



# Coordinated Capital RFP Information Session

Hennepin County Housing and Economic Development, December 17<sup>th</sup>, 2024

Source:  
UrbanWorks  
Architecture;  
Saari & Forrai  
Photography

Thank you for joining! We will begin shortly



**Request for Development Proposals  
INFORMATION SESSION  
Virtual via TEAMS  
Tuesday, December 17<sup>th</sup>, 2024  
2:00 p.m. to 4:00 p.m.**

**INFORMATION SESSION AGENDA**

Introduction – Julia Welle Ayres

Application & TA Process – Griffin McEnery

**2025 Coordinated Affordable Housing RFPs**

Supportive Housing Strategy (SHS) – Abbie Loosen & Ella Eliason

Affordable Housing Incentive Fund (AHIF) – Eva Fisk

HOME Investment Partnerships – Omar Martinez

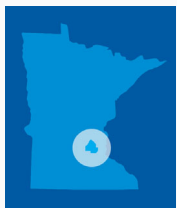
Homeownership Assistance Fund – Andrea Stinley

**2025 Upcoming RFPs – Housing Support & TOC**

Transit Oriented Communities Program (TOC) – Zack Avre

Housing Support – Cate Kline

**QUESTION AND ANSWER**



# Hennepin County priorities

- Housing opportunities for people experiencing homelessness
- A full range of housing choices throughout the county
- Inclusive tenant selection plans
- Affordable housing connected to local employment opportunities, schools, transit corridor development, and supportive services
- Housing opportunities for Hennepin County Human Services clients
- Contracting for diversity and inclusion, and creating green jobs
- Housing units accessible to people with physical disabilities

Hennepin County Housing and Economic Development  
2025 Coordinated Capital RFP, December 17<sup>th</sup>, 2024

## Rental Housing

- serving households at or below 50% Area Median Income (AMI)
- highest priority at or below **30% AMI**

## Homeownership

- serving households at or below 80% Area Median Income (AMI)
- highest priority at or below **60% AMI**

# Affordable development assistance programs

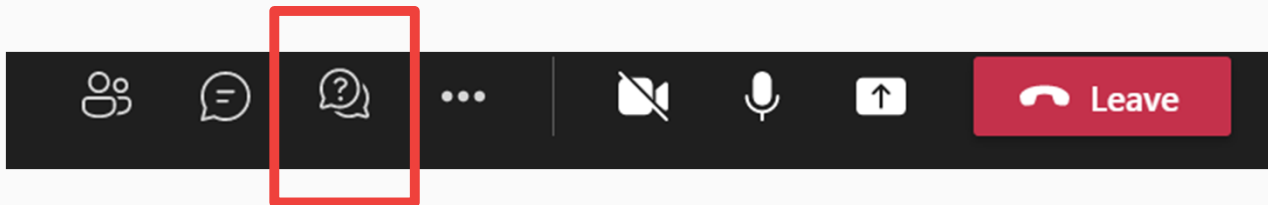
## 2025 Hennepin County Coordinated Affordable Housing RFP

Program	Funding Source	Eligible activities	Funds available	Average est. awards
<b>Rental Housing</b>	Supportive Housing Strategy (SHS)	Creation or preservation of supportive housing for targeted population groups	\$5 million	\$30K-\$50K/unit
	Affordable Housing Incentive Fund (AHIF)	Creation or preservation of affordable multi-family rental housing	\$5 million	\$600K/Project \$10K/unit
	Home Investment Partnership Program (HOME)	Creation or preservation of affordable multi-family rental housing	\$1 million	\$500K/ project \$15K/rental unit
<b>Homeownership</b>	Home Investment Partnership Program (HOME)	Creation of affordable homeownership units	\$500,000	\$50K/home
	Homeownership Assistance Fund	Creation of affordable homeownership units	\$1 million	\$50K/home



# Logistics

- Use the Q and A button to submit comments or questions at any time



- Questions will be responded to during the "Question and Answer" portion of the agenda
- Viewers also have an option to turn on live captions
- Written responses will be posted as an addendum to the RFPs

# Application process

Apply in the **Housing and Economic Development Portal**.

You must first **register** in the Portal. See next slide for details.

(Optional) Sign up for **Technical Assistance**, January 7-17<sup>th</sup>, 2025

(Optional) **Submit questions** by 3:00 PM, Friday January 17<sup>th</sup>

**Application due 3:00 PM, Tuesday January 28<sup>th</sup>**

# Register in the HED Portal

<https://portal.neighborlysoftware.com/HENNEPINCOUNTYMN/participant>

**HENNEPIN COUNTY**  
MINNESOTA

Welcome to the Hennepin County, MN  
Housing and Economic Development Participant Portal.

New users must first register their account  
before signing into the portal.

