



Minnesota Housing 2015 Program Assessment Report





LOOKING BACK AT 2015:

A Note from Commissioner Mary Tingerthal

We are pleased to present this 2015 Program Assessment Report showing the work of Minnesota Housing and our many partners for our program year ended September 30, 2015. This was a year of amazing activity, when Minnesota Housing provided over \$1 billion in capital for affordable housing for the first time in our 40+ year history.


This extraordinary level of activity means that there are now more than 4,000 new homeowners in Minnesota and 2,300 tenants in new or renovated rental apartments. Two major factors contributed to these accomplishments.

First, Minnesota Housing provided more than twice as many dollars for downpayment and closing cost assistance in 2015 as we did in 2014 so that homebuyers could benefit from historic low mortgage interest rates and qualify to buy their first homes. More than 1,100 of those households were households of color or Hispanic ethnicity—an increase of nearly 70% over the previous year.

Second, the 2014 State Legislature authorized Minnesota Housing to issue \$100 million in Housing Infrastructure and general obligation bonds for rental projects across the state. This funding was used to renovate existing housing and preserve federally-funded rental subsidies, and to build new supportive housing developments for those who have suffered from homelessness. We also used state-appropriated dollars from our Challenge program to support workforce housing across the state.

The numbers in this report are compelling, but the faces behind the numbers—of successful homeowners, of families exiting homelessness, of families that don't have to move during the school year because they have a safe apartment they can afford—tell the full story of why we do this work. As you review the data in this report, I encourage you to also visit our website to see and hear some of the remarkable stories that these families have to tell.

Thank you for helping thousands of Minnesotans have a safe and affordable home—their foundation for success—in 2015.



How to Read this Report

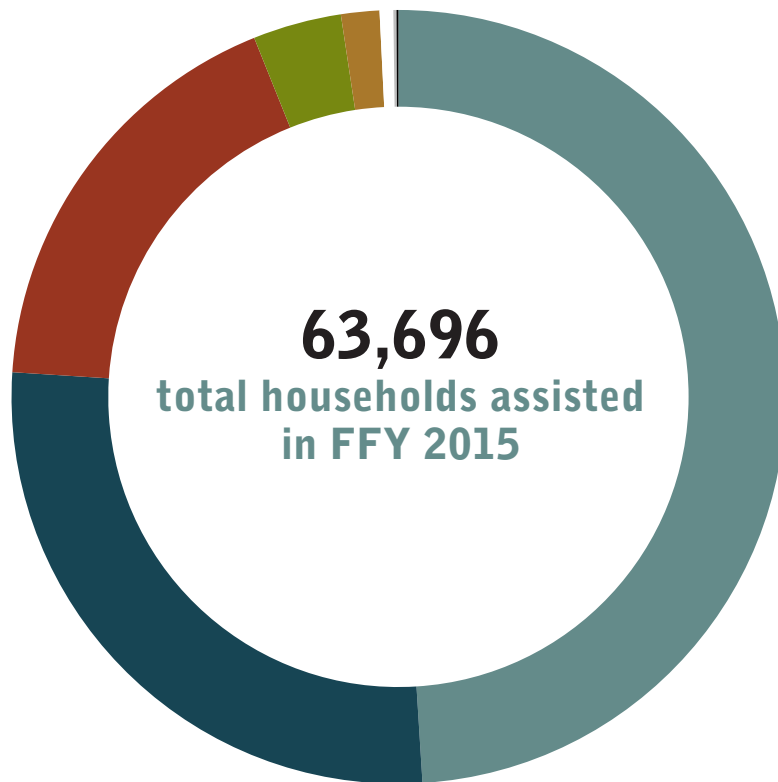
This report provides data on the 34 programs managed by Minnesota Housing in 2015. Some of these programs are funded with state-appropriated dollars, while others reflect federally-funded programs administered by Minnesota Housing and programs funded through agency resources and the capital markets. Many of the tables include information that must be reported to the State Legislature on an annual basis. This is the reason that we report on each specific program by its program name. Full descriptions of these programs can be found in the 2015 Affordable Housing Plan, but Table 1 includes a brief description of the type of activity represented by each program name.

Here are the highlights of the seven tables:

- Table 1 (pages 4-5): Median incomes of households served by each program
- Table 2 (pages 6-7): Income distribution for different types of households (owners and renters)
- Table 3 (pages 8-9): Number of households served by each type of program and other data
- Table 4 (pages 10-11): Information about households of color or Hispanic ethnicity served by each program
- Table 5 (pages 12-13): Distribution of resources in different regions of the state
- Table 6 (pages 14-16): A comparison of funding levels for each program for the years 2013, 2014, and 2015
- Table 7 (pages 17-18): Distribution of resources for households with certain characteristics (seniors, families with children, households with a disabled member, etc.)

BY THE NUMBERS:

A Snapshot of Our Work in 2015



- Rental Assistance
49.0% | 31,233 households
- Homebuyer Programs
27.0% | 17,215 households
- Non-Capital Resources to Prevent and End Homelessness
17.9% | 11,408 households
- Rental Production
3.7% | 2,329 households
- Home Improvement Programs
1.6% | 1,016 households
- Multiple Use Resources
0.6% | 364 households
- Rental Portfolio Management
0.1% | 80 households
- Other
0.1% | 51 households

