Request for Proposals
PRICE – DREAM Initiative

Activity: Infrastructure Improvement/Repair for Resident Owned Manufactured Home Communities (ROCs)

Posted: January 9, 2026

Live Info Session:
Friday, January 23, 2026 at 11am CST
Register Below:
Https://MHP_RFP-InstructionalWebinar_DREAM.eventbrite.com

Complete application through FormAssembly:
https://www.tfaforms.com/5203505

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 with 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.

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

With the PRICE program, MHP will focus on benefiting 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's median income. For projects working on rehab of manufactured housing all units must be at or below 80 percent of the area's 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 through **Infrastructure Improvement** in key communities in ***Minnesota*** 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 multi-state PRICE activity 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.

This RFP is specifically for Resident Owned Community (ROC) Applicants that are looking to secure PRICE dollars to improve the Infrastructure that serves their Resident Owned Manufactured Housing Community. This can also include either newly formed, or proposed, ROCs that are planning to acquire or create Manufactured Housing Communities that are Resident Owned.

ELIGIBLE USES UNDER DREAM INITIATIVE:

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.

GEOGRAPHIC SCOPE:

The scope of the project is based on the eligible activity. The Infrastructure will take place under our partner, CoNorth, in Minnesota and Wisconsin.

ENVIRONMENTAL REVIEW

MHP will maintain the administration of the Environmental Reviews through the local HUD Field Office. 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	JANUARY 9, 2026
OPTIONAL INFO SESSION	JANUARY 23, 2026 at 11am CST
CONTRACTS SIGNED	ESTIMATED JULY 2026

APPLICATION PORTAL

Applications will be received through FormAssembly at https://www.tfaforms.com/5203505.
Applications will be reviewed on an ongoing, rolling basis till all funds are allocated.

COMPLETED APPLICATIONS WILL BE ACCEPTED AND AWARDED ON A ROLLING BASIS

PROPOSAL INSTRUCTIONS AND CHECKLIST:

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, its application will be disqualified and deemed ineligible for funding:

   a. Applicants must submit an RFP. This RFP is on a rolling basis.

   b. Applicant's proposed activities must be eligible and meet the national objective of low and moderate income persons through the CDBG program.

   c. Applicants must not be debarred. This can be checked at this website: sam.gov/

   d. Applicants must adhere to BABA, Davis-Bacon, and section 3 related federal requirements.

5) All questions related to the proposal forms, supporting documentation, and funding process can be submitted by email to Cdinfo@mhponline.org MHP will provide answers through FAQs sent to interested parties weekly throughout the RFP application process. **No questions will be taken or answered by telephone to maintain fairness.**

CHECKLIST OF ITEMS FOR SUBMISSION

☐ Application – Executed by designated authority in FormAssembly.

☐ Signed Acknowledgement and Certification Form

☐ Profile and Narratives fully completed. If no answer needed, put N/A

☐ Budget and Narratives

☐ Governing documents

☐ Park Owner License

☐ Rent Rolls (Current month)

☐ Property Capital Needs Assessment and/or estimates (as available)

☐ Most recent financial statements and audit (if available at application, or a statement as to when they can be available, if awarded)

☐ Architectural and/or engineering plans, if available.

☐ Commitment Letters for leveraged funding, if applicable

☐ Appraisal (if available at the time of application)

ACKNOWLEDGEMENT AND CERTIFICATION

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

2. Proposals may be received by MHP on a rolling basis. The standard application will need to receive enough points to move forward. If enough points are received, the money is on a first come, first serve basis.