Sign In **Register**

Neighborly Software requires all email addresses be verified prior to account registration. Please provide the email address to be used for Sign In below, and click Send Verification Code to continue.

Email Address

Send verification code

**Video Tutorial : Register**  
Data Privacy

# Start an application in the HED Portal



## Welcome to the Hennepin County Housing and Economic Development Portal

Hennepin County is committed to accessibility for all applicants. If you require this material in an alternate format or have questions about the program, please contact us at [housing@hennepin.us](mailto:housing@hennepin.us).

To start a funding proposal, click on the relevant program below, then complete one application per project.

If you are seeking information on a specific program please request the following person(s):

- Andrea Stinley - [Send an email to Andrea](#) - Homeownership Development Program
- Abbie Loosen - [Send an email to Abbie](#) - Rental Housing Development Program
- Ryan Kelley or Zack Avre - [Send an email to Ryan](#) or [Send an email to Zack](#) - Transit Oriented Development Assistance Program

Neighborly Software adopts appropriate data collection, storage and processing practices and security measures to protect against unauthorized access, alteration, disclosure or destruction of your personal information, username, password, transaction information and data stored on our Services. Access to your data on our Services is password-protected, and data is protected by SSL encryption when it is exchanged between your web browser and our Services.



## Start a New Application

Application Name	Description	Action
<b>Homeownership Development Assistance</b>	Hennepin County offers two capital funding sources to support the creation of homeownership opportunities throughout the county. Capital funding sources for multifamily rental developments include HOME and the locally funded Homeownership Assistance Fund. To maximize county resources and make the application process more efficient for those seeking funding, the county solicits an annual coordinated affordable housing development request for proposals (RFP) every year.	<a href="#">Start Application</a>
<b>Affordable Rental Housing Development Assistance</b>	Hennepin County offers several capital funding opportunities to support the creation and preservation of multifamily affordable housing throughout the county. Capital funding sources for multifamily rental developments include AHIF, Supportive Housing Strategy, and HOME. To maximize county resources and make the application process more efficient for those seeking funding, the county solicits an annual coordinated affordable housing development request for proposals (RFP) every year.	<a href="#">Start Application</a>

## New Application for Rental Housing Development Assistance

Please provide a name for the application:

Use the following format:

Name of the project goes here

Cancel

Start Application



## Continue an Existing Application

Case ID	Name	Program	Year	Status	Expires	Action
30013	BJ TEST	Affordable Rental Housing Development Assistance	2024	Application in Progress	N/A	<a href="#">View Application</a>





Click the Help Icon at anytime for administrative support.



# Complete the application

## Affordable Rental Housing Development Assistance Application

Id: 30013

 View Users (1)  Print Application

- Program Overview\***
- A. Applicant Information
- B. Project Team
- C. Project Information
- D. Site Information
- E. Housing Affordability and Target Populations
- F. Supportive Housing
- G. Project Financing
- H. Required Documents
- Submit

### Users

Email addresses added below will have access to view information in your application and make changes.

EMAIL

brian.johnson@hennepin.us

[Add a User](#)

### Program Overview

Please provide the following information.

Hennepin County  
Affordable Rental Housing Development  
Capital Assistance

Housing and Economic Development  
701 4th Avenue S, Suite 400  
Minneapolis, MN 55415  
[housing@hennepin.us](mailto:housing@hennepin.us)

**Hennepin County and the Hennepin County Housing and Redevelopment Authority are offering three types of capital funding for multifamily rental proposals via this application: Affordable Housing Incentive Fund (AHIF), Supportive Housing Strategy, and HOME Investment Partnership (HOME.)**

AHIF provides capital funds to create and preserve affordable multifamily housing across Hennepin County.  
[Link to AHIF Program Manual](#)

Supportive Housing Strategy provides capital funds to create and preserve affordable, supportive housing meeting key county priorities across Hennepin County.  
[Link to Supportive Housing Strategy Program Manual](#)

HOME provides capital funds to create and preserve affordable housing located outside of Minneapolis but within Hennepin County.  
[Link to HOME Program Manual](#)

Applicants must understand the priorities and requirements documented in the RFPs and Program Manuals for all of the sources for which their proposal is eligible, but need not identify the funding source they are seeking. Proposals will be considered for all funding sources for which they are eligible, and Hennepin County will determine the best-fit funding source.

For applicants seeking only Supportive Housing Strategy capital funding, projects may be very early in the development process. For these "Supportive Housing Strategy only" proposals, it is acceptable to indicate "not applicable" to any application question, and the list of Required Documents is considerably shorter.

All materials, including the Required Documents, must be submitted via the Housing and Economic Development Portal, hosted on the Neighborly platform. There is no need to access the Hennepin County Supplier Portal as part of this application for capital assistance.

