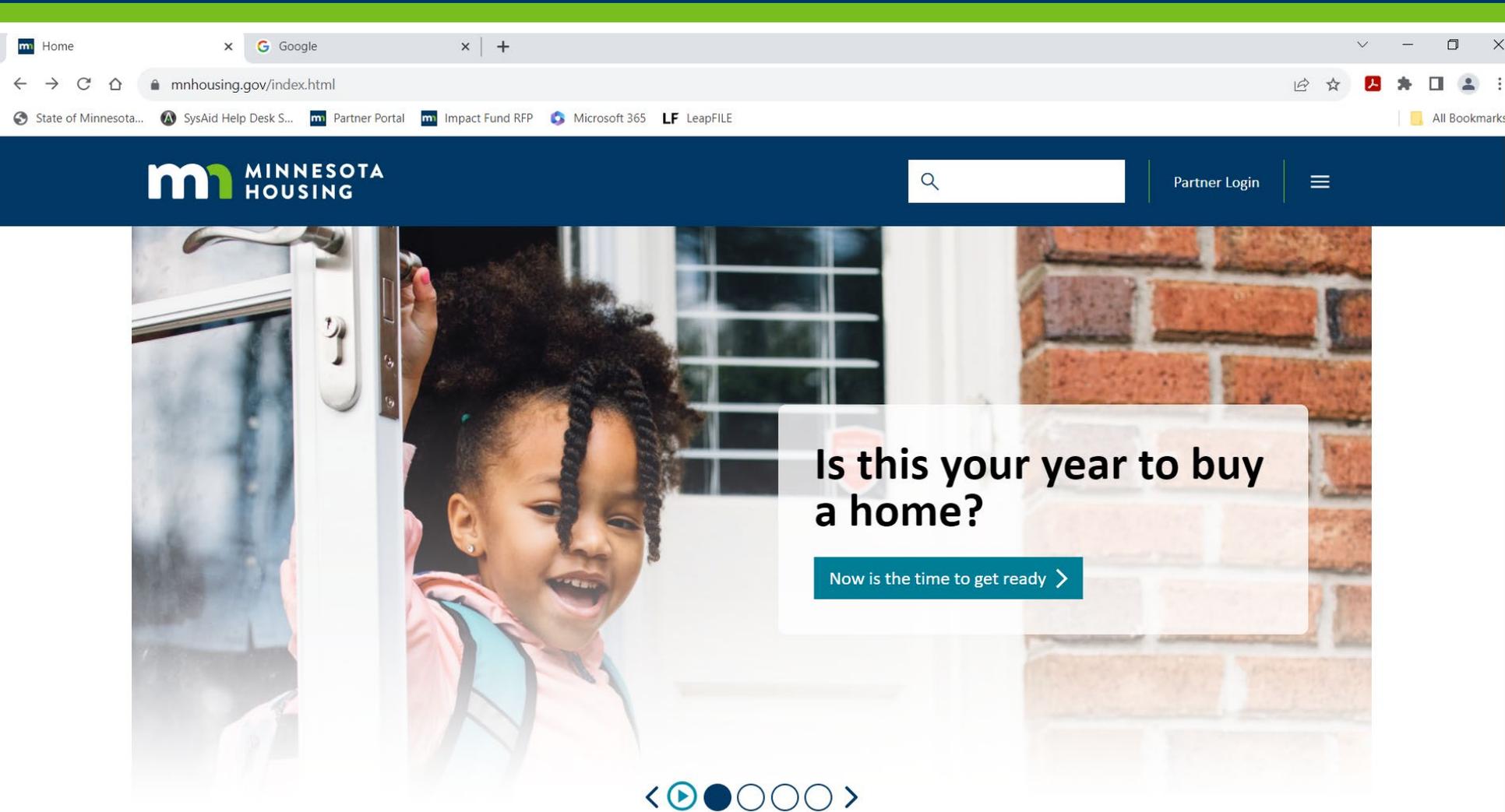
Effective for Impact Fund units completed or closed on or after **June 1, 2024**.

Gross Household Income	11-County Twin Cities Metro Area*	Rochester MSA**	Balance of State
50%	\$62,100	\$58,600	\$55,900
60%	\$74,600	\$70,400	\$67,100
80%	\$99,400	\$93,800	\$89,500
100%	\$124,200	\$117,200	\$111,800
115%	\$142,900	\$134,800	\$128,600

\*Counties of Anoka, Carver, Chisago, Dakota, Hennepin, Isanti, Ramsey, Scott, Sherburne, Washington, and Wright.

\*\*Dodge and Olmsted counties.

# Locating the Impact Fund Webpage www.mnhousing.gov



# Application Materials

## Housing Challenge Funds for Schools Request for Proposals (RFP)

The Housing Challenge Funds for Schools RFP is a competitive application process that deploys Economic Development and Housing Challenge funds authorized under [Minnesota Statute Section 462A.33](#). Grant funds are available for direct costs related to the construction of homes, including building materials, construction tools, subcontractors and professional labor. Grants may be awarded to a school district, charter school, or cooperative unit as defined in [Minnesota Statute 123A.24 subdivision 2](#). Individual grant awards will be less than \$100,000.00.