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 E- 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:

RFP PRICE: DREAM Initiative Application- Infrastructure

Organization Information

1. **Applicant Organization Name/Name of Manufactured Home Park:**
2. **Street Address:**
3. **State (abbreviated):**
4. **County (of location that will be served):**
5. **Zip code:**

Point of Contact Information

1. **First Name:**
2. **Last Name:**
3. **Title:**
4. **Phone Number:**
5. **Email Address:**

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BACKGROUND INFORMATION

Contact Information

1. **Federal ID Number:**
2. **UEI Number:**
3. **SAM.gov Expiration Date:**
4. **Current Fiscal Year** (Start-End: 00/0000-00/0000):

Organizational Structure

1. **What is the ownership structure at the time of application?:**

2. **What is the ownership structure at project completion?:**

3. **Submit documentation to verify ownership structure to verify this is a Resident Owned Manufactured Housing Community. This may include acquisition documents to verify purchase, as well as any Articles or other legal documents demonstrating that the subject property is Resident Owned/a Cooperative Owned property.** *(document submission)*

MHC Lot Information

1. **How many lots are in the park?:**

2. **How many lots are vacant?:**

3. **How many lots are rentals?:**

4. **How many lots are owner-occupied?:**

5. **Are utilities and services included in rent/monthly ownership payments? If so, which are included?**

Organizational Structure

1. **Project Readiness**
   What stage is your organization at in planning this project? Please think about:
   -Has the need for this project been determined?
   -Has there been any collaborative planning efforts have taken place in your community, such as a community needs assessment, comprehensive plan, fair housing assessment?:

2. **Team Readiness**
   What capacities does your team have to execute on the project and comply with requirements?:

3. **Please provide documentation on any procured contractors, appraisers, engineers, or other consultants.** *(document submission)*

4. **It is anticipated that applicants will collaborate with MHP and CoNorth to administer, manage and/or operate PRICE activities. Do you have any specific**

capacity assistance needs that you would like to list here? (this is for informational purposes only). Do you have any concerns about partnering with MHP and CoNorth to carry out PRICE-funded infrastructure improvements?

Supporting Documentation

Condense documentation for each file submission into one PDF.

1. **Certificate of Good Standing** *(document submission)*

2. **Designation of Authorized Official(s). Do you have documentation showing who should be the official signatory for your organization? This can be in the form of a Board resolution or other official document. If you do not have this document, simply submit a statement listing who the signatory is and we will work with you to collect any additional documentation needed.** *(document submission)*

3. **Income Survey of Residents – if available. If this is not available, simply submit a statement noting why you believe a majority of residents are at or below 80% of the Area Median Income and how MHP and CoNorth can support you in collecting more formal income information from residents.** *(document submission)*

4. **Indirect Cost Rate Negotiated Letter – Only if applicable.** *(document submission)*

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ACTIVITY OVERVIEW

1. **Name of Activity:**

2. **Organizational Mission Statement**
   What do you do and how do you do it? What is your organization's purpose?:

3. **Activity type:**
   - Infrastructure

4. **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):

5. **Community Support**
   Please describe the challenges your community is facing with homeownership and/or manufactured housing rehabilitation:

6. **Targeted Population**
   What is the range of income for households living in the community? What are the demographics of the residents on this community?

7. **Describe Need in the Community.**
   Please describe the challenges your community is facing with homeownership and/or manufactured housing rehabilitation.

8. **Describe any immediate or critical health and safety issues that the project will address:**

9. **How will the project benefit the community?**
   Who will benefit from the execution of your project? How will your achievements support those with the greatest need and be inclusive of all voices in the community? What will the impact (positive or negative) of your project be on traditionally underserved members of your community?:

10. **Proposed Activity Location**
    Please list where your proposed activity will be located. If there are multiple sites, please share the location for each. Share as much as you can identify (if applicable: county, city, zip code, address):

11. **Provide the project timeline from start to finish:**

12. **Can you accomplish your activity prior to June 30, 2028?**
    - Yes
    - No

PRICE Financial Management

1. **Proposed PRICE Activity Budget.** Please submit a budget showing how PRICE will be part of the capital funding needed for the infrastructure improvement/repair of the property. This can be a preliminary budget that can be further developed with MHP staff assistance**.** *(document submission)*

2. **Amount Requested:**

3. **Total Project Costs:**

4. **Do you plan to seek other funding in addition to PRICE?** If so, please provide source, amounts, award dates, and proposed use of funds.