**Applications must be completed and submitted by 3 pm on Tuesday January 28, 2025.**

For technical assistance with the Housing and Economic Development Portal, hosted on the Neighborly platform, please click on the Question (?) mark icon at the bottom of your screen.

Multiple users may have access to the application.

You can use the Print Step to download each section to Word

# Answer all required fields



Affordable Rental Housing Development Assistance Application  
Id: 30013

View Users (1) Print Application

- Program Overview
- A. Applicant Information
- B. Project Team
- C. Project Information
- D. Site Information
- E. Housing Affordability and Target Populations\*
- F. Supportive Housing
- G. Project Financing
- H. Required Documents
- Submit

E.9. How will rental and living history be considered? How do you consider Unlawful Detainers, the result of the Unlawful Detainer, the age of the Unlawful Detainer?

E.10. What credit and income requirements will apply?

E.11. What will be the appeal process for any denied rental applicants?

HEALTH AND HUMAN SERVICES UNIT COMMITMENT

E.13. Will the project set aside units with 30% AMI rent and income restrictions for priority occupancy by Health and Human Services (HHS) clients? Consult the RFP documents and/or Program Manuals for details regarding this commitment.

Yes  
 No

No save history

Save Complete & Continue

The system will not allow you to Complete & Continue until all required fields are completed.

- Hit Save button to save work to come back later and complete the section
- Hit Complete & Save once the section is complete and final
- Once a section is completed, a green checkmark will appear next to that section

E.11. What will be the appeal process for any denied rental applicants?

Required field.

HEALTH AND HUMAN SERVICES UNIT COMMITMENT

E.13. Will the project set aside units with 30% AMI rent and income restrictions for priority occupancy by Health and Human Services (HHS) clients? Consult the RFP documents and/or Program Manuals for details regarding this commitment.

Yes  
 No

No save history

Save Complete & Continue

Uh oh, something isn't quite right with your submission. Please correct above, or you can Save for now.

# Required documents- Section H



Print Step

## Affordable Rental Housing Development Assistance Application

Id: 30013

[View Users \(1\)](#) [Print Application](#)

- Program Overview
- A. Applicant Information
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- G. Project Financing
- H. Required Documents\*
- Submit

### H. Required Documents

Please provide the following information.

Do you wish your proposal to be considered for Supportive Housing Strategy funding **only**?

- Yes
- No

Do you wish your proposal to be considered for AHIF, HOME **and** Supportive Housing Strategy funding?

- Yes
- No

Please upload the following documents:

- Appraisal & Fair Market Determination** - Appraisal other real estate professional determination of value for any real property that will be acquired. [Upload File](#)
- Audited financials** - For preservation proposals: Three years of audited financials of the property to be preserved. [Upload File](#)
- Commitments for Financing** - Documentation of funding commitments. Commitment letters and letters of intent must include the name of the contact person, contact person phone number, eligible uses of committed funds, and terms and conditions of the financing. Commitment letters must be signed by an authorized official of the organization. If a LIHTC project, include term sheet or letters of interest from tax credit investors. **\*Required** [Upload File](#)
- Construction Cost Estimate** **\*Required** [Upload File](#)
- Land Use Approvals** - Provide documentation of any land use, historic review, or demolition approvals that have been granted/completed. **\*Required** [Upload File](#)
- Market Study or Comparable Property Form(s)** - to document support for location and project viability [Upload File](#)

Upload files here. You may upload multiple files per section.

# Submit your completed application

## Affordable Rental Housing Development Assistance Application

Id: 30013

[View Users \(1\)](#) [Print Application](#)

- Program Overview
- A. Applicant Information
- B. Project Team
- C. Project Information
- D. Site Information
- E. Housing Affordability and Target Populations
- F. Supportive Housing
- G. Project Financing
- H. Required Documents
- Submit\***

### Submit Application


Once an application is submitted, it can only be "Re-opened" by an Administrator.

By clicking 'Complete & Submit' I certify on behalf of the applicant that:

- This application is presented in good faith and declare under penalty of perjury the information is true, accurate and completed to the best of our knowledge and fully informed understanding;
- We hereby consent to the release of the development proposal in response to the RFP and waives any claims it may have under Minnesota Statutes, Chapter 13 against the County of Hennepin and HCHRA for making such information public in accordance with Minn. Stat. §§ 13.59 and 13.591;
- The attached proposal has been arrived at by the applicant independently and has been submitted without collusion with any other applicant;
- The applicant has complied with the communication restrictions in the RFP;
- The applicant does not have access to any non-public knowledge pertaining to the RFP nor the distribution of funds;
- This proposal is effective for a period of one hundred eighty (180) days or the date the contract takes effect, whichever is later.
- The proposal team does not have an actual or perceived conflict of interest regarding this RFP or in submission of this proposal, OR has explained any conflict of interest and how to avoid, mitigate or neutralize the conflict. if at any time after submission of this form, we discover any conflict of interest(s), we will disclose that conflict immediately, in writing. All conflict of interest disclosures or explanations should be submitted via email to lan.Clobes@hennepin.us.
- Should the application be approved; the applicant is prepared to enter into any agreement/s necessary to initiate the implementation of the proposed activity and assure compliance with all requirements related thereto, including implementation of the unit rent and income restrictions as presented in the application
- We hereby agree and consent to all terms, conditions, waivers, consents, and reservations presented in the RFP.
- That I am an authorized representative of the applicant and have full authority to sign on behalf of the applicant.

