Request for Proposals
PRICE – DREAM Initiative

Activity: Native Nation's Rehabilitation

Posted: December 8, 2025 at 8AM
Live Info Session: December 12, 2025 at 9AM
Technical Assistance Sessions: Week of January 6
Closing date for all questions: February 11, 2026 at 4PM
Proposals Due: February 13, 2026 at 4PM

Updated December 12, 2025

PRICE Background

PRICE OVERVIEW:

Preservation and Reinvestment Initiative for Community Enhancement (PRICE) through the FY23/FY24 PRICE Competition awarded $225 million to 17 organizations benefiting 26 states including rural, suburban, urban, tribal, and disaster impacted areas. The program works to preserve long-term housing affordability for residents of manufactured housing communities, to redevelop manufactured housing communities (MHCs), and a focus on low- and moderate-income residents.

HUD's Goal for Program:

1) Increase housing supply and affordability nationwide.
2) Preserve and revitalize existing manufactured housing and communities.
3) Increase resilience to extreme weather, natural hazards, and disaster events, support energy efficiency, and protect the health and safety of residents.
4) Promote homeownership opportunities and advance resident controlled sustainable communities.
5) Support accessibility modifications, repairs, and replacement of deteriorating manufactured housing units.

Eligible Uses under PRICE:

1) Development or improvement of infrastructure that supports manufactured housing communities and/or units, including roadways, sidewalks, water, and wastewater infrastructure, including well and septic systems, and utility hook ups.
2) Repair, rehab, or replacement of existing homes. If older than June 15, 1976, the unit must be replaced.
3) Assisting manufactured housing renters or homesite renters with land and site acquisition.
4) Resident and community services, including relocation assistance and eviction prevention.
5) Resilience activities to enhance their safety and stability in the face of natural hazards through replacement.
6) Environmental improvements such as remediation of contaminants in land servicing MHCs.

PRICE follows Community Development Block Grant (CDBG) regulations under 24 CFR Part 570. The CDBG program was established in 1974. The CDBG program provides funding to municipalities and other units of government to develop viable urban communities. This is accomplished through affordable, decent housing, a suitable living environment, and by expanding economic development opportunities principally for low- and moderate-income persons.

National Objectives:

All activities must meet a national objective. The national objectives include:

1) Principally benefitting low-and moderate-income persons.
2) Preventing slum/blight
3) Urgent need.

With the PRICE program, MHP will focus on benefitting low-and-moderate income persons. This means that at least 51 percent of aggregate projects must be at or below 80 percent of the area median income. For

projects working on rehab of manufactured housing all units must be at or below 80 percent of the area median income. For infrastructure projects, the activity can qualify based on census tract data showing that 51 percent or more of the population is low-moderate income utilizing https://egis.glb.hud.gov/CpdMaps/.

The long-term goal of PRICE is to increase availability and sustain the manufactured housing communities.

MHP OVERVIEW:

MHP's proposed PRICE activities will support and preserve manufactured housing in key communities in *Minnesota, North Dakota, South Dakota,* and *Wisconsin*. There is a shortage of hundreds of thousands of low-income housing units in these states, and manufactured housing is an important homeownership option for low- and moderate-income (LMI) households in the region. *Preservation* of existing manufactured housing in the region is thus a key need to maintain availability and affordability for LMI households. The proposed four-state PRICE activity region is also subject to common and significant environmental hazards and disaster risks, including extreme winter weather and frequent storm damage, requiring *improvements to mitigate risks.*

Specific preservation and mitigation needs include *rehabilitation* of (post-1976) manufactured housing prevalent in Native Nations, *improvement of infrastructure* in existing MH communities, and removal of MHCs from speculative and profit-driven ownership through *acquisition of MHCs by residents* to create Resident-owned communities (ROCs).

Communities to be targeted by MHP's proposed PRICE activities (Native Nations and Resident-Owned MH Communities) include *22 communities meeting Distress Criteria*, which will be prioritized in project selection.