Median homeowner income

\$58,553

Median homebuyer income

\$50,185

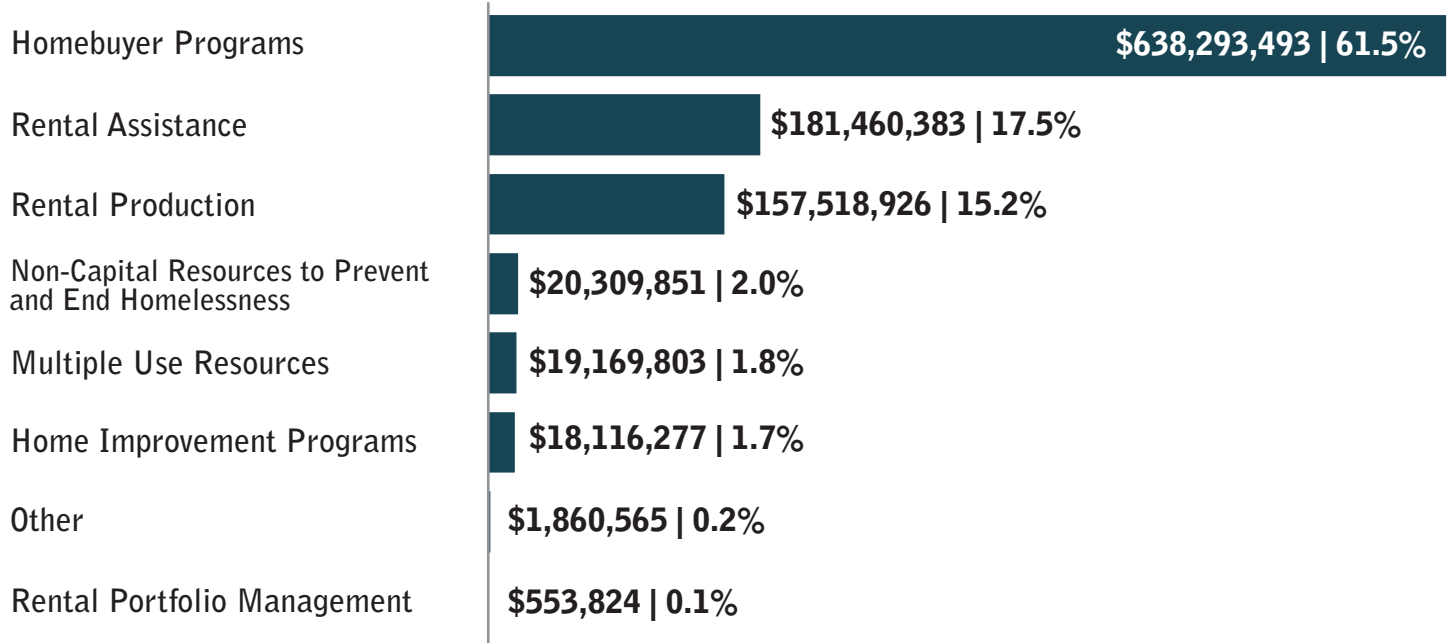
Median renter income
(not including Section 8)

\$12,223



\$1.04 billion

total assistance in FFY 2015



Home Mortgage Loans
4,089

Home Improvement Loans
1,016

Rental Units Financed
2,329

Renter Households Served
45,050



TABLE 1:

Median Incomes of Assisted Households Compared with Selected Income Standards, FFY 2015

Resources	Activity	Annual Household Incomes	Percent of State Median
Housing Trust Fund, Rental Assistance (HTFRA)	Rent Assistance, Homelessness Prevention	\$9,126	11.8%
Housing Trust Fund, Capital (HTF)	Deferred Loan, Rental Production	\$9,423	12.2%
Ending Long-Term Homelessness Initiative Fund (ELHIF)	Grant, Rental Production, Homelessness Prevention	\$9,492	12.3%
Bridges	Rent Assistance, Homelessness Prevention	\$9,768	12.6%
Publicly Owned Housing Program	Deferred Loan, Rental Production	\$10,428	13.5%
Family Homeless Prevention and Assistance Program (FHPAP)	Grant, Homelessness Prevention	\$11,160	14.4%
Section 8 Performance Based Contract Administration (PBCA)	Rent Assistance	\$11,796	15.2%
MN Family Investment Program (one adult, two children) maximum benefit including food support		\$12,060	15.6%
Section 8 Traditional Contract Administration (TCA)	Rent Assistance	\$12,522	16.2%
Rehabilitation Loan Program	Deferred Loan, Homeowner Repair	\$14,195	18.3%
Affordable Rental Preservation-PARIF	Deferred Loan, Rental Production	\$14,316	18.5%
Rental Rehabilitation Deferred Loan Pilot Program	Deferred Loan, Rental Production	\$14,435	18.6%
Affordable Rental Preservation-HOME	Deferred Loan, Rental Production	\$16,915	21.9%
Housing Opportunities for Persons with AIDS (HOPWA)	Rent Assistance, Homelessness Prevention	\$17,137	22.1%
Economic Development and Housing/Challenge Fund (EDHC), multifamily	Deferred Loan, Rental Production	\$18,740	24.2%
Poverty guideline, three-person household		\$20,090	26.0%
Low-Income Housing Tax Credits (LIHTC)	Investment Tax Credit, Rental Production	\$21,862	28.2%
Amortizing Loan Program	Amortizing Loan, Rental Production	\$22,449	29.0%
Poverty guideline, four-person household		\$24,250	31.3%
Habitat for Humanity Initiatives	Homebuyer Financing	\$31,932	41.3%

Resources	Activity	Annual Household Incomes	Percent of State Median
Enhanced Homeownership Capacity Initiative	Education & Counseling	\$33,384	43.1%
Homeownership Education, Counseling, and Training (HECAT)	Education & Counseling	\$35,780	46.2%
50% of HUD median income, statewide		\$38,700	50.0%
EDHC, Community Homeownership Impact Fund	Loans & Grants, Single Family	\$39,144	50.6%
200% of poverty, three-person household		\$40,180	51.9%
50% of HUD median income, Minneapolis/St. Paul		\$43,300	55.9%
Deferred Payment Loans	Deferred Loan, Homeownership Downpayment	\$43,680	56.4%
HOME Homeowner Entry Loan Program (HOME HELP)	Deferred Loan, Homeownership Downpayment	\$44,662	57.7%
Neighborhood Stabilization Program (NSP)	Loans & Grants, Foreclosure Remediation	\$45,128	58.3%
200% of poverty, four-person household		\$48,500	62.7%
Targeted Mortgage Opportunity Program	First Mortgage, Homeownership	\$49,237	63.6%
Home Mortgage Loans	First Mortgage, Homeownership	\$51,159	66.1%
60% of HUD median income, Minneapolis/St. Paul		\$51,960	67.1%
EDHC, Twin Cities Community Land Bank	Loans & Grants, Foreclosure Remediation	\$57,960	74.9%
Quickstart Disaster Recovery	Loans & Grants, Homeowner Repair	\$60,477	78.1%
Mortgage Credit Certificates	First Mortgage, Homeownership	\$60,969	78.8%
HUD median income, Minnesota nonmetro areas		\$63,800	82.4%
Monthly Payment Loans (MPL)	Amortizing Loan, Homeownership Downpayment	\$66,537	86.0%
Home Improvement Loan Program	Amortizing Loan, Homeowner Improvement	\$68,132	88.0%
HUD median income, statewide		\$77,400	100.0%
HUD median income, Minnesota metro areas		\$83,800	108.3%
HUD median income for Minneapolis/St. Paul		\$86,600	111.9%