All applicants must complete the Application, Workbook and applicable Risk Assessment form below. Charter schools organized as nonprofit organizations may also need to complete an Internal Controls Certification form.

**Applications are due Thursday, March 6, 2025, by 12:00 p.m. Central Time.**

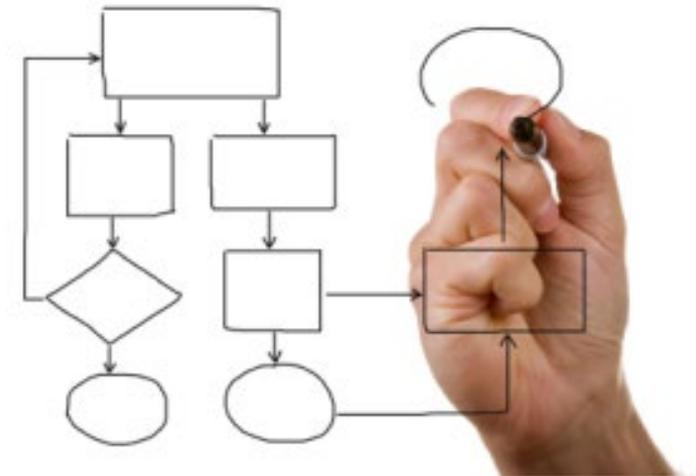
### Application Material

- [Housing Challenge Funds for Schools RFP Application Instructions](#)
- [Housing Challenge Funds for Schools Application](#)
- [Housing Challenge Funds for Schools Workbook](#)
- [Risk Assessment Form - Political Subdivisions](#)
- [Risk Assessment Form - Nonprofit Organizations](#)
- [Internal Controls Certification - Nonprofit Organizations](#)
- [Income Limits](#)

# Scoring and Selection

## Scoring & Selection Process

- Reviewed and scored by staff
- Recommendations reviewed by Minnesota Housing leadership
- Voted on by Minnesota Housing board of directors



# Threshold Criteria

## Will your application qualify for review?

It must be:

- Submitted by an **eligible applicant**
- Complete**
- Submitted **by the application deadline**

**Thursday, March 6, 2025, at noon**



# Competitive Selection Criteria

## How scoring works

- Three competitive selection criteria
- Scored from 0-5 points each
- 15 possible points

## Competitive Selection

- Organizational Capacity
- Project Feasibility
- Community Need

## Organizational Capacity

- Experience with similar projects
- Roles of applicant and partners
- Organization financial health
- Past performance

# Project Feasibility



## Project Feasibility

- Cost Reasonableness
- Economic Viability
- Able to complete within 24 months
- Development readiness

## Community Need

- What is the housing need in your **Target Area** based on population, local economic factors, and housing conditions? For example:
  - Clear demand for affordable housing.
  - Deteriorated housing stock.
- What is unique about the need in your area?
- How is your proposal best suited to meet the need?

## Funding Priorities

- Efficient Use of Resources
- Focus on Households Most Impacted
- Supporting Community and Economic Development
- Increasing and Maintaining the Supply of Affordable Housing



- **Committed leverage**
- **Project-specific**
- **Documentation:**
  - Funding commitment letter, signed and dated, describing funding amount and timeframe
  - Dedicated funds in board-approved strategic plan, budget
- Complete the “1 - Leverage” worksheet

## For example, you have...

- Applied for project support, but funds have **not yet** been approved.
- Dedicated funds to the project in your budget, but do **not yet** have approval from your board or council.

## Pending Leverage Deadline:

**March 28, 2025**

# Community Partnerships

- Partnerships establish connection to community
- Partners can include nonprofits, local government, lenders, contractors, homebuyer educators, realtors, and more
- Strengthens organizational capacity
- Demonstrates project readiness



# Funding Recommendations

## Award Decisions

- Minnesota Housing Board will consider funding recommendations on **May 22, 2025**.

## Selection notification letter

- Via email within 10 working days of Board approval





# Post-Award Information

## **Debriefing Meetings** – for applicants not selected

- cover why not funded
- tips for reapplying

## **Launch Meetings** – for selected applicants

- Impact Fund Contract
- Program Requirements
- Disbursement process
- Reporting/monitoring



# Application Tips

- Read the RFP, application and workbook
- Start early!
- Use the RFP Checklist and include all required attachments
- Double check for consistency throughout
- Submit your application on time:

**Thursday, March 6, 2025, at noon**

## **Yes! We would love to help.**

- How application materials work
- Program requirements

## **No, we can't do that for you.**

- Make suggestions
- Proofread applications

**Deadline for TA: Friday, February 14<sup>th</sup> at noon**

# Questions



## Minnesota Housing Impact Fund

Website: [www.mnhousing.gov](http://www.mnhousing.gov)

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