

Evaluating Affordable Housing Efforts

Program Assessment Report 2017





A NOTE FROM COMMISSIONER TINGERTHAL

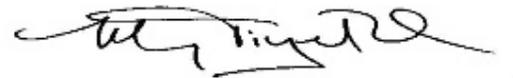
The Minnesota Housing 2017 Program Assessment Report is our annual report to the community on the work completed in 2017 with funding sources administered by Minnesota Housing.

The results in this report were accomplished through the work of hundreds of lenders, developers, property owners and social service providers throughout the state who work hard every day to help people in their communities achieve and maintain homes that are stable and affordable. Nearly 70,000 households in every corner of the state were touched by these programs in 2017.

The numbers in this report are really about people and communities across Minnesota. Of the projects completed in 2017 using funds that are competitively awarded by Minnesota Housing, 62% of the funds went to projects in Greater Minnesota. The programs we administer serve a broad range of people with many different needs. The lowest income households that received assistance with their rent, many of which include a member that is elderly or has a disability, typically have incomes between \$8,000 and \$12,000.

For the third year in a row, nearly 4,000 Minnesota families became homeowners with the help of down payment assistance and mortgage programs provided by Minnesota Housing. With median annual incomes of about \$54,000 per year, these families typically got help with their closing costs and down payment of about \$7,500. These funds, which will be paid back in the future, help families who have the income to pay a mortgage each month, but don't yet have the upfront dollars they need. In 2017, these programs served almost 1,300 households of color or Hispanic ethnicity – the most ever in the program's history, and almost double the number served in 2014, and more than triple the number served in 2009.

We are proud to work with communities and our partners around the state to help households of all kinds to make their homes a stable foundation for the success for themselves and their families.



BY THE NUMBERS: A SNAPSHOT OF OUR WORK

In 2017, Minnesota Housing invested about \$1.12 billion in programs that serve low- and moderate-income homebuyers, homeowners and renters across Minnesota.

FIGURE 1: HOUSEHOLDS ASSISTED BY PROGRAM, FFY2017

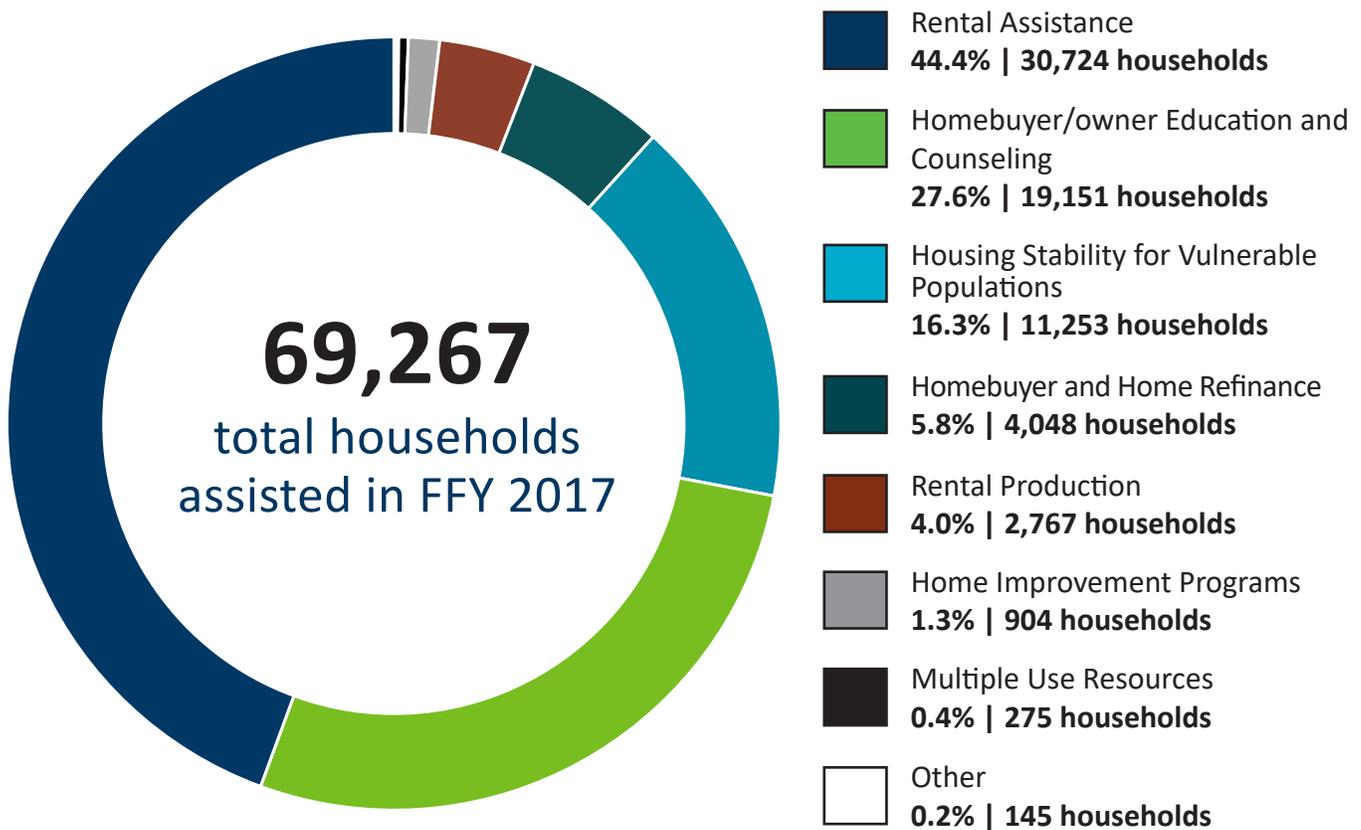
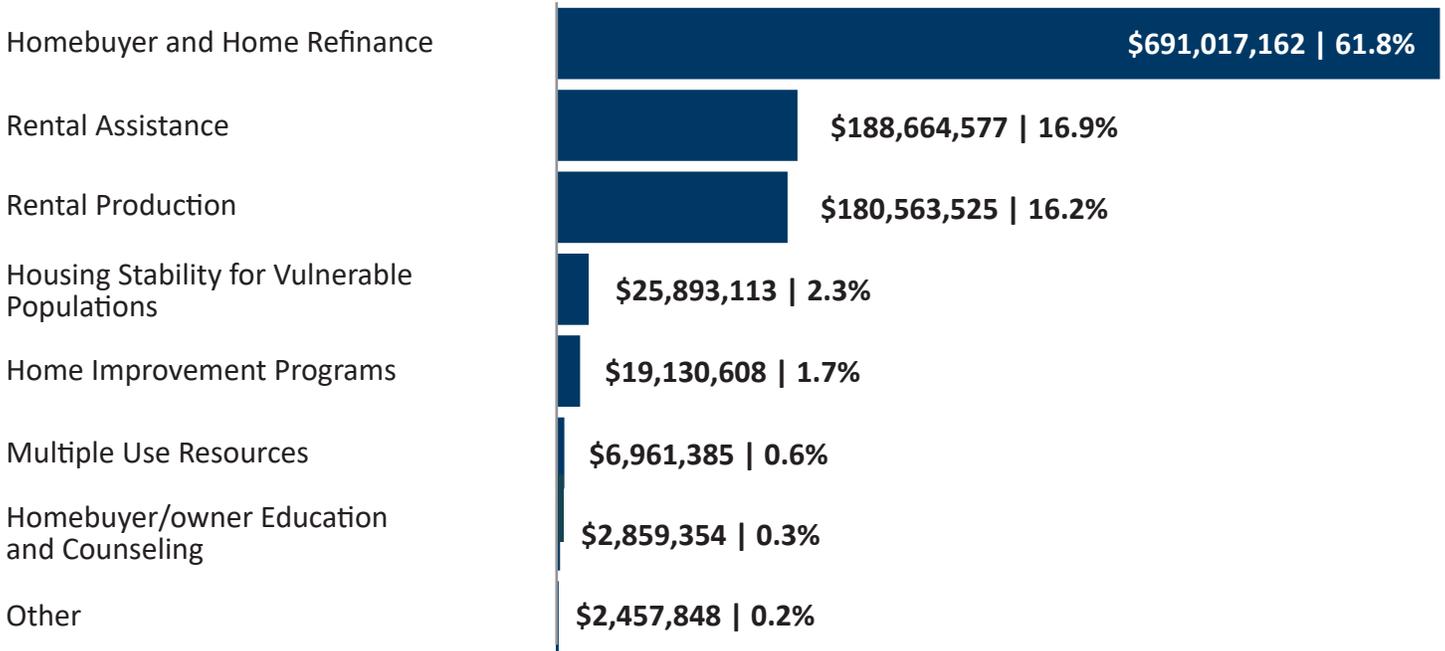


