

Beltrami County Housing Trust Fund Eligibility Requirements

The United Way of Bemidji Area, in partnership with Beltrami County, is soliciting proposals from qualified organizations to address the need for housing solutions within our community. This Request for Proposals (RFP) is aimed at supporting projects and programs that provide innovative solutions to enhance housing availability, affordability, and accessibility for individuals and families in Beltrami County.

Eligibility Requirements

To be eligible for funding consideration, organizations must meet the following criteria:

1. Legal Status:
 - a. Applicants must be legally recognized entities, such as non-profit organizations, community development corporations, housing authorities, or government agencies.
 - b. For-profit entities may be eligible to apply if their proposal demonstrates a clear public benefit and aligns with the purpose of the Housing Trust Fund (HTF).
 - c. All eligible applicants must be registered with the Minnesota Secretary of State and in good regulatory standing with Beltrami County and city in which the business is located. This includes being current on applicable licenses, in compliance with city regulations, and being current on property taxes.
2. Experience:
 - a. Organizations must have demonstrated experience in developing and implementing housing projects or related initiatives.
 - b. Preference will be given to organizations with a proven track record of effectively serving low to moderate income households.
3. Financial Stability:
 - a. Applicants must provide evidence of financial stability and sustainability, including audited financial statements, budgets, and sources of funding for the proposed project.
 - b. Financial transparency and accountability are essential criteria for consideration.
 - c. If recommended by the HTF, funding over \$50,000 will be presented to the Beltrami County Commissioners for approval.
 - d. A bank reference letter will be required for all building projects.
4. Compliance:
 - a. Organizations must comply with all applicable local, state, and federal laws, regulations, and licensing requirements.
 - b. Proposals that promote fair housing practices and nondiscrimination will be prioritized.
 - c. Projects must serve Very Low Income, Low Income, or Moderate-Income households, which can include both Affordable and Workforce Housing.
 - d. Assisted units must be deed-restricted to ensure long-term affordability.

5. Collaboration:
 - a. Preference will be given to proposals that demonstrate collaboration with other community stakeholders, including local government agencies, housing advocates, service providers, and residents.
 - b. Collaborative efforts can strengthen the impact and sustainability of housing projects.
6. Geography:
 - a. Proposed projects and programs must be located within Beltrami County. Preference will be given to projects located near transportation, food, and resources.

Allowances

Allowances for funding provided through this RFP may be utilized for the following purposes:

1. Construction, Rehabilitation, or Acquisition:
 - a. Funds may be used for capital costs, including but not limited to the actual costs of rehabilitating or reconstruction, preservation of affordable units, transitional shelters, real property acquisition costs, and professional service costs, including but not limited to, those costs incurred for architectural, engineering, planning and legal services which are attributable to the creation of units.
 - b. Projects must prioritize the development of safe, decent, and sanitary housing that meets local building codes and standards.
2. Supportive Services:
 - a. Funding may be allocated to support supportive services for residents, such as rental assistance, case management, counseling, employment assistance, or life skills training.
 - b. Services should be designed to promote housing stability, self-sufficiency, and overall well-being.

Additional Allowances:

Operational Expenses:

- a. Administrative fees of 10% or less may be allocated for operational expenses related to the management and maintenance of housing properties.
- b. Operating support should be tied to the sustainability of the housing project.

Innovation and Sustainability:

- a. Sustainability plans, including strategies for long-term funding, property management, and community engagement, should be included in the proposal.
- b. Proposals that incorporate innovative approaches, technologies, or partnerships to address housing challenges are encouraged.