TABLE 2:
Income Distribution of Assisted Households, FFY 2015

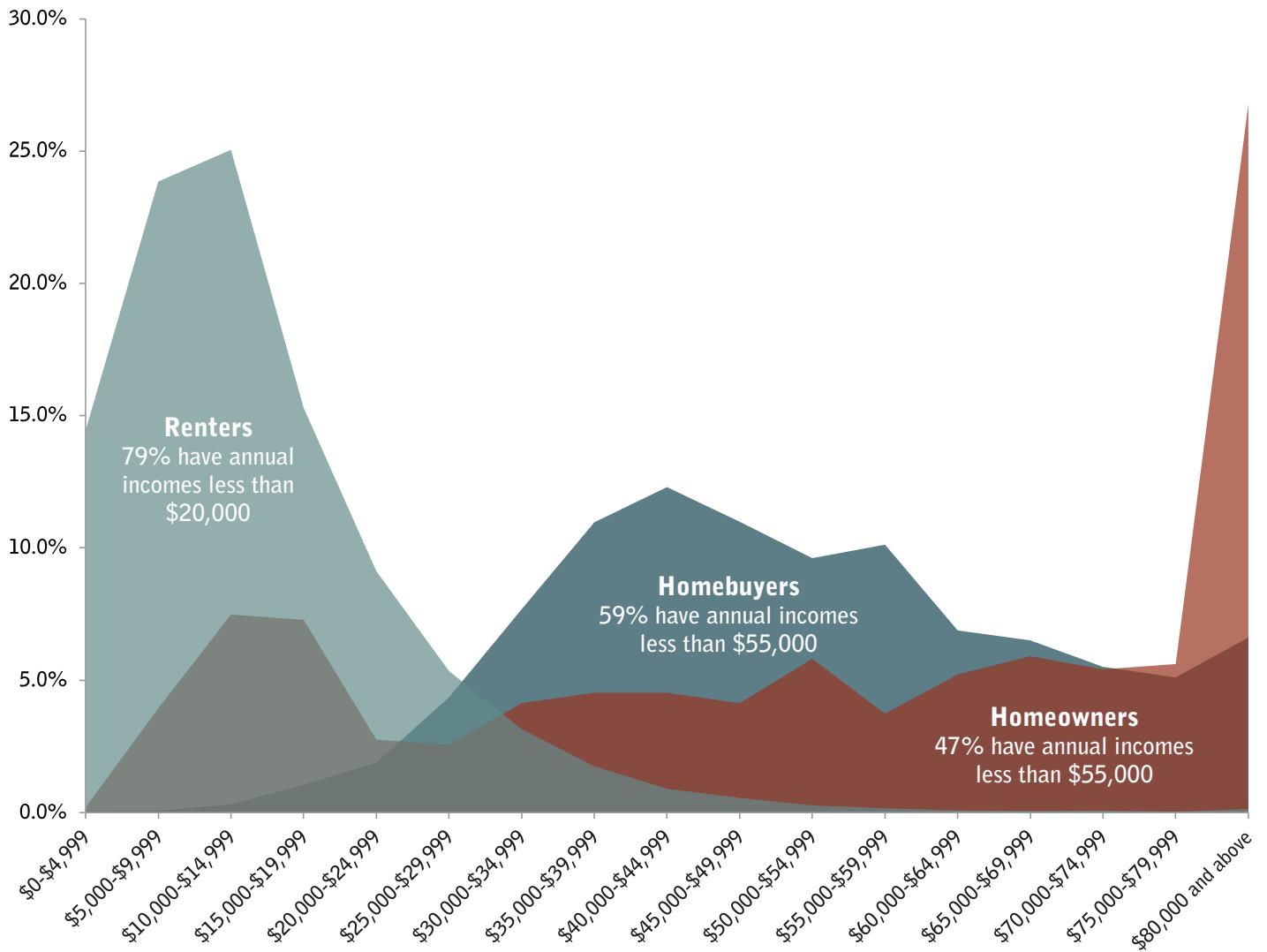
	Homebuyers		Homeowners		Non-Section 8 Renters		Section 8 Renters	
Gross Annual Household Income	%	Cumulative %	%	Cumulative %	%	Cumulative %	%	Cumulative %
\$0-\$4,999	0.0%	0.0%	0.2%	0.2%	18.1%	18.1%	10.8%	10.8%
\$5,000-\$9,999	0.1%	0.1%	3.9%	4.1%	23.2%	41.3%	24.5%	35.3%
\$10,000-\$14,999	0.3%	0.4%	7.5%	11.6%	19.6%	60.9%	30.5%	65.7%
\$15,000-\$19,999	1.0%	1.4%	7.3%	18.9%	13.1%	74.0%	17.5%	83.2%
\$20,000-\$24,999	1.9%	3.3%	2.8%	21.7%	9.1%	83.2%	9.1%	92.2%
\$25,000-\$29,999	4.4%	7.7%	2.6%	24.2%	6.2%	89.3%	4.5%	96.7%
\$30,000-\$34,999	7.7%	15.3%	4.1%	28.3%	4.3%	93.6%	2.0%	98.6%
\$35,000-\$39,999	11.0%	26.3%	4.5%	32.9%	2.7%	96.3%	0.8%	99.4%
\$40,000-\$44,999	12.3%	38.6%	4.5%	37.4%	1.4%	97.7%	0.4%	99.8%
\$45,000-\$49,999	11.0%	49.6%	4.1%	41.5%	1.0%	98.7%	0.10%	99.9%
\$50,000-\$54,999	9.6%	59.2%	5.8%	47.3%	0.5%	99.2%	0.04%	99.9%
\$55,000-\$59,999	10.1%	69.3%	3.7%	51.1%	0.3%	99.6%	0.02%	99.9%
\$60,000-\$64,999	6.9%	76.2%	5.2%	56.3%	0.15%	99.7%	0.01%	100.0%
\$65,000-\$69,999	6.5%	82.7%	5.9%	62.2%	0.06%	99.8%		
\$70,000-\$74,999	5.5%	88.2%	5.4%	67.6%	0.07%	99.9%		
\$75,000-\$79,999	5.1%	93.3%	5.6%	73.2%	0.03%	99.9%		
\$80,000 and above	6.6%	100.0%	26.8%	100.0%	0.13%	100.0%		
Total	100%		100%		100%		100%	

Note: These data exclude households reported under Homeownership Education, Counseling and Training, a program without income limits.



