



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

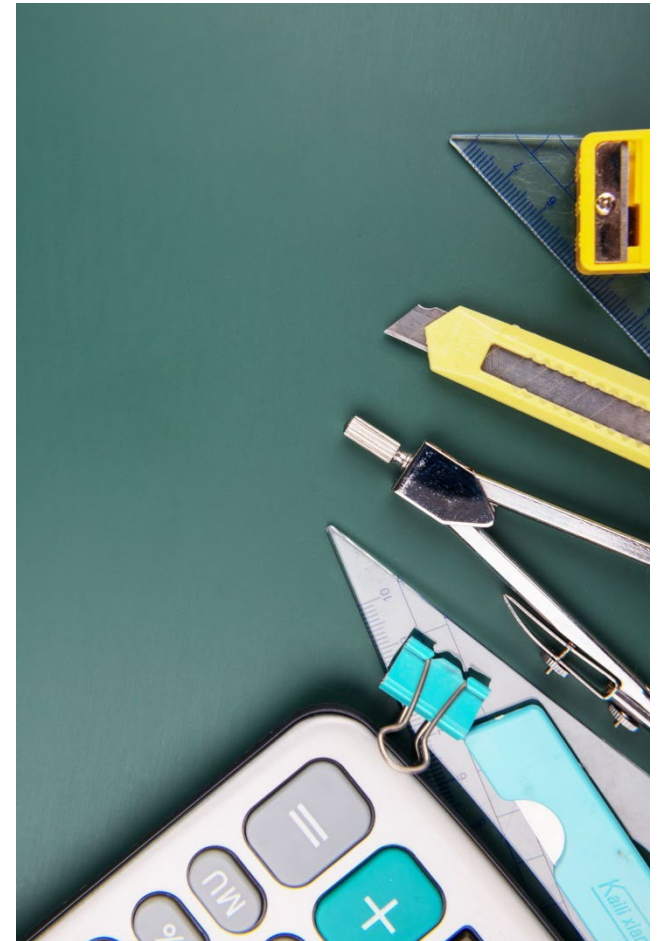
Upload:

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

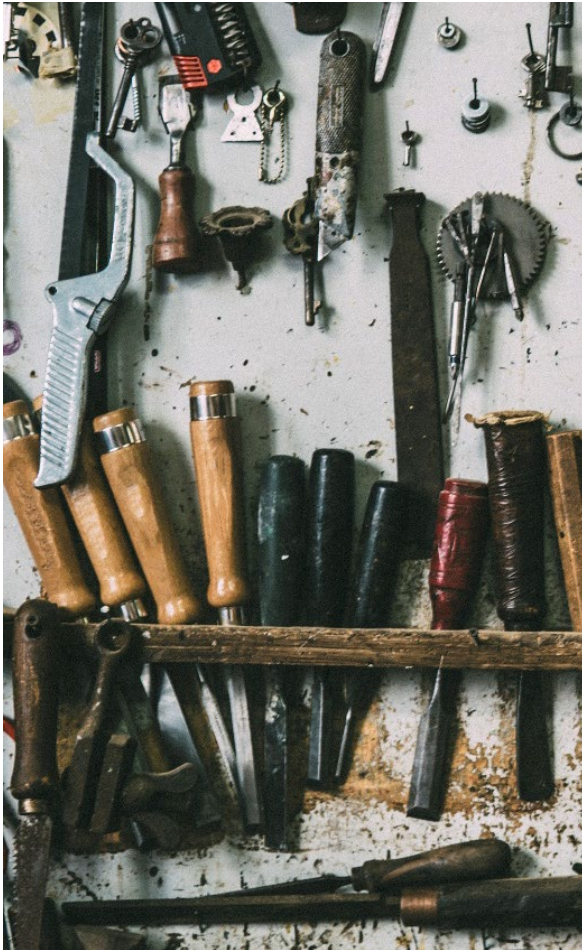
Eligible Applicants

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





Visitability



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**.

