

Addendum 1 to the 2026 Coordinated Affordable Housing Request for Proposals: Affordable Rental and Homeownership Development RFP

Notice to all proposers

1. **Recording of Information Session**

Please find a recording of the 2026 Coordinated Affordable Housing RFP Information Session, held on December 18, 2025, at this link: [Presentation Recording](#).

This recording includes the PowerPoint visual that was displayed during the presentation.

Responses to inquiries

Questions from prospective providers may be written verbatim or paraphrased. Questions and answers that are similar or redundant have been consolidated.

Question 1: Will there be another Request for Proposals (RFP) round this year to allocate additional Local Affordable Housing Aid (LAHA)?

Response: The current RFP funding round is the only round planned to allocate Local Affordable Housing Aid capital in 2026.

Question 2: Presenters have mentioned that applicants don't have to specify which program they're applying for, but what if applicants seek to apply for more than one program? Does Hennepin County have per unit maximums for each program?

Response: In terms of affordable housing funding, all sources can be accessed by submitting one proposal to either Homeownership or the Rental Housing RFP. Hennepin County staff will determine the best affordable housing capital funding source(s) depending on a number of factors, including the affordability mix, the development team, and the project's readiness to close.

Transit Oriented Communities funding must be requested via a separate application process, which may also be found on the Neighborly portal. For more information on TOC, visit: <https://www.hennepin.us/economic-development/programs/transit-oriented-communities>



No Hennepin County capital funding programs have a hard cap on the amount of funding that can be awarded to a project, though all of the programs seek to provide funding that is appropriately sized for the project and its capital gap.

Question 3: The rental RFP notes that the typical award size is \$10K-\$20K/unit for HOME, AHIF and LAHA. Is that per qualifying unit at or below 50% AMI, or for all units in the project? Historically, have the majority of projects receiving AHIF/HOME incorporated 30% AMI units, as opposed to only 50% AMI units?

Response: For AHIF, LAHA and HOME awards, Hennepin County uses the average estimated award size as noted in the RFP as a rough guide in calculating capital funding awards per unit at or below 50% AMI. In recent years, almost all of the projects selected for a funding award have incorporated at least a few units at 30% AMI in addition to the 50% AMI units.

Question 4: Do projects receiving AHIF/LAHA need to meet Davis Bacon wage requirements?

Response: No.

Question 5: The Required Documents section of the application references a Local Affordable Housing Aid (LAHA) Checklist, but the link to the form is broken. Help!

Response: The Local Affordable Housing Aid (LAHA) Checklist has been removed from the list of required documents in the application. This checklist will be required at due diligence, prior to loan closing. If you'd like to view the LAHA checklist for informational purposes, you can find it attached as Exhibit 1 to the AHIF and LAHA manual.

Question 6: Do any other programs (aside from supportive housing) have minimum unit requirements?

Response: While Hennepin County has not established a minimum number of units for a proposal to be eligible for its capital funding programs, we do require that proposals demonstrate that housing operations will remain financially sustainable for at least 15 years. This typically requires efficiencies of scale, with many units under one roof.

Question 7: Is it true that all Supportive Housing Strategy assisted units must be referred by Hennepin County departments?

Response: Correct. Referrals for all Supportive Housing Strategy units come either through the Hennepin County Coordinated Entry System or via referrals directly from Hennepin County human



services teams, depending upon the population. Please review the Supportive Housing Strategy manual for details on the required referral pathways for each of the eight priority populations.

Question 8: I have heard something about an emergency shelter and services funding RFP from Hennepin County. Are there any details you can share at this point?

Response: The Housing Stability Super RFP will be released in March 2026. Most of the available funding will go towards homeless response system activities like emergency shelter, street outreach, and drop-in centers, but a smaller portion will go towards youth prevention and youth supportive housing services. Agencies applying for youth supportive housing services must be able to begin operations on January 1, 2027, and have other sources of service dollars and/or rental assistance secured. This funding cannot be used for construction or renovation costs.

Review the [Homeless Response System "Super RFP" \(PDF\)](#) one-pager for more information. If you have questions about youth supportive housing, email Lauren.Schwerzler@hennepin.us.

Unless expressly modified by other Addenda, all other terms and conditions in The Affordable Rental Housing Programs RFP and The Affordable Homeownership Program RFP shall remain the same.

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1/19/25

Please acknowledge receipt of this addendum in the Hennepin County Housing and Economic Development Portal. The County reserves the right to accept or reject submissions that have not acknowledged the addendum.