FIGURE 1:

Income Distribution of Assisted Households, FFY 2015



More than three-quarters of renters served made less than \$20,000 per year.

TABLE 3:
Assistance by Type, FFY 2015

Resources ¹	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit	Median Annual Household Income	Households of Color and Hispanic Households ²
Homebuyer and Home Refinance (unduplicated count)	\$638,293,493	17,215			
Home Mortgage Loans ³	\$599,372,332	4,089	\$146,582	\$51,159	27.0%
<i>no downpayment/closing cost loan</i>	\$81,476,809	603	\$135,119	\$53,429	12.1%
<i>with a downpayment/closing cost loan</i>	\$517,895,523	3,486	\$148,564	\$50,830	29.5%
<i>with a Mortgage Credit Certificate</i>	\$40,697,237	262	\$155,333	\$60,969	16.0%
Targeted Mortgage Opportunity Program	\$8,820,400	58	\$152,076	\$49,237	84.5%
Mortgage Credit Certificates ⁴	Not available	272	Not available	\$60,969	15.8%
Deferred Payment Loans (second mortgage amount)	\$13,135,425	2,023	\$6,493	\$43,680	32.6%
HOME Homeowner Entry Loan Program (HOME HELP second mortgage amount)	\$222,350	26	\$8,552	\$44,662	57.7%
Monthly Payment Loans (second mortgage amount)	\$10,463,950	1,437	\$7,282	\$66,537	24.6%
Habitat for Humanity Initiatives	\$3,684,139	49	\$75,187	\$31,932	77.6%
Homeownership Education, Counseling, and Training (HECAT) ⁵	\$2,007,397	12,461	\$231	\$35,780	41.9%
Enhanced Homeownership Capacity Initiative	\$587,500	548	\$1,072	\$33,384	92.3%
Home Improvement	\$18,116,277	1,016			
Home Improvement Loan Program	\$13,536,159	811	\$16,691	\$68,132	9.0%
Rehabilitation Loan Program	\$4,580,118	205	\$22,342	\$14,195	18.5%
Rental Production - New Construction and Rehabilitation (unduplicated count)	\$157,518,926	2,329			
Amortizing Loan Program	\$4,625,286	174	\$26,582	\$22,449	53.1%
Flexible Financing for Capital Costs	\$846,000	100	\$8,460	See above	
Low-Income Housing Tax Credits (LIHTC) ⁶	\$104,761,911	1,408	\$74,405	\$21,862	42.2%
Economic Development and Housing/Challenge Fund (EDHC), multifamily	\$24,458,423	931	\$26,271	\$18,740	68.2%
Affordable Rental Preservation-PARIF	\$3,070,285	102	\$30,101	\$14,316	44.8%
Affordable Rental Preservation-HOME	\$10,641,261	252	\$42,227	\$16,915	24.6%

Resources ¹	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit	Median Annual Household Income	Households of Color and Hispanic Households ²
Housing Trust Fund, Capital (HTF)	\$3,000,000	20	\$150,000	\$9,423	50.2%
Publicly Owned Housing Program (POHP)	\$1,694,510	456	\$3,716	\$10,428	26.6%
Rental Rehabilitation Deferred Loan Pilot Program (RRDL)	\$4,421,250	387	\$11,424	\$14,435	8.3%
Rental Assistance Contract Administration	\$181,460,383	31,233			
Section 8 Performance Based Contract Administration (PBCA)	\$120,209,904	21,422	\$5,612	\$11,796	36.3%
Section 8 Traditional Contract Administration (TCA)	\$60,599,646	8,948	\$6,772	\$12,522	26.5%
Section 236 ⁷	\$650,833	863	Not available		
Non-Capital Resources to Prevent and End Homelessness (unduplicated count)	\$20,309,851	11,408			
Housing Trust Fund, Rental Assistance (HTFRA) ⁸	\$9,929,713	1,840	\$7,152	\$9,126	64.7%
Ending Long-Term Homelessness Initiative Fund (ELHIF), Operating Subsidy	\$20,000	10	\$2,000	\$9,492	64.3%
Bridges ⁸	\$2,974,330	750	\$5,832	\$9,768	32.0%
Family Homeless Prevention and Assistance Program (FHPAP) ⁹	\$7,246,556	8,652	\$838	\$11,160	56.8%
Housing Opportunities for Persons with AIDS (HOPWA)	\$139,252	156	\$893	\$17,137	47.0%
Rental Portfolio Management	\$553,824	80			
Asset Management ¹⁰	\$553,824	80	\$6,923	Not available	
Multiple Use Resources (unduplicated count)	\$19,169,803	364			
Economic Development and Housing/Challenge Fund (EDHC), subtotal	\$17,433,543	364			
<i>EDHC, Community Homeownership Impact Fund¹¹</i>	\$6,597,387	313	\$21,490	\$39,144	53.4%
<i>EDHC, Twin Cities Community Land Bank (TCCLB) and Family Housing Fund (FHF)¹²</i>	\$10,836,155	51	\$140,919	\$57,960	29.4%
Technical Assistance and Operating Support ¹³	\$1,736,261	No demographic data; this is assistance to nonprofits.			
Other	\$1,860,565	51			
Neighborhood Stabilization Program (NSP) ¹⁴	\$1,499,665	18	\$83,315	\$45,128	66.7%
Quickstart Disaster Recovery	\$360,900	33	\$10,936	\$60,477	6.1%
Total (unduplicated count)	\$1,037,283,122	63,696			