ELIGIBILE USES UNDER DREAM INITIATIVE:

DREAM Infrastructure ($8.5 million): Existing Resident-Controlled Manufactured Housing Communities (a.k.a. Resident-Owned Communities or ROCs) in Minnesota and Wisconsin are eligible for infrastructure funding administered by MHP to repair, replace, or create infrastructure. One community will also be selected for an innovative project to create a new manufactured housing community with municipal infrastructure and ROC land ownership.

DREAM Acquisition ($3.8 million): Manufactured home communities (MHCs) in Minnesota and Wisconsin are eligible for acquisition funding administered by MHP to create new ROCs

DREAM Tribal Rehabilitation ($5.8 million): Native Nations are eligible for selection as project locations where MHP will select and distribute owner-occupied manufactured home rehab funds, or funds to rehab manufactured housing owned by the Native Nation as rental housing, to improve the livability, sustainability, and resilience of manufactured homes for low-to-moderate income residents.

Administration and Technical Assistance ($2.0 million): MHP will provide the administration and technical assistance needed for the PRICE Award.

*Project administration is eligible under the activity costs. Please specify the amount of direct and indirect administrative expenses will be incurred on budget.

GEOGRAPHIC SCOPE:

The scope of the project is based on the eligible activity. The Tribal Rehabilitation will take place across Minnesota, North Dakota, South Dakota, and Wisconsin.

ENVIRONMENTAL REVIEW

MHP will maintain the administration of the Environmental Reviews through the local HUD Field Office. No project will move forward until HUD has completed the Environmental Review. This will take time based on the project type. For infrastructure projects, it could take six months or longer. For acquisition projects, it could take two months or longer. For tiered reviews for Native Nations, it will take upwards of three months to complete.

ESTIMATED TIMELINE

DISTRIBUTION OF RFP AND APPLICATION MATERIALS	DECEMBER 8, 2025
OPTIONAL INFO SESSION	DECEMBER 12, 2025 AT 9AM
OPTIONAL TECHNICAL ASSISTANCE SESSIONS	JANUARY 5 - 9, 2026 (LINK TO SIGN UP)
DEADLINE FOR ALL RFP RELATED QUESTIONS	FEBRUARY 11, 2026 AT 4PM
PROPOSALS DUE	FEBRUARY 13, 2026 AT 4PM
CONTRACTS SIGNED	ESTIMATED MAY/JUNE 2026

APPLICATION RECEIPT

Applications will be received through FormAssembly at https://www.tfaforms.com/5203129*. Please reach out to Kevin Paulsen at kevin.paulsen@mhponline.org, if you need to submit a paper copy.*

PRICE – Native Nations Rehabilitation (NNR) Program Proposal Instructions and Checklist

COMPLETED APPLICATIONS MUST BE RECEIVED NO LATER THAN 4PM ON FEBRUARY 13, 2026.

1) Please answer all questions. If the answer is not applicable, please answer with an N/A.
2) All proposals and supporting documentation must be complete upon initial submission and must be submitted through the grants management system or postal service. Faxed applications will not be accepted.
3) If you are applying for more than one activity, please complete an RFP for each activity.
4) If an applicant does not meet the following conditions by February 13, 2026, at 4PM, its application will be disqualified and deemed ineligible for funding:
    a. Applicant must submit an RFP by the deadline of 4PM on February 13, 2026.
    b. Applicant's proposed activities must be eligible and meet the national objective of low- and moderate-income persons through the CDBG program.
    c. Applicant's must not be debarred. This can be checked at this website: sam.gov/
    d. Applicant's must adhere to BABA, Davis-Bacon, 2 CFR Part 200, and Section 3 related federal requirements.
5) All questions related to the proposal forms, supporting documentation, and funding process must be submitted no later than 4PM on February 11, 2026 by email to kevin.paulsen@mhponline.org. MHP will provide answers through FAQs sent to interested parties weekly throughout RFP application process. No questions will be taken or answered by telephone to maintain fairness.