FIGURE 2: ASSISTANCE BY PROGRAM, FFY2017

\$1.12 billion

total assistance in FFY 2017



Home Mortgage Loans

4,035

Home Improvement Loans

904

Rental Units Financed

2,767

Renter Households Served

44,744



THE DATA: 2017 RESULTS

This report provides data on the 35 programs managed by Minnesota Housing in 2017.

Some 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 annually, which is why we report on each by its program name. Full descriptions of these programs can be found in the 2017 Affordable Housing Plan. Table 1 also includes a brief description of each program's activity type.

Here are the highlights of the seven tables:

- **Table 1 (pages 8-9):** Median incomes of households served by each program
- **Table 2 (page 10):** Income distribution for different types of households (owners and renters)
- **Table 3 (pages 12-13):** Number of households served by each type of program
- **Table 4 (pages 14-15):** Information about households of color or Hispanic ethnicity served by each program
- **Table 5 (pages 16-17):** Distribution of resources in different regions of the state
- **Table 6 (pages 18-20):** Comparison of funding levels for each program for the years 2015, 2016, and 2017
- **Table 7 (pages 21-22):** Distribution of resources for households with certain characteristics





2017 AFFORDABLE HOUSING PLAN PRINCIPLES

- Leverage strong financial management
- Develop effective partnerships
- Be flexible and responsive
- Provide equitable access to programs and opportunity
- Remove barriers to affordable housing through innovation and creativity



2016-2019 STRATEGIC PRIORITIES

- Reduce Minnesota's racial and ethnic homeownership disparity
- Preserve housing with federal project-based rent assistance
- Prevent and end homelessness
- Finance housing responsive to Minnesota's changing demographics
- Address specific and critical local housing needs



2017 HIGHLIGHTS

- Making \$600 million available for home mortgage lending
- Redesigning our funding strategy with Twin Cities Habitat for Humanity
- Redesigning our Qualified Allocation Plan (QAP) for housing tax credits
- Supporting rental housing developments with funds from the National Housing Trust Fund