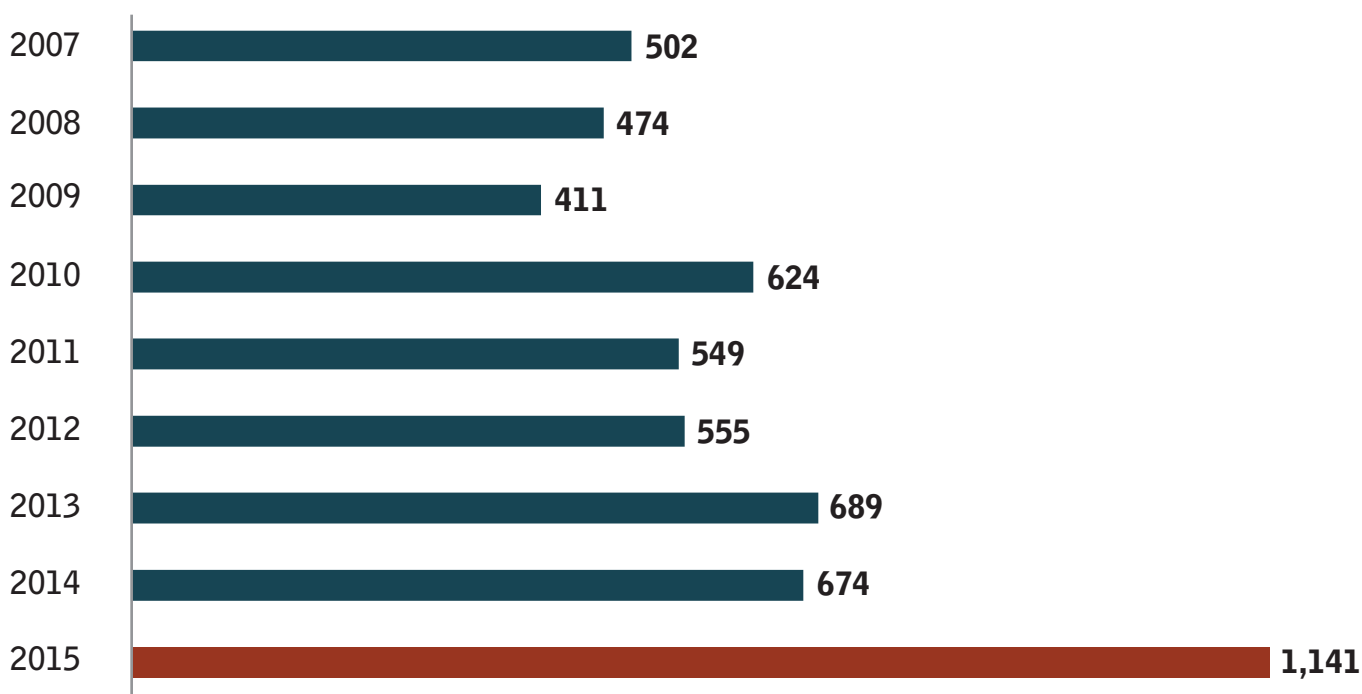
TABLE 4:**Assistance to Households of Color or Hispanic Ethnicity,
FFY 2015**

Resources ¹	Minnesota Housing Assistance	Households or Units Assisted ²	Average Assistance Per Household or Unit	Median Annual Household Income
Homebuyer (unduplicated count)	\$190,199,716	5,946		
Home Mortgage Loans ³	\$170,968,721	1,102	\$155,144	\$50,611
Targeted Mortgage Opportunity Program	\$7,262,250	49	\$148,209	\$47,070
Mortgage Credit Certificates ⁴	Not available	43	Not available	\$55,409
Deferred Payment Loans (second mortgage amount)	\$4,665,250	660	\$7,069	\$43,617
HOME Homeowner Entry Loan Program (HOME HELP second mortgage amount)	\$137,475	15	\$9,165	\$49,276
Monthly Payment Loans (second mortgage amount)	\$2,692,400	354	\$7,606	\$67,584
Habitat for Humanity Initiatives	\$3,089,142	38	\$81,293	\$34,692
Homeownership Education, Counseling, and Training (HECAT) ⁵	\$842,006	3,640	\$231	\$34,258
Enhanced Homeownership Capacity Initiative	\$542,473	506	\$1,072	\$33,600
Home Improvement	\$2,178,942	111		
Home Improvement Loan Program	\$1,246,639	73	\$17,077	\$66,086
Rehabilitation Loan Program	\$932,303	38	\$24,534	\$12,939
Rental Assistance Contract Administration	\$72,315,989	10,156		
Section 8 Performance Based Contract Administration (PBCA)	\$56,373,837	7,781	\$7,245	\$10,008
Section 8 Traditional Contract Administration (TCA)	\$15,942,152	2,375	\$6,712	\$11,301
Non-Capital Resources to Prevent and End Homelessness (unduplicated count)	\$12,142,411	6,370		
Housing Trust Fund, Rental Assistance (HTFRA) ⁸	\$6,874,405	1,187	\$5,791	\$9,156
Bridges ⁸	\$1,115,111	231	\$5,832	\$9,760
Family Homeless Prevention and Assistance Program (FHPAP) ⁹	\$4,086,926	4,877	\$838	\$9,960
Housing Opportunities for Persons with AIDS (HOPWA)	\$65,969	75	\$881	Not available
Multiple Use Resources	\$5,690,072	182		
Economic Development and Housing/Challenge Fund (EDHC), subtotal	\$5,690,072	182		
EDHC, Community Homeownership Impact Fund ¹⁰	\$3,871,760	167	\$23,184	\$40,441
EDHC, Twin Cities Community Land Bank and Family Housing Fund	\$1,818,312	15	\$121,221	\$54,288

Resources ¹	Minnesota Housing Assistance	Households or Units Assisted ²	Average Assistance Per Household or Unit	Median Annual Household Income
Other	\$224,021			
Neighborhood Stabilization Program (NSP) ¹²	\$196,113	<5	Not available	
Quickstart Disaster Recovery	\$27,908	<5	Not available	
Total (unduplicated count)	\$282,751,151	22,765		

Note: Data include assistance to households, only; information on rental housing is shown in Table 3. HOPWA assistance amount is estimated based on average assistance per household.

FIGURE 2: First-Time Homebuyer Loans for Households of Color or Hispanic Ethnicity, FFY 2007-2015



From 2014 to 2015, first-time homebuyer loans for households of color or Hispanic ethnicity increased 69%.