CHECKLIST OF ITEMS FOR SUBMISSION

☐ Signed Certification Form
☐ Profile and Narratives fully completed. If no answer needed, put N/A
☐ Budget and Narratives
☐ Supporting Documentation

PRICE – Native Nations Rehabilitation (NNR) Program Acknowledgement and Certification

1. *The undersigned is a duly authorized agent of the applicant organization.*

2. *Proposals must be received by MHP no later than 4PM CST on February 13, 2026. Proposals received after the deadline will not be eligible for funding.*

3. *False statements or misrepresentations in a proposal to obtain funds will automatically disqualify an applicant. If false statements or misrepresentations are discovered after PRICE funds are awarded, the funds and contract will be in default and MHP may declare all or any part of the funds paid out immediately due and repayable and the contract voided.*

4. *Contract awards are subject to sufficient PRICE funds from the U.S. Department of Housing and Urban Development. Should the availability of federal funds for this Request for Proposal be reduced, MHP may, in its discretion, amend contracts to conform to available funding.*

5. *Applicant organization understands that conditional awardees will be required to certify that there are no conflicts of interest which will arise through the use of the Federal funds awarded.*

6. *If applicant is not recommended for funding, applicant will be notified in writing.*

7. *The direct and/or indirect cost proposal submitted was reviewed and the costs are reasonable and allowable in accordance with Subpart F- Cost Principles of 2 CFR Part 200.*

8. *By accepting this RFP and/or submitting a proposal in response thereto, the applicant agrees for itself, its successors and assigns, to hold MHP harmless from and against any and all claims and demands of whatever nature or type, which any such proponent, its representatives, agents, contractors, successors or assigns may have against any of them as a result of issuing this RFP, revising this RFP, conducting the selection process and subsequent negotiations, making a final recommendation, selecting a proponent or negotiating or executing an agreement incorporating the commitments of the selected proponent.*

9, *This RFP does not commit MHP to award a contract, to defray any costs incurred in the preparation of a response to this request, or to procure or contract for services.*

I acknowledge the statements above and certify the information contained in this proposal is true and correct. I further understand material omission or false information contained in this proposal constitutes grounds for disqualification.

Authorized Signature:
Date:
Typed Name and Title:
Applicant Organization:

PRICE – Native Nations Rehabilitation (NNR) Program Application

1. *Application Nation:*
2. *Address:*
3. *Does your Native Nation meet the distressed criteria? (Native Nations that meet this are: Bois Forte, Cheyenne River, Crow Creek, Flandreau, Fond du Lac, Forest County Potawatomi Community, Fort Berthold, Grand Portage, Ho-Chunk Nation, Lac Courte Oreilles, Lac du Flambeau, Lake Traverse, Leech Lake, Lower Brule, Menominee, Mille Lacs, Prairie Island Indian Community, Red Cliff, Red Lake, Rosebud Indian, Sokaogon Chippewa Community, Spirit Lake, St. Croix, Standing Rock, Stockbridge Munsee Community, Upper Sioux Community, White Earth, or Yankton)*
4. *Point of Contact (Name, Title, Phone Number, Email):*
5. *Federal ID Number:*
6. *UEI Number:*
7. *Fiscal Year Start Date:*
8. *SAM.gov Expiration Date:*
9. *Project Readiness:*
    a. *What stage is your Native Nation at in planning this project? Please think about:*
    b. *Has the need for this project been determined?*
    c. *Has there been any collaborative planning efforts have taken place in your community, such as a community needs assessment, comprehensive plan, fair housing assessment?*
10. *Will the rehabilitation be implemented by the Native Nation or will your Nation subcontract?*
    a. *If by Native Nation, please list all staff and/or subcontractor roles involved in this activity and describe their responsibilities related to program administration, inspections, intake, financial administration, and reporting.*
    b. *If subcontracting, please share all existing and proposed partnerships. Please distinguish which are existing and proposed in your answer.*
11. *Upload the following documentation:*
    a. *Certificate of Good Standing*
    b. *Business Licenses*
    c. *Organizational Chart*
    d. *Resumes, if applicable*
    e. *Job Descriptions, if applicable*
    f. *Articles/Bylaws/Rules*
    g. *State and Federal Tax Exemption Determination Letters*
    h. *List of Tribal Council Members*

i. *Authorization to Request Funds (Resolution from Tribal Council)*
j. *Designation of Authorized Official(s)*
k. *Indirect Cost Rate Negotiated Letter*