TABLE 1: MEDIAN INCOMES OF ASSISTED HOUSEHOLDS COMPARED WITH SELECTED INCOME STANDARDS, FFY 2017

Resources	Activity	Annual Household Incomes	Percent of State Median
Section 811	Rent Assistance, Homelessness Prevention	\$8,070	10.0%
Housing Trust Fund, Rental Assistance (HTFRA)	Rent Assistance, Homelessness Prevention	\$9,186	11.4%
Operating Subsidy	Deferred Loan, Rental Production and Homelessness Prevention	\$9,468	11.8%
Bridges	Rent Assistance, Homelessness Prevention	\$9,644	12.0%
Housing Trust Fund, Capital (HIB)	Deferred Loan, Rental Production	\$9,688	12.0%
Family Homeless Prevention and Assistance Program (FHPAP)	Grant, Homelessness Prevention	\$12,000	14.9%
Section 8 Performance Based Contract Administration (PBCA)	Rent Assistance	\$12,000	14.9%
Section 8 Traditional Contract Administration (TCA)	Rent Assistance	\$12,603	15.7%
MN Family Investment Program (one adult, two children) maximum benefit including food support		\$13,000	15.2%
Publicly Owned Housing Program	Deferred Loan, Rental Production	\$13,700	17.0%
Rehabilitation Loan Program	Deferred Loan, Homeowner Repair	\$14,286	17.8%
Economic Development and Housing/Challenge Fund (EDHC), HIB	Deferred Loan, Rental Production	\$15,211	18.9%
Housing Opportunities for Persons with AIDS (HOPWA)	Rent Assistance, Homelessness Prevention	\$17,344	21.6%
Preservation - Affordable Rental Housing Fund (PARIF)	Deferred Loan, Rental Production	\$17,826	22.2%
Quickstart Disaster Recovery	Loans and Grants, Home Repair	\$18,534	23.1%
Rental Rehabilitation Deferred Loan Pilot Program	Deferred Loan, Rental Production	\$19,028	23.7%
HOME	Deferred Loan, Rental Production	\$19,083	23.7%
Poverty guideline, three-person household		\$20,420	25.4%
Economic Development and Housing/Challenge Fund (EDHC), multifamily	Deferred Loan, Rental Production	\$21,413	26.6%
Low-Income Housing Tax Credits (LIHTC)	Investment Tax Credit, Rental Production	\$22,682	28.2%

Resources	Activity	Annual Household Incomes	Percent of State Median
Poverty guideline, four-person household		\$24,600	30.6%
Amortizing Loan Program	Amortizing Loan, Rental Production	\$25,129	31.3%
Enhanced Homeownership Capacity Initiative	Education & Counseling	\$34,158	42.5%
Habitat for Humanity Initiatives	Homebuyer Financing	\$34,909	43.4%
Homeownership Education, Counseling, and Training (HECAT)	Education & Counseling	\$36,000	44.8%
50% of HUD median income, statewide		\$40,200	50.0%
EDHC, Community Homeownership Impact Fund	Loans and Grants, Single Family	\$40,280	50.1%
200% of poverty, three-person household		\$40,840	50.8%
50% of HUD median income, Minneapolis/St. Paul		\$45,200	56.2%
Deferred Payment Loans	Deferred Loan, Homeownership Downpayment	\$47,708	59.3%
200% of poverty, four-person household		\$49,200	61.2%
60% of HUD median income, Minneapolis/St. Paul		\$54,240	67.5%
Home Mortgage Loans	First Mortgage, Homeownership	\$54,349	67.6%
HUD median income, Minnesota non-metro areas		\$65,300	81.2%
Mortgage Credit Certificates	First Mortgage, Homeownership	\$66,810	83.1%
Neighborhood Stabilization Program (NSP)	Loans & Grants, Foreclosure Remediation	\$68,992	85.8%
Home Improvement Loan Program	Amortizing Loan, Homeowner Improvement	\$69,732	86.7%
Monthly Payment Loans (MPL)	Amortizing Loan, Homeownership Downpayment	\$70,034	87.1%
HUD median income, statewide		\$80,400	100.0%
HUD median income, Minnesota metro areas		\$86,000	107.0%
HUD median income for Minneapolis/St. Paul		\$90,400	112.4%