TABLE 5:
Assistance by Region and Funds Source, FFY 2015

Region	Competitive Assistance: Grants, Deferred Loans, and Housing Tax Credits				
	2015		Three Years: 2013-15		Area Share of Lower Income Cost-Burdened Households
	Amount of Assistance	Area Share of Assistance	Amount of Assistance	Area Share of Assistance	
Central	\$13,352,904	6.4%	\$47,303,744	8.3%	13.1%
Twin Cities	\$119,496,652	57.6%	\$309,682,751	54.4%	54.4%
<i>Minneapolis</i>	\$61,760,176	29.8%	\$96,916,857	17.0%	11.1%
<i>Saint Paul</i>	\$15,244,002	7.3%	\$54,133,140	9.5%	7.6%
Northeast	\$32,176,065	15.5%	\$91,726,169	16.1%	7.3%
<i>Duluth</i>	\$1,909,397	0.9%	\$44,191,704	7.8%	2.4%
Northwest	\$15,191,033	7.3%	\$24,830,910	4.4%	3.2%
Southeast	\$13,826,055	6.7%	\$58,228,018	10.2%	12.8%
Southwest	\$8,521,182	4.1%	\$17,578,793	3.1%	4.9%
West Central	\$4,968,227	2.4%	\$19,608,707	3.4%	4.3%
Total	\$207,532,117	100%	\$568,959,092	100%	100%

Over the past three years, 45.5% of competitive assistance has gone to Greater Minnesota.



Market-Driven Assistance: Amortizing Loans				
2015			Three Years: 2013-15	
Region	Amount of Assistance	Area Share of Assistance	Amount of Assistance	Area Share of Assistance
Central	\$48,876,161	7.5%	\$120,625,619	8.3%
Twin Cities	\$492,635,121	76.1%	\$1,060,805,076	73.3%
<i>Minneapolis</i>	\$59,758,119	9.2%	\$183,674,376	12.7%
<i>Saint Paul</i>	\$63,675,201	9.8%	\$170,148,402	11.8%
Northeast	\$14,319,718	2.2%	\$33,635,524	2.3%
<i>Duluth</i>	\$6,701,600	1.0%	\$24,464,453	1.7%
Northwest	\$8,555,338	1.3%	\$24,941,453	1.7%
Southeast	\$52,827,122	8.2%	\$116,694,398	8.1%
Southwest	\$20,294,178	3.1%	\$59,648,413	4.1%
West Central	\$10,146,645	1.6%	\$31,010,800	2.1%
Total	\$647,654,283	100%	\$1,447,361,284	100%

Notes: Data available for this table include more than 99% of the non-Section 8 resources Minnesota Housing provided in 2015.

Competitive funds are generally distributed to developers and service organizations through a competitive process, such as a Request for Proposals.

Grants and deferred loans are state and federal appropriations (other than Section 8 and 236), and Minnesota Housing Pool 3 resources.

Housing tax credits include the full syndication proceeds in developments for which loans closed with 9% housing tax credits in 2015 (not including suballocators).

Amortizing loans involve regular principal and interest payments with borrowers deciding if they want apply for a Minnesota Housing loan or pursue other lending options.

Regional total amounts include data for Duluth, Minneapolis, and Saint Paul, i.e., the sum of regional shares is 100%.

Share of lower income cost-burdened households is based on estimates of the number of households with income less than \$50,000 who pay more than 30% of income for housing (from the Census Bureau's *American Community Survey*, 2010-2014).



TABLE 6:
Assistance by Activity, FFY 2013-FFY2015

	2013		2014		2015	
Resources ¹	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted
Homebuyer (unduplicated count)	\$375,000,370	15,007	\$377,515,250	12,014	\$638,293,493	17,215
Home Mortgage Loans ³	\$356,730,116	2,765	\$324,690,988	2,417	\$599,372,332	4,089
no downpayment/closing cost loan	\$139,855,540	1,060	\$72,227,582	578	\$81,476,809	603
with downpayment/closing cost loan	\$216,874,576	1,705	\$252,463,406	1,839	\$517,895,523	3,486
with Mortgage Credit Certificate					\$40,697,237	262
Targeted Mortgage Opportunity Program	Program not yet implemented		\$246,250	<5	\$8,820,400	58
Mortgage Credit Certificates ⁴	None reported		Not available	178	Not available	272
Deferred Payment Loans (second mortgage amount)	\$3,090,971	742	\$2,927,955	533	\$13,135,425	2,023
HOME Homeowner Entry Loan Program (HOME HELP second mortgage amount)	\$3,440,950	379	\$1,941,700	237	\$222,350	26
Monthly Payment Loans (second mortgage amount)	\$3,940,550	612	\$8,042,469	1,181	\$10,463,950	1,437
Habitat for Humanity Initiatives	\$3,424,918	46	\$3,320,438	42	\$3,684,139	49
Homeownership Education, Counseling, and Training (HECAT) ⁵	\$2,712,685	12,010	\$2,072,612	9,268	\$2,007,397	12,461
Enhanced Homeownership Capacity Initiative	Program not yet implemented				\$587,500	548
Emergency Homeowners' Loan Program	\$1,660,180	186	\$391,699	109	Program completed	
Home Improvement	\$15,966,357	928	\$21,481,655	1,254	\$18,116,277	1,016
Home Improvement Loan Program	\$11,759,753	721	\$16,769,911	1,034	\$13,536,159	811
Rehabilitation Loan Program	\$4,206,605	207	\$4,711,744	220	\$4,580,118	205