12. Activity Overview

a. *Name of Activity:*
b. *Native Nation Mission Statement: What do you do and how do you do it?*
c. *Activity Type: Rehabbing Manufactured Homes*
d. *Have you identified manufactured homes to be rehabilitated, or do you have a documented selection process?*
e. *Does your Native Nation have a current homeowner rehabilitation program? Please provide details.*
f. *What is your proposed activity in detail? What will be performed? What services will be provided? What population(s) will be served? (ie. elderly, at-risk youth, people with disabilities)*
g. *Please describe the challenges your community is facing with homeownership and/or manufactured housing rehabilitation. Please also describe how the proposed activity addresses specific community needs, including health/safety risks, energy efficiency concerns, accessibility barriers, or weather-related risks in your community.*
h. *Proposed Activity Location: Please list where your proposed activity will be located. If there are multiple sites, please list all of them.*
i. *Please provide a narrative timeline that shows the outcomes being accomplished by June 30, 2028.*

13. PRICE Activity Costs

a. *Budget Prepared*
b. *Amount Requested:*
c. *Total Project Costs:*
d. *Do you plan to seek other funding in addition to PRICE?*
e. *Please describe your procurement procedures for selecting contractors and vendors in accordance with 2 CFR Part 200, including competitive bidding, conflict of interest safeguards, and contractor oversight.*
f. *Please describe the methods and procedures you use to ensure that program costs are reasonable.*
g. *Do you plan on using an indirect cost rate?*

14. National Objective

a. *What is the National Objective for your activity?*
    i. *At or below 80 percent AMI*
    ii. *Elderly (55 years and over)*
    iii. *Persons with disabilities*
    iv. *At-risk Youth*
    v. *Other:*
b. *How does your proposed activity align with the allowable uses and goals of the HUD PRICE Program?*
c. *Provide the estimated number of households served:*

15. Financial Management

a. *What is your Native Nation's grant administration history? Please share about the last three years. (Funding Source/Type, year(s) awarded, total amount awarded, objectives and outcomes)*
b. *Describe the Nation's fiscal management. Describe your internal financial controls, including segregation of duties for receipts, expense approvals, ledger postings, account reconciliations, and financial oversight practices.*
c. *Briefly describe accounting procedures that would support sufficient segregation of duties. Include who is overseeing receipts, expense approvals, ledger postings, and account reconciliation.*
d. *Describe the Nation's Tribal Council financial oversight. Include how often the Council meets, the type of financial reports submitted and frequency.*
e. *Provide a copy of the most recent 990 or an equivalent document.*
f. *Audit Requirements: In accordance with 2 CFR Part 200, Subpart F, the federal government requires that Nations expending $1,000,000 or more in federal financial assistance secure an audit. Please provide most recent financial audit, if findings, please show that they are in process or resolved.*
g. *Please provide a copy of the annual operating budget for the fiscal year.*

Please complete RFP in Forms Assembly at https://www.tfaforms.com/5203129.

PRICE – Native Nations Rehabilitation (NNR) Program Scoring Rubric

SCORING OUT OF 115 POINTS

Applications will be scored out of 115 points in total.

SECTION 1 – Eligibility & Completeness (15 Points)

1.1 Completeness of Application (5 points)

5 points – Fully Complete

- All required narrative questions answered
- All required attachments uploaded
- Documents are readable, combined as instructed, and meet submission requirements
- No follow-up needed to determine completeness

0 points – Incomplete

- Missing required narrative answers
- Missing required attachments
- Incorrect or unreadable document uploads
- Reviewers cannot proceed without disqualifying clarifications

1.2 Eligibility Requirements (10 points)

10 points – Fully Eligible

Applicant clearly demonstrates:

- Activity serves households ≤80% AMI (national objective)
- Proposed activity is PRICE-eligible (rehab/replacement of post-1976 units, resiliency improvements, etc.)
- Applicant is not debarred (SAM.gov current)
- Applicant acknowledges federal requirements (2 CFR 200, BABA, Section 3, Davis–Bacon if applicable)

5 points – Eligible with Clarification Needed

- Activity likely eligible but a detail is unclear (e.g., AMI documentation, SAM registration date)
- Minor inconsistencies in eligibility documentation

0 points – Not Eligible

- Activity clearly ineligible under PRICE
- Applicant does not meet federal requirements
- Applicant is debarred or SAM.gov is inactive
- Applicant does not meet national objective

SECTION 2 – Community Need & Project Alignment (40 Points)

2.1 Demonstrated Community Need (15 points)

15 points – Native Nation meets distressed criteria

Native Nation is one of the below:

- *Bois Forte, Cheyenne River, Crow Creek, Flandreau, Fond du Lac, Forest County Potawatomi Community, Fort Berthold, Grand Portage, Ho-Chunk Nation, Lac Courte Oreilles, Lac du Flambeau, Lake Traverse, Leech Lake, Lower Brule, Menominee, Mille Lacs, Prairie Island Indian Community, Red Cliff, Red Lake, Rosebud Indian, Sokaogon Chippewa Community, Spirit Lake, St. Croix, Standing Rock, Stockbridge Munsee Community, Upper Sioux Community, White Earth, or Yankton*
- *7 points – Moderate Need*
- *0 points – Not listed as a distressed Native Nation*

2.2 Demonstrated Community Need (10 points)

10 points – Strong, Well-Documented Need

Applicant provides:

- *A clear description of housing conditions, safety concerns, accessibility issues, weatherization challenges, or unit deterioration*
- *Evidence-based or experience-based justification (e.g., community data, housing assessments, tribal knowledge, environmental risks)*
- *Explanation of how the need affects LMI households or other PRICE-priority populations*

7 points – Moderate Need

- *Need is described, but lacks detail or supporting evidence*
- *Discussion focuses on general housing challenges rather than specific manufactured home conditions*

3 points – Weak or Vague Need

- *Need described in broad terms with little connection to manufactured housing*
- *Insufficient detail to understand urgency or scale*

0 points – No Need Demonstrated

- *Need statement not provided*
- *Need is irrelevant to PRICE rehabilitation activities*

2.3 Alignment with PRICE Goals & Eligible Uses (15 points)

15 points – Strong Alignment

The proposal clearly aligns with PRICE and CDBG objectives, demonstrating:

- *Activities focused on rehab, replacement, hazard mitigation, safety improvements, accessibility, or energy efficiency*
- *Direct benefit to LMI households*
- *Activities improving long-term resilience, housing stability, or health outcomes*

10 points – Moderate Alignment

- *Activities generally fit PRICE goals, but the connection is not clearly articulated*
- *Some proposed work falls outside core rehabilitation objectives*

5 points – Weak Alignment

- *Only partially aligned with eligible uses*
- *Narrative mixes eligible and ineligible activities*

0 points – Not Aligned

- *Activities are ineligible under PRICE*
- *No clear connection to PRICE goals or allowable uses*

SECTION 3 – Capacity to Administer (30 Points)

3.1 Grant Management Experience (10 pts)

10 points – Excellent Capacity

- *Documented experience managing federal programs with compliance requirements (CDBG, HOME, NAHASDA, ARPA, FEMA, etc.)*
- *Demonstrated history of timely reporting, clean audits, and successful closeouts*
- *Clear examples of housing rehabilitation or property improvement programs*

7 points – Moderate Capacity

- *Experience with state or smaller federal grants, even if not housing-specific*
- *Some reporting or compliance experience, but less extensive*
- *No major audit findings*

4 points – Limited Capacity

- *Minimal grant experience, but some relevant administrative experience*
- *Audit findings disclosed but corrective actions documented*
- *No history of managing programs with rehabilitation or construction components*