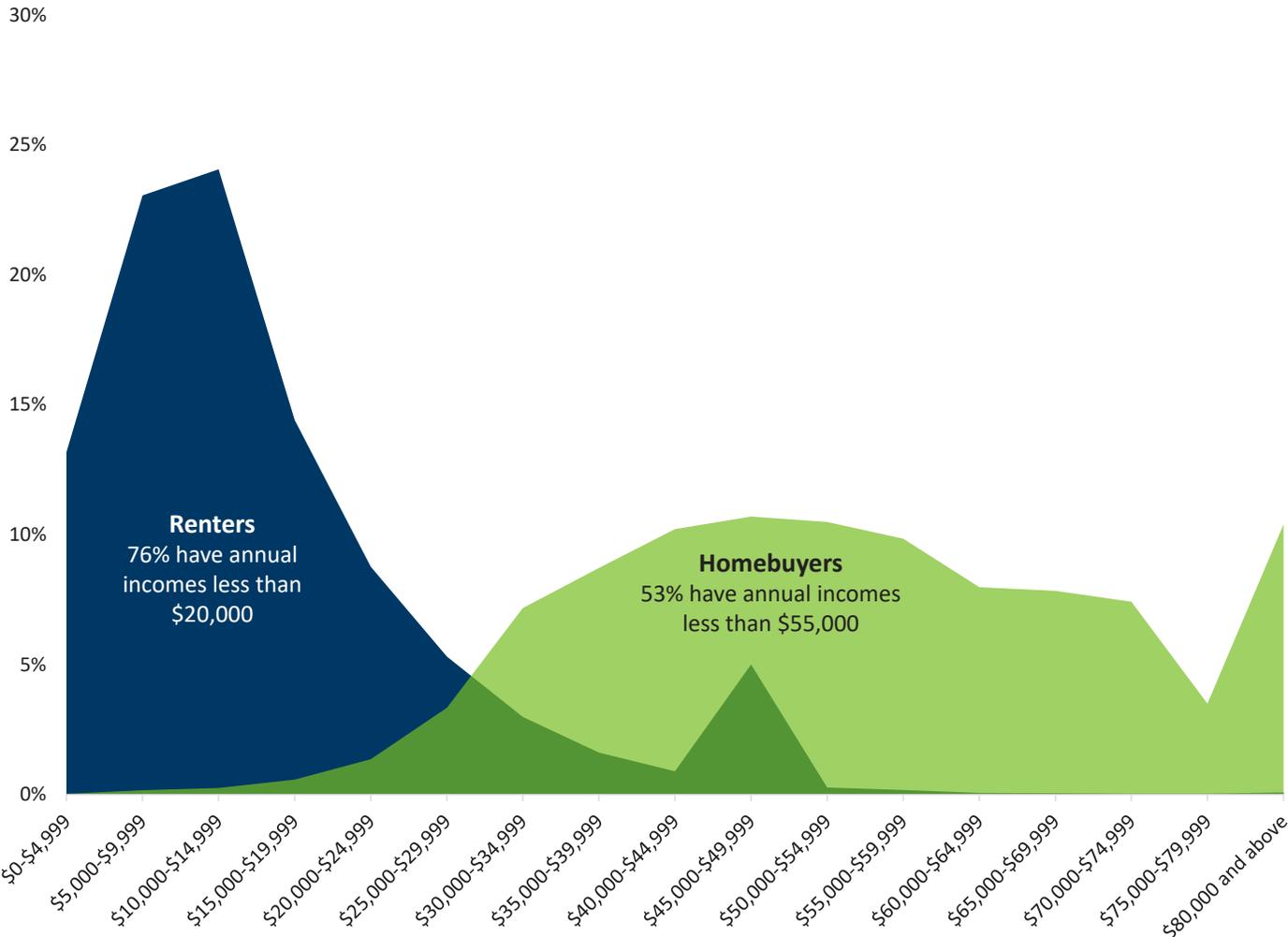
TABLE 2: INCOME DISTRIBUTION OF ASSISTED HOUSEHOLDS, FFY 2017

Gross Annual Household Income	Homebuyers (N=4,337)		Homeowners (N=934)		Non-Section 8 Renters (N=14,020)		Section 8 Renters (N=30,391)	
	%	Cumulative %	%	Cumulative %	%	Cumulative %	%	Cumulative %
\$0-\$4,999	0.0%	0.0%	0.7%	0.7%	18.0%	18.1%	10.2%	10.2%
\$5,000-\$9,999	0.2%	0.2%	4.9%	5.7%	22.0%	40.1%	23.7%	33.9%
\$10,000-\$14,999	0.3%	0.4%	10.9%	16.6%	14.2%	54.3%	30.2%	64.1%
\$15,000-\$19,999	0.6%	1.0%	10.2%	26.8%	10.4%	64.6%	16.9%	81.0%
\$20,000-\$24,999	1.4%	2.4%	3.1%	29.9%	7.9%	72.6%	9.3%	90.3%
\$25,000-\$29,999	3.3%	5.7%	3.0%	32.9%	5.9%	78.4%	5.0%	95.3%
\$30,000-\$34,999	7.2%	12.9%	3.2%	36.1%	3.7%	82.1%	2.6%	97.8%
\$35,000-\$39,999	8.7%	21.6%	4.1%	40.1%	2.2%	84.3%	1.3%	99.1%
\$40,000-\$44,999	10.2%	31.8%	3.3%	43.5%	1.4%	85.7%	0.6%	99.7%
\$45,000-\$49,999	10.7%	42.5%	4.8%	48.3%	12.7%	98.5%	0.18%	99.9%
\$50,000-\$54,999	10.5%	53.0%	4.5%	52.8%	0.6%	99.1%	0.06%	99.9%
\$55,000-\$59,999	9.8%	62.8%	5.0%	57.8%	0.4%	99.5%		99.9%
\$60,000-\$64,999	8.0%	70.8%	4.9%	62.7%	0.2%	99.6%		100%
\$65,000-\$69,999	7.8%	78.6%	3.0%	65.7%	0.1%	99.7%		99.9%
\$70,000-\$74,999	7.4%	86.1%	4.1%	69.8%	0.1%	99.8%		99.9%
\$75,000-\$79,999	3.5%	89.6%	5.0%	74.8%	0.1%	99.9%		99.9%
\$80,000 and above	10.4%	100%	25.2%	100%	0.2%	100.1%		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 3: INCOME DISTRIBUTION OF ASSISTED HOUSEHOLDS, FFY 2017



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

TABLE 3: ASSISTANCE BY TYPE, FFY 2017

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)	\$691,017,162	4,048			
Home Mortgage Loans ³	\$661,274,817	4,035	\$163,885	\$54,349	31.8%
<i>no downpayment/closing cost loan</i>	\$43,965,470	293	\$150,053	\$55,906	23.2%
<i>with a downpayment/closing cost loan</i>	\$617,309,347	3,742	\$164,968	\$54,288	32.4%
<i>with a Mortgage Credit Certificate</i>	\$23,895,935	131	\$182,412	\$66,810	19.1%
Mortgage Credit Certificates ⁴	N/A	131	N/A	\$66,810	19.1%
Deferred Payment Loans (second mortgage amount)	\$17,536,900	2,388	\$7,344	\$47,708	34.8%
Monthly Payment Loans (second mortgage amount)	\$11,174,300	1,360	\$8,216	\$70,034	28.3%
Habitat for Humanity Initiatives	\$1,031,145	13	\$79,319	\$34,909	30.8%
Homebuyer/owner Education and Counseling	\$2,859,354	19,151			
Homeownership Education, Counseling, and Training (HECAT) ⁵	\$1,750,850	18,283	\$188	\$36,000	46.5%
Enhanced Homeownership Capacity Initiative	\$1,108,504	868	\$1,277	\$34,158	83.6%
Home Improvement	\$19,130,608	904			
Home Improvement Loan Program	\$12,489,603	644	\$19,394	\$69,732	12.0%
Rehabilitation Loan Program	\$6,641,005	260	\$25,542	\$14,286	9.6%
Rental Production - New Construction and Rehabilitation (unduplicated count)	\$180,563,525	2,767			
Amortizing Loan Program (Low and Moderate Income Rental - LMIR)	\$26,139,250	576	\$45,381	\$25,129	52.9%
Amortizing Loans - MAP	\$2,662,000	75	\$35,493	N/A	N/A
Flexible Financing for Capital Costs	\$4,469,762	203	\$22,019	See Amortizing Loan Program	
Low-Income Housing Tax Credits (LIHTC)	\$94,957,135	828	\$114,683	\$22,682	44.1%
Economic Development and Housing/Challenge Fund (EDHC), multifamily	\$16,877,296	255	\$66,185	\$21,413	69.8%
Economic Development and Housing/Challenge Fund (EDHC), HIB	\$3,134,528	75	\$41,794	\$15,211	50.0%
Preservation - Affordable Rental Housing Fund (PARIF)	\$9,916,531	688	\$14,414	\$17,826	44.3%
HOME	\$4,403,000	110	\$37,000	\$19,083	42.2%
Housing Trust Fund, Capital (HIB)	\$12,178,056	103	\$118,234	\$9,688	50.0%