Applicant Signature:  
[Click here to electronically sign](#)

[Save](#) [Complete & Submit](#)



# Technical assistance



Optional technical assistance will be available: **January 7-17, 2025**



First fill out the [Microsoft Form](#) to request a timeslot



See the two RFPs for more detailed instructions

Hennepin County Housing and Economic Development  
2025 Coordinated Capital RFP, December 17<sup>th</sup>, 2024

## TA Session Scheduling: Hennepin County 2025 Coordinated RFP

Technical assistance is available between January 7th and January 17th, 2025. Please complete this form to indicate your availability for TA sessions in this timeframe. Upon completion of this form, Hennepin County staff will contact to finalize a time for your TA session.

\* Required

### Basic Development Information

1. Briefly describe the development(s) which will be discussed in the TA session. At a minimum, include developer name and development location. \*

Enter your answer

2. What program do you have questions about which you would like to address in a TA session? If you would like to discuss multiple programs, select one here (do not select Other) and provide additional details at the end of this form when prompted. If your questions are not related to AHIF, SHS, HOME, or Homeownership, please describe your questions in the "Other" text box here and Hennepin County staff will contact you via email. \*

- AHIF (Affordable Housing Incentive Fund)
- SHS (Supportive Housing Strategy)
- HOME (HOME Investment Partnerships Program)

# Programmatic questions



There are two separate applications:

Affordable Rental Housing

Affordable Homeownership



[housing@hennepin.us](mailto:housing@hennepin.us) / [ian.clobes@hennepin.us](mailto:ian.clobes@hennepin.us)




Questions due: Friday January 17<sup>th</sup> at 3:00 PM

# HED Portal resources

<https://www.hennepin.us/business/work-with-henn-co/rfp>

- Information on each program
- Program manuals and RFPs
- Information on the RFP timeline

<https://portal.neighborlysoftware.com/hennepincountymn/Participant>

- Video on how to reset your password
- Portal technical assistance - Click the blue question mark  in the lower right corner of the Portal



Source: Loeffler Construction

# Supportive Housing Strategy (SHS)

Hennepin County Housing and Economic Development, Abbie Loosen  
Hennepin County Housing Stability, Ella Eliason

Hennepin County Housing and Economic Development  
2025 Coordinated Capital RFP, December 17<sup>th</sup>, 2024





# Supportive Housing Strategy (SHS)

## Collaborative strategy

- Housing Development & Housing Stability
- Gap financing provides affordable supportive housing

## Specific populations

- Groups below 30% AMI that need significant assistance to live independently
- High-priority homeless (HPH) units
- Set-asides for direct county referrals

## Available funding

- Up to \$5 million available via this RFP



# SHS eligibility considerations

## Minimum of 8 units

- Serves 30% AMI or below
- Serves a County-identified target population
- May be integrated into a larger project

## Eligible activity

- Acquisition of property
- New construction
- Renovation or preservation

## Development Team

- Must include a service provider



# 2025 SHS priority populations

People experiencing the longest periods of homelessness with additional barriers (HPH)

People with complex medical conditions and currently homeless

People with severe substance use disorders

People with developmental disabilities, traumatic brain injury, and/or neurodiverse conditions

People with disabilities involved with Hennepin County's DOCCR

People with mental illnesses who are leaving treatment, at risk of institutionalization, or living in segregated settings

Youth involved in County systems

Families with disabilities involved with child protection services

# SHS collaborative support

## Hennepin County Human Services

- Multiple coordinated referral pathways for eligible County clients
- Ongoing case management and supports for eligible County clients

## Service Providers

- Site-based housing & human service supports
- Help build independence and successfully maintain stable housing
- Leverage community partnership networks to address service gaps

Hennepin County Housing and Economic Development  
2025 Coordinated Capital RFP, December 17<sup>th</sup>, 2024



Hennepin County Homeless to Housing team



Source: Simpson Housing Services





Source: RS Eden

# Affordable Housing Incentive Fund (AHIF)

Hennepin County Housing and Economic Development, Eva Fisk

Hennepin County Housing and Economic Development  
2025 Coordinated Capital RFP, December 17<sup>th</sup>, 2024