5. **Please describe the methods and procedures you use to ensure that program costs are reasonable.**

6. **Do you plan on using an indirect cost rate?**
    - 15% deminimus rate
    - Negotiated rate
    - Not using indirect cost

National Objective

1. **What is the national objective for your activity?**
    - ☐ 51 percent of more of the area is low- and moderate-income persons
    - ☐ All households are under 80 percent of the area median income
    - ☐ Elderly (Over 55 years of age)
    - ☐ Persons with Disabilities
    - ☐ At-Risk Youth
    - ☐ Other:

2. **Provide the estimated number households who will be served:**

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FINANCIAL MANAGEMENT

1. **What is your organization's grant administration history?** Please share the last three years: Funding source/type, year(s) awarded, total amount awarded, objectives and outcomes.

2. **Describe the Coop's fiscal management.** Submit documentation below:

3. **Add supporting financial files:** Copy of financial stack, financial reports generated, record keeping, accounting systems, and payment procedures. Include names and titles of personnel responsible for different functions. *(document submission)*

4. **Is your organization accrual or cash based?**
   - Accrual
   - Cash
   - Unsure

5. **Briefly describe accounting procedures that would support sufficient segregation of duties.** Include who is overseeing receipts, expense approvals, ledger postings and account reconciliations.

6. **Describe Coop's financial oversight.** Include how often the Council meets, the types of financial reports submitted and frequency:

7. **Provide a copy of the most recent tax returns.** *(document submission)*

8. **Provide a copy of third-party financial partner contract (property manager and/or bookkeeper).** *(document submission)*

9. **Provide a copy of any fiscal and procurement policies.** *.(document submission)*

10. **Audit Requirements: In accordance with 2 CFR Part 200, Subpart F, the federal government requires that entities 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. The Audit**

can be submitted now during application, or you can submit a statement letting us know when an Audit will be available (post selection, for example). *(document submission)*

11. **Please provide an annual operating budget for the fiscal year.** *(document submission)*

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ACKNOWLEDGEMENT AND CERTIFICATION

1. **How did you learn about this opportunity?:**
   - ☐ MHP Connect
   - ☐ Phone call from MHP employee
   - ☐ Email from MHP employee
   - ☐ Partner organization
   - ☐ Flyer
   - ☐ Other

2. **If other, what/who:**

Thank you!

If you have any questions or comments, please email Cdinfo@mhponline.org. We look forward to connecting with you soon!

DRAFT SCORING CRITERIA - 100 POINTS

ACCESS TO LARGE INFRASTRUCTURE GRANTS - 30 POINTS
APPLICATION RESPONSE
FULL POINTS FOR APPLICANTS THAT HAVE NOT PREVIOUSLY RECEIVED FUNDING FROM SIMILAR STATE OR FEDERAL PROGRAMS, OR PROJECTS THAT ARE NOT FULLY FUNDED BY STATE/FEDERAL RESOURCES PREVIOUSLY SECURED.

ROC - 30 POINTS
APPLICATION RESPONSE
FULL POINTS FOR MHPS THAT ARE RESIDENT-OWNED COOPERATIVE OR WILL BE BY PROJECT COMPLETION.

CRITICAL NEED - 30 POINTS
APPLICATION RESPONSE
FULL POINTS FOR MHPS WITH PROJECTS THAT ADDRESS CRITICAL NEEDS SUCH AS IMPROVING AND/OR ENSURING RESIDENT HEALTH AND SAFETY OR CLOSING OF PARK WITHOUT INTERVENTION.

DISTRESSED CRITERIA – 5 POINTS
APPLICATION RESPONSE
LOCATED IN MOORHEAD, FAIRMONT, FRIDLEY, AND WORTHINGTON IN MN; KENOSHA AND SIREN IN WI.

LOCATION - 5 POINTS
APPLICATION RESPONSE
FULL POINTS FOR MHPS LOCATED IN WISCONSIN (FEWER INFRASTRUCTURE RESOURCES AVAILABLE COMPARED TO MN)