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
Publicly Owned Housing Program (POHP)	\$5,251,450	917	\$5,727	\$13,700	21.3%
Rental Rehabilitation Deferred Loan Pilot Program (RRDL)	\$574,517	48	\$11,969	\$19,028	20.0%
Rental Assistance Contract Administration	\$188,664,577	30,724			
Section 8 Performance Based Contract Administration (PBCA)	\$137,065,490	21,443	\$6,392	\$12,000	38.8%
Section 8 Traditional Contract Administration (TCA)	\$51,524,013	8,948	\$5,758	\$12,603	28.9%
Section 236	\$75,074	333	Not available		
Housing Stability for Vulnerable Populations	\$25,893,114	11,253			
Housing Trust Fund, Rental Assistance (HTFRA) ⁶	\$9,266,305	1,674	\$7,402	\$9,186	65.2%
Operating Subsidy	\$3,275,461	1,534	\$2,135	\$9,468	60.8%
Bridges ⁶	\$4,167,435	882	\$6,271	\$9,644	31.0%
Family Homeless Prevention and Assistance Program (FHPAP) ⁷	\$8,667,049	6,914	\$1,254	\$12,000	58.5%
Section 811	\$362,022	71	\$5,099	\$8,070	54.5%
Housing Opportunities for Persons with AIDS (HOPWA)	\$154,842	178	\$870	\$17,344	46.3%
Rental Portfolio Management	\$0	0			
Asset Management ⁸	\$0	0			
Multiple Use Resources (unduplicated count)	\$6,961,385	275			
Community Homeownership Impact Fund ⁹ (unduplicated)	\$5,651,266	275	\$20,550	\$40,280	45.1%
<i>Appropriations</i>	\$4,383,563	274	\$15,998	\$40,265	45.3%
<i>HIB</i>	\$383,821	14	\$27,416	\$38,838	28.6%
<i>Interim construction</i>	\$883,882	11	\$80,353	\$45,181	54.5%
Technical Assistance and Operating Support	\$1,310,119	No demographic data; this is assistance to nonprofits			
Other	\$2,457,848	145			
Neighborhood Stabilization Program (NSP) ¹⁰	\$1,061,082	14	\$75,792	\$68,992	35.7%
Quickstart Disaster Recovery	\$401,316	30	\$13,377	\$18,534	6.7%
Manufactured Home Relocation Trust Fund	\$995,450	101	Not available		
Total (unduplicated count)	\$1,117,547,574	69,267			