# Affordable Housing Incentive Fund (AHIF)

## Funding for 2025

- Gap financing for affordable rental housing
- ~ \$5 million available via this RFP
- Estimated average award is \$600,000 per project (\$10k per unit)

## Deferred low-interest loan

- Secured by mortgage and with declaration
- Rental units serving up to 50% AMI
- Annual compliance reporting for affordability requirements



Source: Redesign Inc. & Pope Design Group

# AHIF funding policies

- Households **below 30% AMI** (first priority) & **50% AMI**
- **Low-barrier** housing that works to reduce disparities
- Create housing opportunities for **people experiencing** homelessness, large families, seniors, and people with disabilities
- Allocate **set aside units** for County Human Services and Public Health clients (aka HSPHD units)
- Contribute to **housing choice** throughout Hennepin County
- Fund **ready to close** projects, or AHIF will serve as leverage funding for high priority projects



# AHIF eligibility

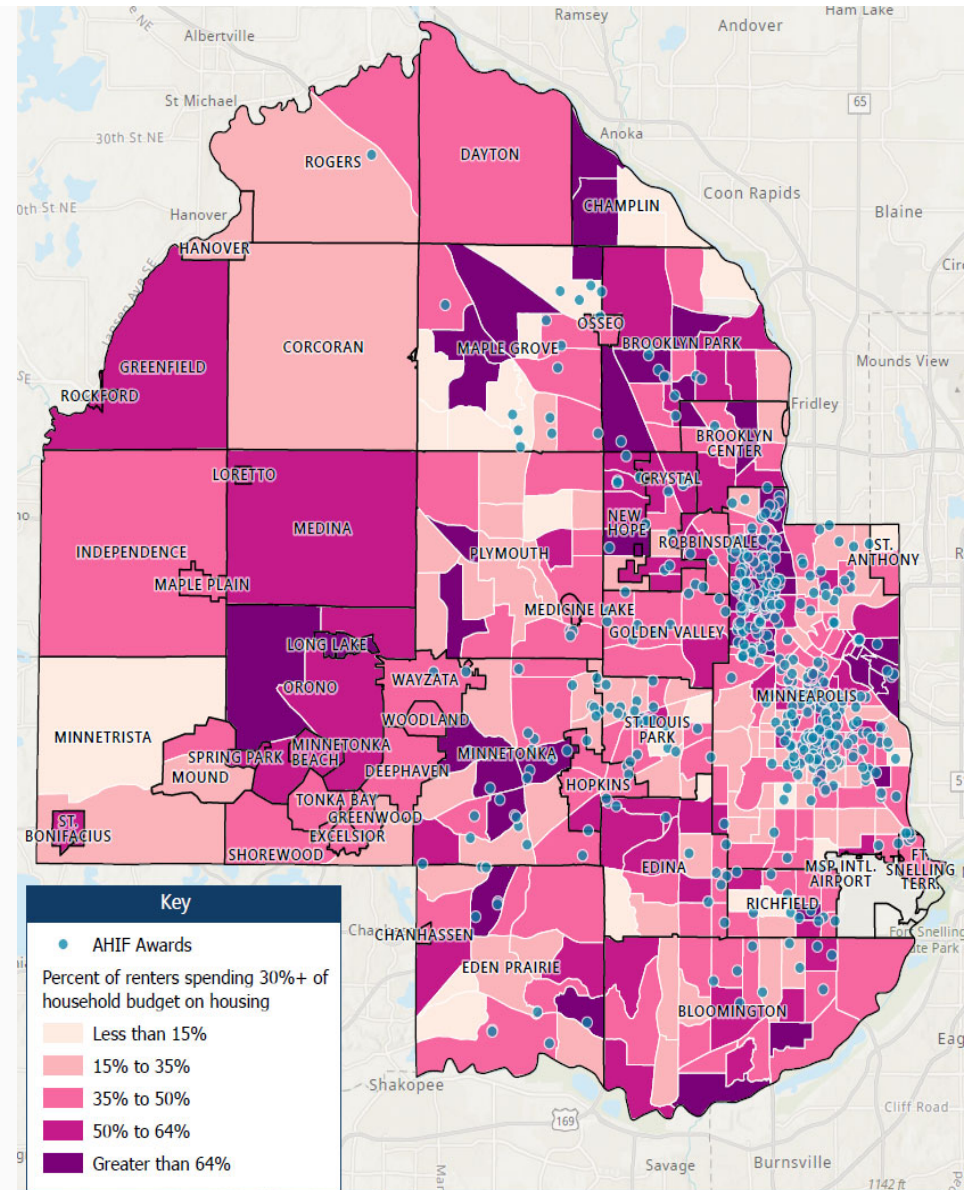
## Minimum requirements

- Minneapolis or suburban project
- Creates affordable housing for 30+ years
- A portion of the rental housing units are 50% AMI or below