	2013		2014		2015	
Resources ¹	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted
Rental Production - New Construction and Rehabilitation (unduplicated count)⁴	\$147,101,546	2,089	\$118,035,519	2,747	\$157,518,926	2,329
Amortizing Loan Program	\$17,404,175	558	\$6,334,302	243	\$4,625,286	174
Flexible Financing for Capital Costs	\$696,648	24	\$1,407,000	177	\$1,376,196	124
Low-Income Housing Tax Credits (LIHTC) ⁶	\$96,666,472	956	\$75,792,748	532	\$104,761,911	1,408
Economic Development and Housing/Challenge Fund (EDHC), multifamily	\$14,493,947	719	\$11,931,596	739	\$24,458,423	931
Housing Tax Credit Assistance Program (TCAP)	\$6,075,651	36	Program completed			
Affordable Rental Preservation-PARIF	\$5,760,617	531	\$2,072,901	174	\$3,070,285	102
Affordable Rental Preservation-HOME	\$4,145,000	160	\$4,480,471	114	\$10,641,261	252
Housing Trust Fund, Capital (HTF)	None reported		\$9,021,849	78	\$3,000,000	20
Publicly Owned Housing Program	\$782,640	110	\$4,603,160	874	\$1,694,510	456
Rental Rehabilitation Deferred Loan Pilot Program	\$1,076,396	162	\$2,391,492	178	\$4,421,250	387
Rental Assistance Contract Administration	\$182,434,994	31,594	\$180,796,315	31,402	\$181,460,383	31,233
Section 8 Performance Based Contract Administration (PBCA)	\$112,184,137	18,988	\$112,544,603	18,985	\$120,209,904	21,422
Section 8 Traditional Contract Administration (TCA)	\$69,132,439	11,457	\$67,426,187	11,436	\$60,599,646	8,948
Section 236 ⁷	\$1,118,418	1,149	\$825,525	981	\$650,833	863
Non-Capital Resources to Prevent and End Homelessness (unduplicated count)	\$20,558,692	12,320	\$19,767,554	11,091	\$20,309,851	11,408
Housing Trust Fund, Rental Assistance (HTFRA) ⁸	\$8,427,668	1,652	\$9,012,726	1,792	\$9,929,713	1,840
Housing Trust Fund, Operating Subsidy	None reported		\$623,262	127	None reported	

TABLE 6, CONTINUED:
Assistance by Activity, FFY 2013-FFY2015

	2013		2014		2015	
Resources ¹	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted
Ending Long-Term Homelessness Initiative Fund (ELHIF), Operating Subsidy	\$1,710,721	482	\$1,375,824	473	\$20,000	10
Bridges ⁸	\$2,597,829	707	\$2,655,376	704	\$2,974,330	750
Family Homeless Prevention and Assistance Program (FHPAP) ⁹	\$7,705,783	9,314	\$5,985,180	7,913	\$7,246,556	8,652
Housing Opportunities for Persons with AIDS (HOPWA)	\$116,691	165	\$115,186	152	\$139,252	156
Portfolio Management	None reported		\$696,561	25	\$553,824	80
Asset Management ¹⁰	None reported		\$696,561	25	\$553,824	80
Multiple Use Resources (unduplicated count)	\$31,866,593	502	\$30,842,652	461	\$19,169,803	364
Economic Development and Housing/Challenge Fund (EDHC), subtotal	\$30,392,358	502	\$29,415,581	461	\$17,433,543	364
<i>EDHC, Community Homeownership Impact Fund¹¹</i>	\$6,866,600	309	\$4,652,434	283	\$6,597,387	313
<i>EDHC, Community Recovery-Bridge to Success</i>	\$6,342,285	45	\$11,092,501	75	<i>Program completed</i>	
<i>EDHC, Twin Cities Community Land Bank and Family Housing Fund¹²</i>	\$17,183,473	148	\$13,670,646	103	10,836,155	51
Technical Assistance and Operating Support ¹³	\$1,474,235	Not applicable	\$1,427,071	Not applicable	\$1,736,261	Not applicable
Other	\$8,909,524	349	\$4,947,485	135	\$1,860,565	51
Neighborhood Stabilization Program (NSP) ¹⁴	\$2,631,296	31	\$2,871,431	29	\$1,499,665	18
Quickstart Disaster Recovery	\$6,278,228	318	\$2,076,054	106	\$360,900	33
Total (unduplicated count)	\$781,838,076	62,789	\$754,082,989	59,129	\$1,037,283,122	63,696

TABLE 7:**Outcomes of Minnesota Housing Assistance, FFY 2015**

Resources ¹	Household AMI Group				Percentage of households that are:			
	30% AMI or below	31%-50% AMI	51%-80% AMI	Greater than 80% AMI	Families with children	Seniors	With a disabled occupant*	Long-term homeless
Homebuyer and Home Refinance (unduplicated count)	20.2%	22.1%	31.0%	26.7%	44.6%	2.6%	0.9%	NA
Home Mortgage Loans ³	1.9%	10.3%	39.0%	48.8%	43.6%	0.9%	0.8%	NA
Targeted Mortgage Opportunity Program	1.7%	27.6%	32.8%	37.9%	70.7%	0.0%	6.9%	NA
Mortgage Credit Certificates ⁴	0.0%	4.0%	21.7%	70.6%	21.7%	0.0%	1.1%	NA
Deferred Payment Loans	3.0%	16.8%	56.3%	24.0%	45.4%	1.0%	1.1%	NA
HOME Homeowner Entry Loan Program	0.0%	26.9%	73.1%	0.0%	73.1%	0.0%	0.0%	NA
Monthly Payment Loans	0.8%	3.0%	18.9%	77.3%	45.5%	0.6%	0.5%	0.5%
Habitat for Humanity Initiatives	30.6%	63.3%	6.1%	0.0%	100.0%	0.0%	8.2%	NA
Homeownership Education, Counseling, and Training (HECAT) ⁵	27.8%	26.7%	28.1%	17.4%	NA	3.5%	NA	NA
Enhanced Homeownership Capacity Initiative	41.3%	35.1%	18.8%	4.8%	NA	NA	NA	NA
Home Improvement	16.6%	9.5%	14.8%	59.1%	37.2%	13.1%	9.6%	
Home Improvement Loan Program	1.5%	6.0%	18.5%	74.0%	40.0%	9.7%	2.0%	NA
Rehabilitation Loan Program	76.6%	23.4%	0.0%	0.0%	26.5%	26.5%	40.0%	NA
Rental Production - New Construction and Rehabilitation (unduplicated household count)	63.4%	24.9%	10.0%	1.6%	32.9%	13.8%	8.0%	5.8%
Amortizing Loan Program	44.2%	35.7%	17.4%	2.7%	48.9%	11.4%	<1%	18.1%
Flexible Financing for Capital Costs	See characteristics of Amortizing Loan tenants							
Low-Income Housing Tax Credits (LIHTC) ⁶	44.2%	36.3%	17.8%	1.7%	47.7%	14.9%	<1%	2.7%
Economic Development and Housing/Challenge Fund (EDHC), multifamily	54.8%	29.6%	13.0%	2.6%	45.0%	7.5%	2.0%	2.3%
Affordable Rental Preservation-PARIF	62.0%	25.6%	10.2%	2.2%	38.1%	25.6%	8.0%	5.5%
Affordable Rental Preservation-HOME	52.3%	33.2%	13.5%	1.0%	32.1%	23.0%	<1%	1.4%