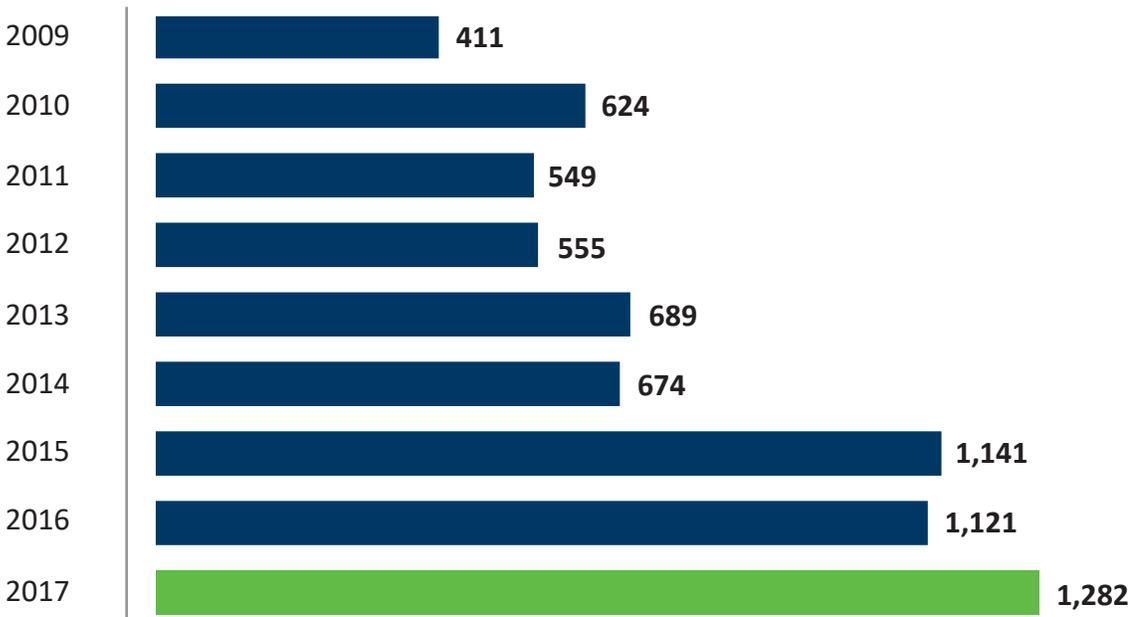
TABLE 4: ASSISTANCE TO HOUSEHOLDS OF COLOR OR HISPANIC ETHNICITY, FFY 2017

Resources ¹	Minnesota Housing Assistance	Households or Units Assisted ²	Average Assistance Per Household or Unit	Median Annual Household Income
Homebuyer (unduplicated count)	\$240,386,746	1,286		
Home Mortgage Loans ³	\$230,384,546	1,282	\$179,707	\$56,168
<i>no downpayment/closing cost loan</i>	\$11,182,508	68	\$164,449	\$65,220
<i>with a downpayment/closing cost loan</i>	\$214,434,541	1,214	\$176,635	\$55,997
<i>with a Mortgage Credit Certificate</i>	\$4,767,497	25	\$190,700	\$71,702
Mortgage Credit Certificates ⁴	N/A	25	N/A	\$71,702
Deferred Payment Loans (second mortgage amount)	\$6,500,100	831	\$7,822	\$50,152
Monthly Payment Loans (second mortgage amount)	\$3,276,300	385	\$8,510	\$71,724
Habitat for Humanity Initiatives	\$225,800	4	\$56,450	\$35,969
Homebuyer/owner Education and Counseling	\$1,641,528	4,567		
Homeownership Education, Counseling, and Training (HECAT) ⁵	\$714,426	3,841	\$186	\$36,000
Enhanced Homeownership Capacity Initiative	\$927,102	726	\$1,277	\$34,752
Home Improvement	\$2,237,871	102		
Home Improvement Loan Program	\$1,594,323	77	\$20,705	\$70,652
Rehabilitation Loan Program	\$643,548	25	\$25,742	\$17,503
Rental Assistance Contract Administration	\$77,152,969	10,594		
Section 8 Performance Based Contract Administration (PBCA)	\$60,122,460	8,081	\$7,440	\$10,267
Section 8 Traditional Contract Administration (TCA)	\$17,030,509	2,513	\$6,777	\$11,475
Housing Stability for Vulnerable Populations	\$12,910,748	5,269		
Housing Trust Fund, Rental Assistance (HTFRA) ⁶	\$6,414,667	1,088	\$7,936	\$9,060
Bridges ⁶	\$1,477,971	273	\$7,140	\$9,080
Family Homeless Prevention and Assistance Program (FHPAP) ⁷	\$4,750,957	3,790	\$1,254	\$11,646
Section 811	\$195,813	36	\$5,439	\$8,820
Housing Opportunities for Persons with AIDS (HOPWA)	\$71,340	82	\$870	Not available
Multiple Use Resources	\$2,873,090	124		
Community Homeownership Impact Fund ⁹ (unduplicated)	\$2,873,090	124		
<i>Appropriations</i>	\$2,465,968	124	\$19,887	\$39,638
<i>HIB</i>	\$68,821	4	\$17,205	\$38,979
<i>Interim construction</i>	\$338,301	6	\$56,384	\$47,141

Resources ¹	Minnesota Housing Assistance	Households or Units Assisted ²	Average Assistance Per Household or Unit	Median Annual Household Income
Other	\$350,831	5		
Neighborhood Stabilization Program (NSP) ¹⁰	\$324,247	5	\$64,849	\$73,260
Quickstart Disaster Recovery	\$26,585	<5	N/A	
Total (unduplicated count)	\$337,553,783	21,947		

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 4: HOME MORTGAGE LOANS FOR HOUSEHOLDS OF COLOR OR HISPANIC ETHNICITY, FFY 2009-2017



Thirty-two percent of home mortgage loans went to households of color or Hispanic ethnicity in 2017.

Over the past three years, nearly half of competitive assistance has gone to Greater Minnesota.



TABLE 5: ASSISTANCE BY REGION AND FUNDS SOURCE, FFY 2017

Region	Competitive Assistance: Grants, Deferred Loans, and Housing Tax Credits				Area Share of Lower Income Cost-Burdened Households
	2017		2015-2017		
	Amount of Assistance	Area Share of Assistance	Amount of Assistance	Area Share of Assistance	
Central	\$16,571,722	6.9%	\$52,526,778	7.9%	13.0%
Twin Cities	\$90,584,276	38.0%	\$336,696,205	50.7%	55.1%
<i>Minneapolis</i>	\$17,809,994	7.5%	\$107,893,981	16.2%	11.5%
<i>Saint Paul</i>	\$16,431,192	6.9%	\$79,054,386	11.9%	7.5%
Northeast	\$29,389,142	12.3%	\$85,109,814	12.8%	7.1%
<i>Duluth</i>	\$10,845,787	4.5%	\$30,545,619	4.6%	2.3%
Northwest	\$13,900,610	5.8%	\$34,146,230	5.1%	3.2%
Southeast	\$59,290,184	24.9%	\$96,818,920	14.6%	12.6%
Southwest	\$13,784,027	5.8%	\$30,897,601	4.7%	4.8%
West Central	\$14,927,883	6.3%	\$27,921,012	4.2%	4.2%
Total	\$238,447,844	100.0%	\$664,116,560	100.0%	100.0%



Market-Driven Assistance: Amortizing Loans				
2017		2015-2017		
Region	Amount of Assistance	Area Share of Assistance	Amount of Assistance	Area Share of Assistance
Central	\$74,433,148	10.6%	\$185,244,430	9.1%
Twin Cities	\$529,385,729	75.6%	\$1,542,280,412	76.0%
<i>Minneapolis</i>	\$59,856,508	8.5%	\$173,252,020	8.5%
<i>Saint Paul</i>	\$78,811,799	11.3%	\$211,143,138	10.4%
Northeast	\$12,334,745	1.8%	\$39,847,733	2.0%
<i>Duluth</i>	\$6,857,199	1.0%	\$20,541,971	1.0%
Northwest	\$8,208,830	1.2%	\$27,036,343	1.3%
Southeast	\$50,843,281	7.3%	\$151,227,870	7.5%
Southwest	\$12,834,042	1.8%	\$50,297,925	2.5%
West Central	\$12,043,196	1.7%	\$33,150,309	1.6%
Total	\$700,082,970	100.0%	\$2,029,085,021	100%

Notes: Data available for this table include non-Section 8 resources Minnesota Housing provided in 2017.