## Eligible activity

- New construction
- Substantial renovation
- Preservation
- Acquisition of property

Hennepin County Housing and Economic Development  
2025 Coordinated Capital RFP, December 17<sup>th</sup>, 2024







# HOME Investment Partnership Program

Hennepin County Housing and Economic Development, Omar Martinez

Hennepin County Housing and Economic Development  
2025 Coordinated Capital RFP, December 17<sup>th</sup>, 2024



# HOME Investment Partnership Program

## Federal Block Grant

- U.S. Department of Housing and Urban Development (HUD)
- Financing to create affordable housing for low-income households
- Only available in Suburban Hennepin County

## 2025 HOME funding

- Rental and homeownership projects are eligible
- ~ \$1 million for affordable rental proposals



# HOME eligible applicants



## Eligible applicants

- Governmental agencies
- Non-profit entities
- For-profit entities

## Affordability requirements

- Income limits
- Rent limits
- Per unit subsidy limits

## Capacity requirements

- Complete the project
- Maintain the project and compliance for the minimum term of affordability

## Compliance areas

- Leasing and marketing
- Procurement, construction and rehabilitation standards
- Match contribution

# HOME eligible projects

Permanent and/or transitional housing

Rental and/or ownership

- Acquisition of property
- Construction of new housing
- Moderate or substantial rehabilitation
- Site improvements for HOME-assisted projects

Hennepin County Housing and Economic Development  
2025 Coordinated Capital RFP, December 17<sup>th</sup>, 2024



# Crosscutting federal regulations



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National Environmental Policy Act (NEPA)

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Residential Lead-Based Paint Hazard Reduction Act

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Fair Housing Act

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Section 504 of the Rehabilitation Act of 1973

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Build America, Buy America Act (BABA)

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Davis-Bacon and Related Acts

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Women and Minority Business Enterprises

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Section 3 – 24 CFR Part 75

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Uniform Guidance Cost Principles – 200 CFR Part 200

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Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act or URA)



# Homeownership Assistance Fund

Hennepin County Housing and Economic Development, Andrea Stinley

Hennepin County Housing and Economic Development  
2025 Coordinated Capital RFP, December 17<sup>th</sup>, 2024



# Homeownership Assistance Fund

## County funded

- ~ \$1 million released via this RFP

## Capital gap financing

- Homebuyer purchase assistance NOT eligible this round

## County wide

- Projects throughout Hennepin County are eligible



Bloomington



St. Louis Park



Crystal



Eden Prairie

# Funding priorities

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- Preserve/create single-family homeownership opportunities
  - Long-term affordability (30+ years)
  - 60% AMI

Hennepin County Housing and Economic Development  
2025 Coordinated Capital RFP, December 17<sup>th</sup>, 2024



Hennepin County Homebuyer Assistance Program



# Minimum requirements



Creates affordable,  
single-family,  
homeownership

Serves households  
at or below  
80% AMI

Creates long-term  
affordable housing  
(30+ years)

# Important reminders



Questions about the RFPs due: Friday January 17th at 3:00 pm



Affordable Rental Housing

Affordable Homeownership



[housing@hennepin.us](mailto:housing@hennepin.us) / [ian.clobes@hennepin.us](mailto:ian.clobes@hennepin.us)



Application Deadline is January 28th at 3:00 pm

# Timeline for Coordinated Capital RFP

Distribution of RFP and Application Materials	December 13, 2024
Optional Technical Assistance (TA) Sessions	January 7 to 17, 2025
Deadline for all RFP-Related Questions	January 17, 2025
<b>Proposals Due at 3:00 pm</b>	<b>January 28, 2025</b>
Award recommendations considered by Hennepin County Board	Estimated May 2025



Source: UrbanWorks Architecture

# Transit Oriented Communities (TOC)

Hennepin County Housing and Economic Development, Zack Avre

Hennepin County Housing and Economic Development  
2025 Coordinated Capital RFP, December 17<sup>th</sup>, 2024



# 2025 Transit Oriented Communities (TOC)

	TA Sessions (Schedule online)	RFA Open	RFA Close	Anticipated Awards Approved
Transit Oriented Communities (TOC)	January 7 – 28	January 30	February 27	June

# TOC background information

- Program first offered in 2003
- Invests in projects that foster **walkable, mixed-use, human-centered** communities that leverage transit service
- Supports **hard construction costs** of transit-oriented development real estate projects and public infrastructure soon to get underway
- Since 2003 over 160 projects supported, more than \$44 million awarded
- \$3.49 million awarded to seven projects in 2024