0 points – No Capacity Demonstrated

- *No grant management experience provided*
- *Major unresolved audit findings*

3.2 Staffing Plan & Implementation Capacity (10 pts)

10 points – Fully Ready

- *All key positions identified (program manager, inspector/contractor oversight, finance, intake)*
- *Staff have relevant experience in housing, construction, or grant administration*
- *Subcontractors/partners formally identified (if applicable)*
- *Resumes and job descriptions uploaded*

7 points – Mostly Ready

- *Some positions filled; others filled by award start date*
- *Roles defined but experience less directly relevant*
- *Subcontractor partnerships planned but not yet formalized*

4 points – Partially Ready

- *Staff roles unclear or insufficient for implementation*
- *Heavy reliance on unconfirmed partners*
- *Missing resumes or unclear responsibilities*

0 points – Not Ready

- *No staff listed*
- *No plan to hire*
- *No relevant experience*

3.3 Internal Financial Controls (10 pts)

10 points – Strong Controls

- *Clear segregation of duties: receipts, approvals, ledger postings, and reconciliations done by separate individuals*
- *Modern accounting system capable of tracking federal funds*
- *Clean audits or resolved findings with documentation*
- *Tribal Council or similar oversight occurs regularly with documented reporting*

7 points – Adequate Controls

- *Some segregation of duties but roles occasionally overlap*

- *Accounting system adequate but limited detail provided*
- *Minor audit findings but corrective measures underway*

4 points – Weak Controls

- *Insufficient segregation of duties*
- *Accounting processes vaguely described*
- *Audit has multiple findings with unclear corrections*

0 points – No Controls Described

- *No financial management information submitted*
- *No audit or oversight documentation*

Section 4 – Project Readiness & Feasibility (20 Points)

4.1 Planning & Readiness (10 pts)

10 points – High Readiness

- *Clear project plan with steps for intake, inspections, contractor selection, and compliance*
- *Evidence of prior planning (needs assessment, community meetings, etc.)*
- *Logical workflow demonstrating understanding of rehab program requirements*

7 points – Moderate Readiness

- *Preliminary planning completed but significant details still being developed*
- *Planning underway but no documented processes*

4 points – Limited Readiness

- *Only broad concepts described*
- *No established processes for intake, inspections, or contractor management*

0 points – Not Ready

- *No plan submitted or insufficient detail to determine readiness*

4.2 Ability to Complete by June 30, 2028 (5 pts)

5 points – Very Likely

- *Detailed timeline with milestones*
- *Processes and staffing in place to begin implementation quickly*
- *Realistic pace for inspections, contracting, and rehabilitation*

3 points – Possibly

- *Timeline exists but includes risks or gaps*
- *Some milestones missing or unclear*

0 points – Unlikely

- *Timeline unrealistic or missing*
- *Project cannot feasibly be completed within award period*

4.3 Home Identification or Selection Process (5 pts)

5 points – Ready or Clear Process

- *Homes identified OR a complete and fair selection process documented*
- *Criteria prioritize LMI households*
- *Process aligns with HUD and PRICE expectations*

3 points – Partial Information

- *Some homes identified OR selection process described but lacks detail*

0 points – No Information

- *No homes identified, and no process provided*

Section 5 – Budget, Cost Reasonableness & Leveraging (10 Points)

5.1 Cost Reasonableness (5 pts)

5 points – Strong Justification

- *Costs align with typical manufactured home rehab ranges*
- *Procurement described and compliant with 2 CFR 200*
- *Indirect cost rate clearly stated and supported*

3 points – Limited Justification

- *Costs plausible but lacking detail*
- *Procurement procedures briefly mentioned*

0 points – Insufficient or Unreasonable

- *Budget not tied to scope*
- *Costs significantly underestimated or not compliant*

5.2 Leveraged Funding or Financial Strategy (5 pts)

(NOTE: Applicants without additional funding are not penalized unless their budget is unrealistic.)

5 points – Strong Strategy

- *Additional funds secured OR*
- *A realistic, documented strategy for leveraging funds*

3 points – Moderate Strategy

- *Applicant intends to seek additional funding but lacks detail*

0 points – No Strategy

- *No additional funding identified and no plan provided*