TABLE 7, CONTINUED:
Outcomes of Minnesota Housing Assistance, FFY 2015

Resources ¹	Household AMI Group				Percentage of households that are:			
	30% AMI or below	31%-50% AMI	51%-80% AMI	Greater than 80% AMI	Families with children	Seniors	With a disabled occupant*	Long-term homeless
Housing Trust Fund, Capital (HTF)	87.6%	10.5%	1.7%	0.3%	15.5%	11.4%	12.0%	12.9%
Publicly Owned Housing Program	77.1%	18.4%	4.0%	0.5%	7.1%	27.2%	28.0%	5.6%
Rental Rehabilitation Deferred Loan Pilot Program	54.8%	28.2%	13.6%	3.4%	87.2%	23.0%	10.0%	0.4%
Rental Assistance Contract Administration (Section 8 PBCA and TCA)	75.0%	22.5%	2.5%	0.0%	25.0%	44.1%	30.8%	NA
Non-Capital Resources to Prevent and End Homelessness	86.4%	11.4%	1.9%	0.2%	55.1%	2.0%	NA	60.7%
Housing Trust Fund, Rental Assistance (HTFRA) ⁸	92.0%	7.5%	0.5%	0.1%	60.2%	2.0%	NA	71.7%
Ending Long-Term Homelessness Initiative Fund (ELHIF), Operating Subsidy**	80.2%	14.4%	4.8%	0.6%	21.8%	4.0%	11.0%	34.9%
Bridges ⁸	91.9%	7.4%	0.7%	0.0%	31.2%	1.9%	100.0%	15.6%
Family Homeless Prevention and Assistance Program (FHPAP) ⁹	85.1%	12.4%	2.1%	0.3%	57.9%	2.2%	31.6%	7.8%
Housing Opportunities for Persons with AIDS (HOPWA)	No detailed household data available.							
Multiple Use Resources (unduplicated count)	12.8%	24.2%	39.4%	23.6%	55.0%	NA	NA	NA
<i>EDHC, Community Homeownership Impact Fund¹⁰</i>	14.8%	27.4%	39.7%	18.1%	57.6%	9.7%	NA	NA
<i>EDHC, Twin Cities Community Land Bank (TCCLB) and Family Housing Fund (FHF)¹¹</i>	0.0%	4.0%	38.0%	58.0%	39.2%	NA	NA	NA

*Estimated for multifamily tenants based on total households, not valid responses.

**Includes tenants of supportive housing units with ELHIF funding, a portion of which are designated for the long-term.

NA = Not available

AMI = Area median income

Seniors = Ages 62 and older

Long-term homeless = Lacking a permanent place to live continuously for a year or more or at least four times in the past three years

NOTES

¹Data for all programs (other than rent assistance) include loans purchased or closed during the fiscal year, **not** loans currently committed. For programs in which Minnesota Housing provides second mortgages in conjunction with other Minnesota Housing assistance, total units are shown by program, but are unduplicated in subtotal and total unit counts. Average assistance per unit of rental housing is based on program assistance amounts and the unadjusted count of assisted units by program. Tenant demographics are reported to Minnesota Housing by owners of agency-funded developments being monitored for compliance with program rules. Data include characteristics of tenants occupying developments funded prior to the reporting year. With the exception of households with a disabled member, all percentage calculations are based on households with complete information reported; due to the availability of data, we calculated percentages of disabled households based on the total number of households reporting. Tenant characteristics will vary from year-to-year reflecting the number, size, location, and type of developments on which owners report.

²These are households in which the householder (or coborrower, in the case of single family loans) is of a race other than white or is of Hispanic origin.

³Data include first mortgages that U.S. Bank Home Mortgage HFA Division purchased during the reporting year.

⁴Includes the reported number of households that received a tax credit, either with or without a first mortgage from Minnesota Housing. We included the amount of converted MCC authority; however, this is **not** an accurate reflection of assistance as the actual value of the tax credit is unknown.

⁵HECAT is also funded through other partners; the amount shown is only Minnesota Housing's contribution to households served. Data include National Foreclosure Mitigation Counseling resources. The count of households assisted under HECAT **includes** 3,783 online homebuyer education participants in 2015 who received no direct financial assistance; the calculation for average assistance amount per household does not include online homebuyer education participants.

⁶Beginning with the report for 2010, the total amount of syndication proceeds are reported for developments with loans that closed in the reporting year. Older reports have shown the annual amount of credit claimed for the first time in the previous year (an annual average of \$8.4 million in credits from 2007-2009), which under-reports the value of housing tax credits. Data include developments receiving an allocation of 9% credits (with or without other Minnesota Housing funding), for which tax credit units are counted only once, e.g., under the program from which the agency disbursed assistance funds. Data should not include suballocator units.

⁷Older reports included only those Section 236 units financed by Minnesota Housing (approximately 500); recent reports include all Section 236 units for which Minnesota Housing makes interest reduction payments.

⁸Total assistance amount for Bridges and Housing Trust Fund Rental Assistance is the actual voucher, security deposit, and housing expense amounts disbursed during the reporting year. Average assistance per household is estimated for 12 months based on average monthly assistance paid in the reporting year. Both the Bridges and Housing Trust Fund rent assistance amounts include some ELHIF resources.

⁹Beginning in 2009, for greater consistency and accuracy, data on FHPAP assistance has been reported by State Fiscal Year (July 1 through June 30), based on expenditures for assistance and services reported to Minnesota Housing by FHPAP providers and demographic data reported in HMIS.

¹⁰Includes Financing Adjustment Factor and Financing Adjustment (FAF/FA) resources.

¹¹The Community Homeownership Impact Fund includes Single Family's Economic Development and Housing/Challenge Fund resources. This is a count of loans, not households; some households may receive more than one loan under this program.

¹²Total assistance amount includes \$3.6 million of land acquisition (FHF). Average assistance is the loan amount per household (through TCCLB).

¹³This is the **total** amount provided (including both state appropriations and Minnesota Housing resources). State appropriations comprised \$458,500 of this program assistance in 2015.

¹⁴Includes NSP projects that closed out in FFY 2015, i.e., were completed.

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