*The Artery, Hopkins*

# TOC program profile for 2025

- Approximately \$2,200,000 available
- No minimum or maximum award amount
  - Awards have generally ranged from \$250,000 to \$600,000
- Seeking geographic balance of transit eligible areas
- Applications due **3:00 pm February 27** with awards anticipated in June
- **APPLICATIONS VIA Hennepin County Grant System –**
  - **Link will be on TOC Webpage (not the “Supplier Portal”)** [www.hennepin.us/tod](http://www.hennepin.us/tod)



*Longfellow Station, Minneapolis*

# TOC program priorities

## Projects that:

- Intensify and diversify land uses in transit area, contribute to more walkable areas, and increase transit use
- Advance TOD design principles and contribute to a high-quality pedestrian environment
- Provide opportunities for local small business development, affordable commercial space, community services
- Employ site and building construction strategies addressing climate mitigation and adaptation
- Demonstrate a financial gap/need for public funds



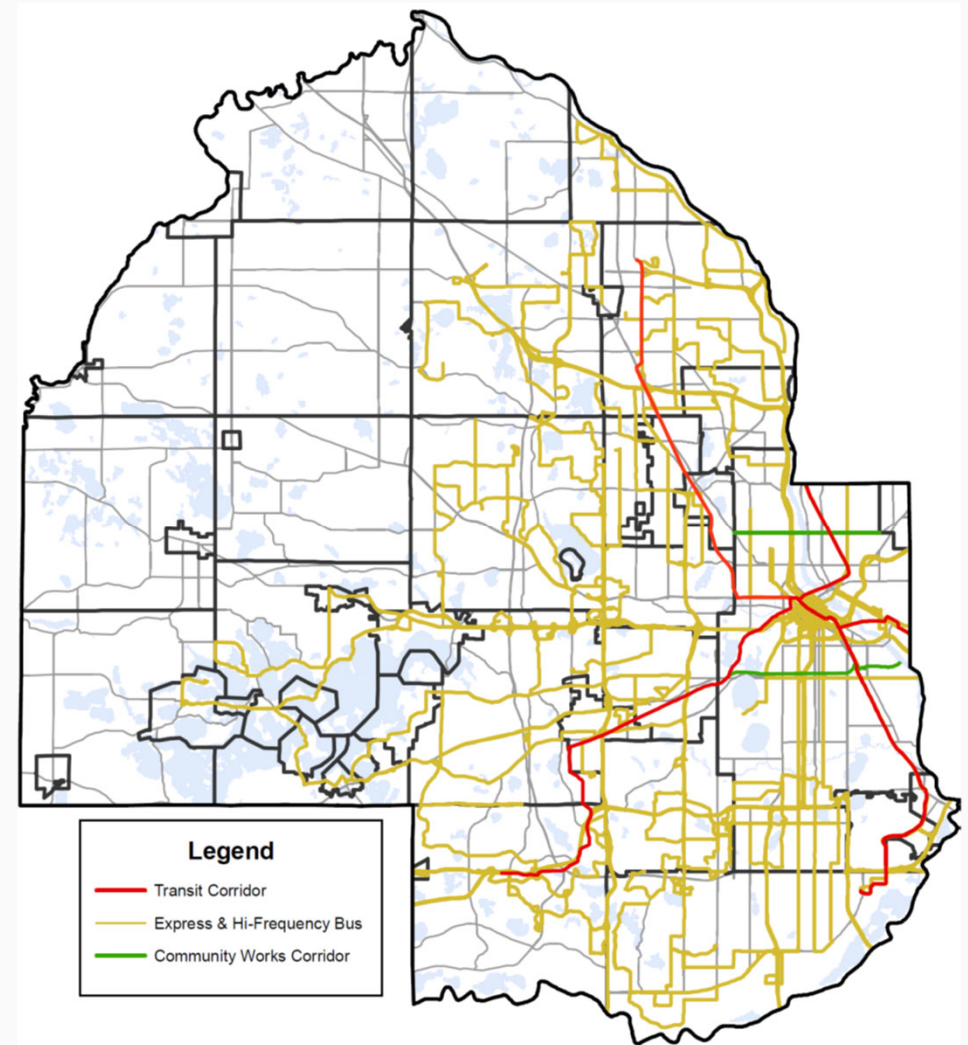
*The Coliseum, Minneapolis*



# TOC requirements

- Local government, developer, community-based organization doing development
- Within a municipally-designated redevelopment area
- Funded activities must be completed by **December 31, 2027**
- Transit Service
  - 10 min walkshed of LRT & BRT
  - 10 min walkshed of express bus
  - 5 min walkshed of high-frequency local bus