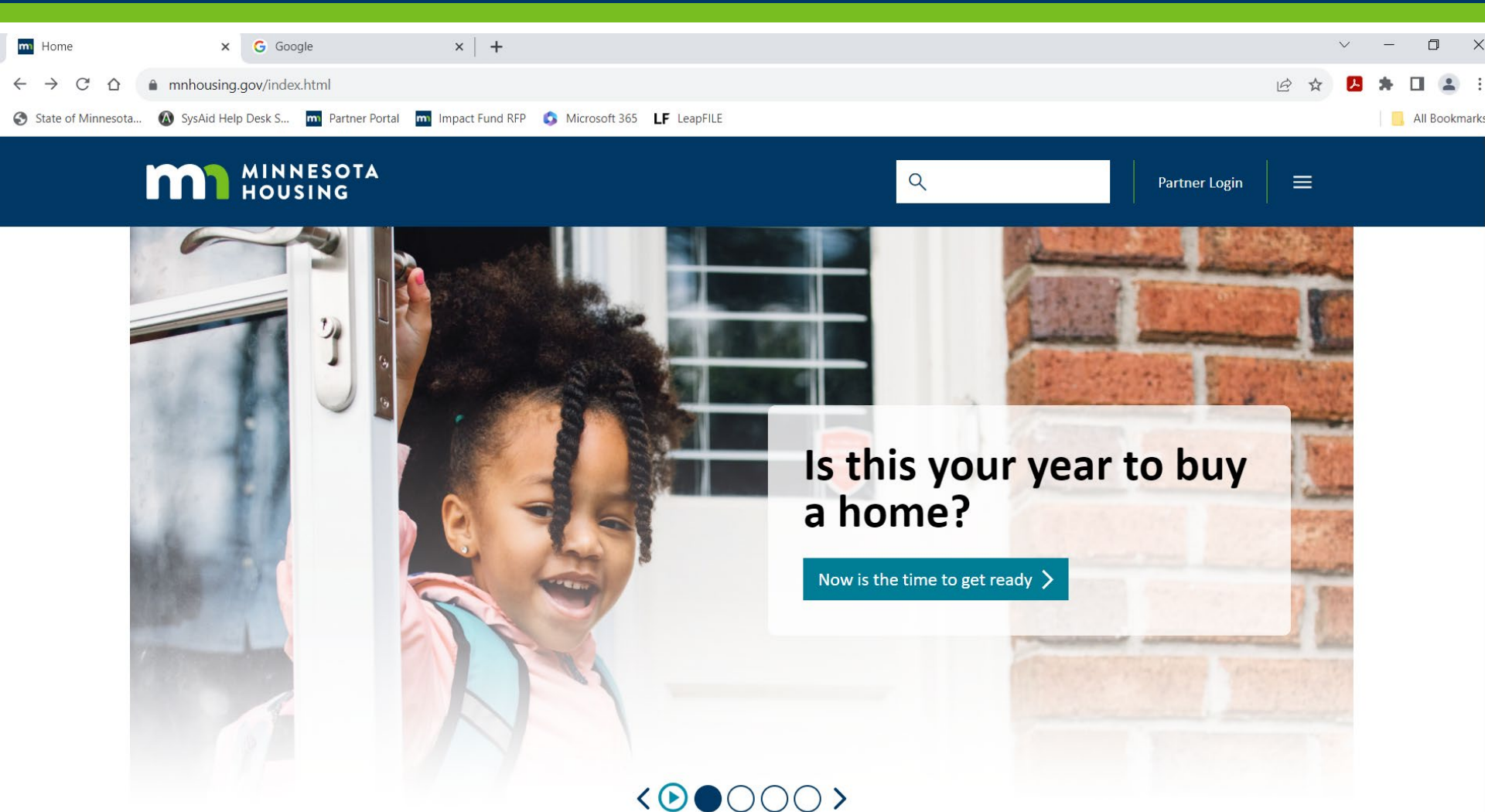
Gross Household Income	11-County Twin Cities Metro Area*	Rochester MSA**	Balance of State
50%	\$62,100	\$58,600	\$55,900
60%	\$74,600	\$70,400	\$67,100
80%	\$99,400	\$93,800	\$89,500
100%	\$124,200	\$117,200	\$111,800
115%	\$142,900	\$134,800	\$128,600

*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.

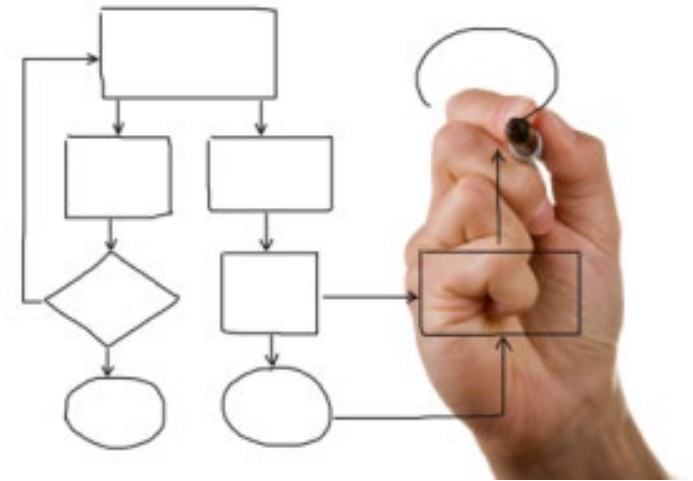
Application Material

- [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

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

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



Pending Leverage

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:

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Technical Assistance

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 14th at noon

Questions



Minnesota Housing Impact Fund

Website: www.mnhousing.gov

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