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 are syndication proceeds in developments for which loans closed with 9% housing tax credits in 2017 (not including suballocators). Amortizing loans involve regular principal and interest payments with borrowers deciding if they want to 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, 2012-2016).

TABLE 6: ASSISTANCE BY ACTIVITY, FFY 2015-FFY2017

Resources ¹	2015		2016		2017	
	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted
Homebuyer (unduplicated count)	\$635,698,596	4,206	\$653,963,554	4,126	\$691,017,162	4,048
Home Mortgage Loans ³	\$599,372,332	4,089	\$625,852,927	4,063	\$661,274,817	4,035
<i>no downpayment/closing cost loan</i>	\$81,476,809	603	\$70,382,232	486	\$43,965,470	293
<i>with downpayment/closing cost loan</i>	\$517,895,523	3,486	\$555,470,695	3,577	\$617,309,347	3,742
<i>with Mortgage Credit Certificate</i>	\$40,697,237	262	\$50,881,091	309	\$23,895,935	131
Mortgage Credit Certificates ⁴	Not available	272	Not available	318	Not available	131
Targeted Mortgage Opportunity Program	\$8,820,400	58	\$1,024,500	7	Program complete	
Deferred Payment Loans (second mortgage amount)	\$13,135,425	2,023	\$11,359,907	1,919	\$17,536,900	2,388
Monthly Payment Loans (second mortgage amount)	\$10,463,950	1,437	\$12,105,855	1,658	\$11,174,300	1,360
Habitat for Humanity Initiatives	\$3,684,139	49	\$3,620,365	47	\$1,031,145	13
Homebuyer/owner Education and Counseling	\$2,594,897	13,009	\$2,344,271	14,608	\$2,859,354	19,151
Homeownership Education, Counseling, and Training (HECAT) ⁵	\$2,007,397	12,461	\$1,694,271	13,982	\$1,750,850	18,283
Enhanced Homeownership Capacity Initiative	\$587,500	548	\$650,000	626	\$1,108,504	868
Home Improvement	\$18,116,277	1,016	\$19,810,946	1,024	\$19,130,608	904
Home Improvement Loan Program	\$13,536,159	811	\$13,536,240	746	\$12,489,603	644
Rehabilitation Loan Program	\$4,580,118	205	\$6,274,706	278	\$6,641,005	260
Rental Production - New Construction and Rehabilitation (unduplicated count)	\$157,518,926	2,329	\$187,025,337	5,133	\$180,563,525	2,767
Amortizing Loan Program (LMIR and MAP)	\$4,625,286	174	\$27,111,250	629	\$28,801,250	651
Flexible Financing for Capital Costs	\$1,376,196	124	\$1,560,000	173	\$4,469,762	203

Resources ¹	2015		2016		2017	
	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted
Low-Income Housing Tax Credits (LIHTC)	\$104,761,911	1,408	\$62,020,774	515	\$94,957,135	828
Economic Development and Housing/Challenge Fund (EDHC), multifamily	\$24,458,423	931	\$6,435,140	234	\$16,877,296	255
Economic Development and Housing/Challenge Fund (EDHC), HIB	Included in regular EDHC above	Included in regular EDHC above	\$20,313,737	755	\$3,134,528	75
Preservation - Affordable Rental Housing Fund (PARIF)	\$3,070,285	102	\$5,201,339	199	\$9,916,531	688
HOME	\$10,641,261	252	\$5,660,603	694	\$4,403,000	110
Housing Trust Fund, Capital (HIB)	\$3,000,000	20	\$42,216,554	403	\$12,178,056	103
Publicly Owned Housing Program	\$1,694,510	456	\$10,920,077	1,448	\$5,251,450	917
Rental Rehabilitation Deferred Loan Pilot Program	\$4,421,250	387	\$5,585,863	509	\$574,517	48
Rental Assistance Contract Administration	\$181,460,383	31,233	\$185,134,353	31,188	\$188,664,577	30,724
Section 8 Performance Based Contract Administration (PBCA)	\$120,209,904	21,422	\$134,716,487	21,443	\$137,065,490	21,443
Section 8 Traditional Contract Administration (TCA)	\$60,599,646	8,948	\$49,956,499	8,948	\$51,524,013	8,948
Section 236	\$650,833	863	\$461,367	797	\$75,074	333
Housing Stability for Vulnerable Populations	\$20,289,851	\$11,398	\$23,726,915	10,750	\$25,893,114	11,253
Housing Trust Fund, Rental Assistance (HTFRA) ⁶	\$9,929,713	1,840	\$9,544,658	1,772	\$9,266,305	1,674
Operating Subsidy	\$3,353,622	2,026	\$3,435,349	1,552	\$3,275,461	1,534
Bridges ⁶	\$2,974,330	750	\$3,118,158	754	\$4,167,435	882
Family Homeless Prevention and Assistance Program (FHPAP) ⁷	\$7,246,556	8,652	\$7,500,963	6,987	\$8,667,049	6,914
Section 811	Program not yet implemented				\$362,022	71
Housing Opportunities for Persons with AIDS (HOPWA)	\$139,252	156	\$127,787	177	\$154,842	178