See *Eligible Areas Map* at [www.hennepin.us/tod](http://www.hennepin.us/tod)



# TOC eligible projects

- **Real estate development/redevelopment**, including new construction and substantial renovation of housing, mixed-use, and/or commercial projects
  - *Only hard construction costs are eligible*
- **Comprehensive public infrastructure** by local government agencies independent of individual development projects
  - *Ex. new streets increasing connectivity, district stormwater or energy systems, streetscaping*
- **Strategic site acquisition** by local government agencies to preserve land for future transit-oriented development



*Juxtaposition Arts, Minneapolis*

# TOC Predevelopment Assistance

- Launched in 2022 to support emerging developers who have completed fewer than three development projects and are unaffiliated with other established developers
- Predevelopment assistance provided via 3<sup>rd</sup> party firms, selected by Hennepin County, at no cost to eligible developers
- Eligible projects include commercial, mixed-use, or multifamily real estate development projects that advance TOC principles
- Up to \$200,000 in services anticipated to be available in 2025, pending board approval
- Next Request for Applications (RFA) anticipated in Summer 2025
- Sign up for announcements about the upcoming RFA:

[www.hennepin.us/tod](http://www.hennepin.us/tod)

# Contact:

Request a TA session to discuss your specific project(s):

[Hennepin County TOC Programs TA Session](#)

Once the RFA opens - email questions by February 13 to:

[Zack.Avre@hennepin.us](mailto:Zack.Avre@hennepin.us) / [Ian.Clobes@hennepin.us](mailto:Ian.Clobes@hennepin.us)



# Coordinated Capital RFP Contacts:

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## Housing and Economic Development Programs

[housing@hennepin.us](mailto:housing@hennepin.us) / [ian.clobes@hennepin.us](mailto:ian.clobes@hennepin.us)

## Transit Oriented Communities

[zack.avre@hennepin.us](mailto:zack.avre@hennepin.us) / [ian.clobes@hennepin.us](mailto:ian.clobes@hennepin.us)

## Housing Support

[cate.kline@hennepin.us](mailto:cate.kline@hennepin.us) / [hs.housing.grh@hennepin.us](mailto:hs.housing.grh@hennepin.us)





# Housing Support

Hennepin County Human Services and Public Health, Cate Kline

Hennepin County Human Services and Public Health  
2025 Housing Support RFP, December 17<sup>th</sup>, 2025



# Housing Support program

*(Formerly known as GRH)*

- State-funded and serves people:
  - 18 years and older with a disability or those age 65 and older
  - Individuals who meet program income and asset requirements
- Housing Support requires 3 things:
  - An eligible provider (with a County Housing Support Agreement)
  - An eligible setting
  - An eligible person (who applies and qualifies for the program)

# Types of housing support in this RFP:

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- **Community-Based**—*Current* Long Term Homeless (LTH) and/or Housing with Services-Independent (HWS-I) providers who need Housing Support units for *site-based* developments
  - “Current provider” means the service provider organization currently has a community-based Housing Support Agreement with Hennepin County
    - Proposals to become a Housing Support provider will **NOT** be accepted through this RFP. Developers must partner with an existing provider.
  - “Site based” means that 20% or more of the total units in the development will use Housing Support



# Long Term Homeless (LTH)

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- Recipients have experienced long term homelessness
- All client referrals come from Hennepin County's Coordinated Entry System
- Includes supplemental service rate funding of \$494.91/month
- Recipients live independently in the community

# Housing with Services-Independent (HWS-I)

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- Works well for people with disabilities to live as independently as possible in the community
- Base-rate only program, no service funding included. Providers must find a source of service funding (waivers, grants, etc.)
- No Coordinated Entry requirement, referrals may come from any source

# Supplier Portal resources

[www.hennepin.us/business/work-with-henn-co/supplier-portal](http://www.hennepin.us/business/work-with-henn-co/supplier-portal)

- Step by step guide on how to register
- Step by step guide on how to apply
- Video on how to apply

Supplier Portal phone line: 612-348-5235 (M-F, 8:00am - 4:30pm)

Supplier Portal email support: [supplierportal@hennepin.us](mailto:supplierportal@hennepin.us)

# Coordinated Capital RFP Contacts:

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## Housing and Economic Development Programs

[housing@hennepin.us](mailto:housing@hennepin.us) / [ian.clobes@hennepin.us](mailto:ian.clobes@hennepin.us)

## Transit Oriented Communities

[zack.avre@hennepin.us](mailto:zack.avre@hennepin.us) / [ian.clobes@hennepin.us](mailto:ian.clobes@hennepin.us)

## Housing Support

[cate.kline@hennepin.us](mailto:cate.kline@hennepin.us) / [hs.housing.grh@hennepin.us](mailto:hs.housing.grh@hennepin.us)