TABLE 6, CONTINUED: ASSISTANCE BY ACTIVITY, FFY 2015-FFY2017

Resources ¹	2015		2016		2017	
	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted
Portfolio Management	\$553,824	80	\$952,799	83	No activity	
Asset Management ⁸	\$553,824	80	\$952,799	83	No activity	
Multiple Use Resources (unduplicated count)	19,169,803	364	\$17,375,318	446	\$6,961,385	275
Community Homeownership Impact Fund ⁹	\$6,597,387	313	\$6,111,974	294	\$5,651,266	275
Community-Owned Manufactured Home Parks	No activity		\$1,705,000	125	No activity	
Technical Assistance and Operating Support	\$1,736,261	N/A	\$2,579,348	N/A	\$1,310,119	N/A
Other	\$1,860,565	51	\$696,476	8	\$2,457,848	145
Neighborhood Stabilization Program (NSP) ¹⁰	\$1,499,665	18	\$696,476	8	\$1,061,082	14
Quickstart Disaster Recovery	\$360,900	33	No activity		\$401,316	30
Manufactured Home Relocation Trust Fund	Program not yet implemented				\$995,450	101
Total (unduplicated count)	\$1,037,263,122	63,686	\$1,091,029,969	67,366	\$1,117,547,574	69,267



TABLE 7: OUTCOMES OF MINNESOTA HOUSING ASSISTANCE, FFY 2017

Resources ¹	Percentage of households that are:			
	Families with Children	Seniors	With a Disabled Occupant*	Long-term Homeless
Homebuyer and Home Refinance (unduplicated count)	43.9%	2.0%	1.0%	N/A
Home Mortgage Loans ³	43.7%	2.0%	1.0%	N/A
Mortgage Credit Certificates ⁴	26.0%	2.3%	0.0%	N/A
Deferred Payment Loans	44.3%	1.7%	1.5%	N/A
Monthly Payment Loans	44.9%	2.4%	0.1%	N/A
Habitat for Humanity Initiatives	100.0%	0.0%	7.7%	N/A
Homebuyer/owner Education and Counseling	N/A	7.9%	N/A	N/A
Homeownership Education, Counseling, and Training (HECAT) ⁵	N/A	8.7%	N/A	N/A
Enhanced Homeownership Capacity Initiative	N/A	2%	N/A	N/A
Home Improvement	29.7%	18.4%	11.4%	N/A
Home Improvement Loan Program	34.3%	10.6%	2.6%	N/A
Rehabilitation Loan Program	16.9%	38.1%	33.8%	N/A
Rental Production - New Construction and Rehabilitation (unduplicated household count)	35.1%	22.6%	9.0%	4.3%
Amortizing Loan Program	51.2%	17.5%	<1%	1.8%
Flexible Financing for Capital Costs	See characteristics for Amortizing Loan Program tenants			
Low-Income Housing Tax Credits (LIHTC)	45.7%	21.8%	<1%	2.8%
Economic Development and Housing/Challenge Fund (EDHC), multifamily	46.8%	14.6%	4.1%	4.3%
Economic Development and Housing/Challenge Fund (EDHC), HIB	51.2%	3.7%	2.4%	8.5%
Preservation- Affordable Rental Housing Fund (PARIF)	33.7%	30.3%	11.8%	3.4%
HOME	35.0%	19.3%	<1%	1.3%

TABLE 7, CONTINUED: OUTCOMES OF MINNESOTA HOUSING ASSISTANCE, FFY 2017

Resources ¹	Percentage of households that are:			
	Families with Children	Seniors	With a Disabled Occupant*	Long-term Homeless
Housing Trust Fund, Capital (HTF)	14.1%	16.8%	9.7%	10.0%
Publicly Owned Housing Program (POHP)	8.0%	35.6%	38.1%	4.3%
Rental Rehabilitation Deferred Loan Pilot Program	20.2%	19.7%	13.8%	6.6%
Rental Assistance Contract Administration (Section 8 PBCA and TCA)	25.8%	44.6%	30.6%	N/A
Housing Stability for Vulnerable Populations	46.9%	5.9%	N/A	N/A
Housing Trust Fund, Rental Assistance (HTFRA) ⁶	57.7%	3.6%	N/A	73.8%
Operating Subsidy	19.5%	14.8%	28%	42.1%
Bridges ⁶	30.9%	5.0%	100.0%	17.9%
Family Homeless Prevention and Assistance Program (FHPAP) ⁷	54.7%	4.1%	34.6%	11.4%
Section 811	8.5%	4.3%	100.0%	N/A
Housing Opportunities for Persons with AIDS (HOPWA)	No detailed household data available			
Multiple Use Resources (unduplicated count)	58.9%	21.5%	N/A	N/A
Community Homeownership Impact Fund ⁹	58.9%	21.5%	N/A	N/A

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

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 include loans purchased, closed, or disbursed during the fiscal year, not loans and grants currently committed but not yet disbursed. 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 number of households that received a tax credit, either with or without a first mortgage from Minnesota Housing.

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 8,956 online homebuyer education participants in 2017 who received no direct financial assistance; the calculation for average assistance amount per household does not include these participants.

⁶Total 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.

⁷Beginning 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. Because the organization administering the data for FHPAP is improving the system for maintaining the data, the FHPAP demographic information in this report should be considered estimates, not actuals. The household served and dollars are actuals.

⁸Includes Financing Adjustment Factor and Financing Adjustment (FAF/FA) resources.

⁹The 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.

¹⁰Includes NSP projects that closed out in FFY 2017, i.e., were completed.



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