

Evaluating Affordable Housing Efforts

# Program Assessment Report

## 2018



A woman with long brown hair, wearing a black t-shirt and blue jeans, is smiling and hugging a young boy from behind. The boy is wearing a red and white plaid shirt and blue jeans, and is also smiling. They are standing in a garden with various plants, including tall green stalks and pink flowers. In the background, there is a stone house with two windows. The scene is brightly lit, suggesting a sunny day.

# HOME.

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“...A safe place to go to every night. A safe place to take my son to. It relieved a lot of the pressures so I could focus on getting my education.”

— *Jeremiah Program graduate Brittany Block*

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## A NOTE FROM COMMISSIONER JENNIFER LEIMAILE HO

**The Minnesota Housing 2018 Program Assessment Report is our annual report to the community on the work completed in 2018 with funding sources administered by Minnesota Housing.**

At Minnesota Housing, we are driven by the fact that housing is the foundation for success and integral for health and well-being, school achievement, prosperous communities and the economic growth of our state. For communities to continue to attract and retain dedicated employees, they need affordable places to live. It is imperative that housing production significantly increase to meet the sharply-growing need and maintain Minnesota's competitive advantage.

The results in this report highlight our commitment and success in increasing the number of safe, stable housing options that are affordable while ensuring we are addressing housing needs geographically and with attention to racial equity.

In 2018, we assisted nearly 67,000 households, ranging from those ready to buy a home to those on the verge of losing their home to people experiencing homelessness. In terms of rental housing, we financed the development or preservation of more than 2,000 rental apartments. In addition, we provided assistance to nearly 10,000 vulnerable households to help them stay in or secure housing.

For the fourth year in a row, we saw an increase in the number of Minnesota families who became homeowners with the help of our downpayment assistance and mortgage programs (almost 4,500 households in 2018). We also continue to see an increase in the number of households of color who access our homebuyer programs. In 2018, more than one-third of households we assisted with these programs were households of color, the most in our history.

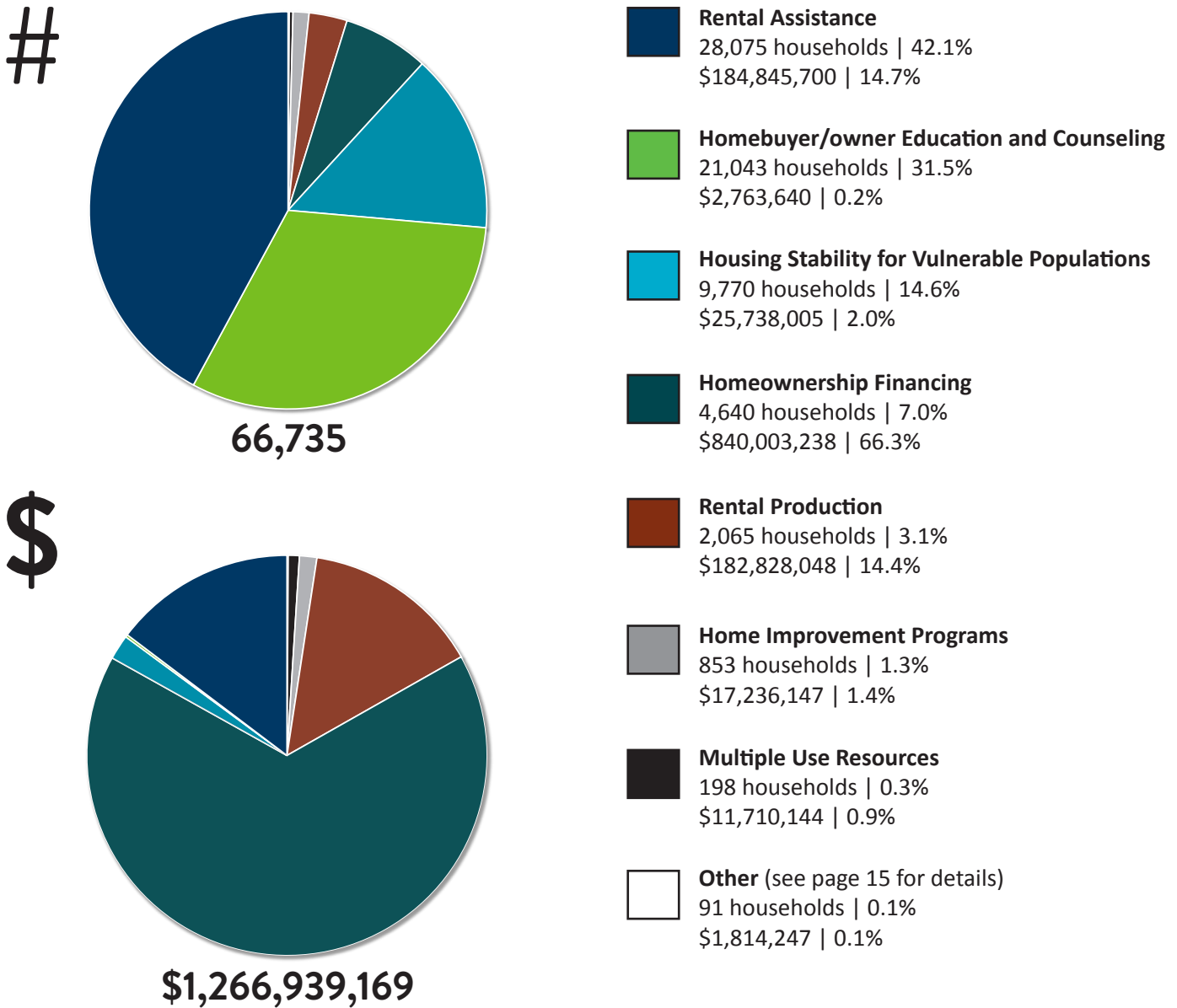
The accomplishments in this report were achieved through the work of hundreds of lenders, developers, property owners and social service providers throughout the state who help people access stable housing that is affordable.

I'm proud to lead Minnesota Housing and look forward to working around the state to create more homes. By tackling this challenge together, we strengthen families and communities.



# BY THE NUMBERS: A SNAPSHOT OF OUR WORK

FIGURE 1: HOUSEHOLDS ASSISTED (#) AND ASSISTANCE BY PROGRAM (\$), FFY2018





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**LOWER-INCOME COST BURDENED  
HOUSEHOLDS IN MINNESOTA**

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**434,000**



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**TOTAL HOUSEHOLDS ASSISTED IN  
FFY2018**

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**66,735**

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**HOME MORTGAGE LOANS**

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**4,622**



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**RENTER HOUSEHOLDS SERVED**

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**39,910**

MINNESOTANS:  
% OF COLOR

20%

MINNESOTANS EXPERIENCING  
HOMELESSNESS: % OF COLOR

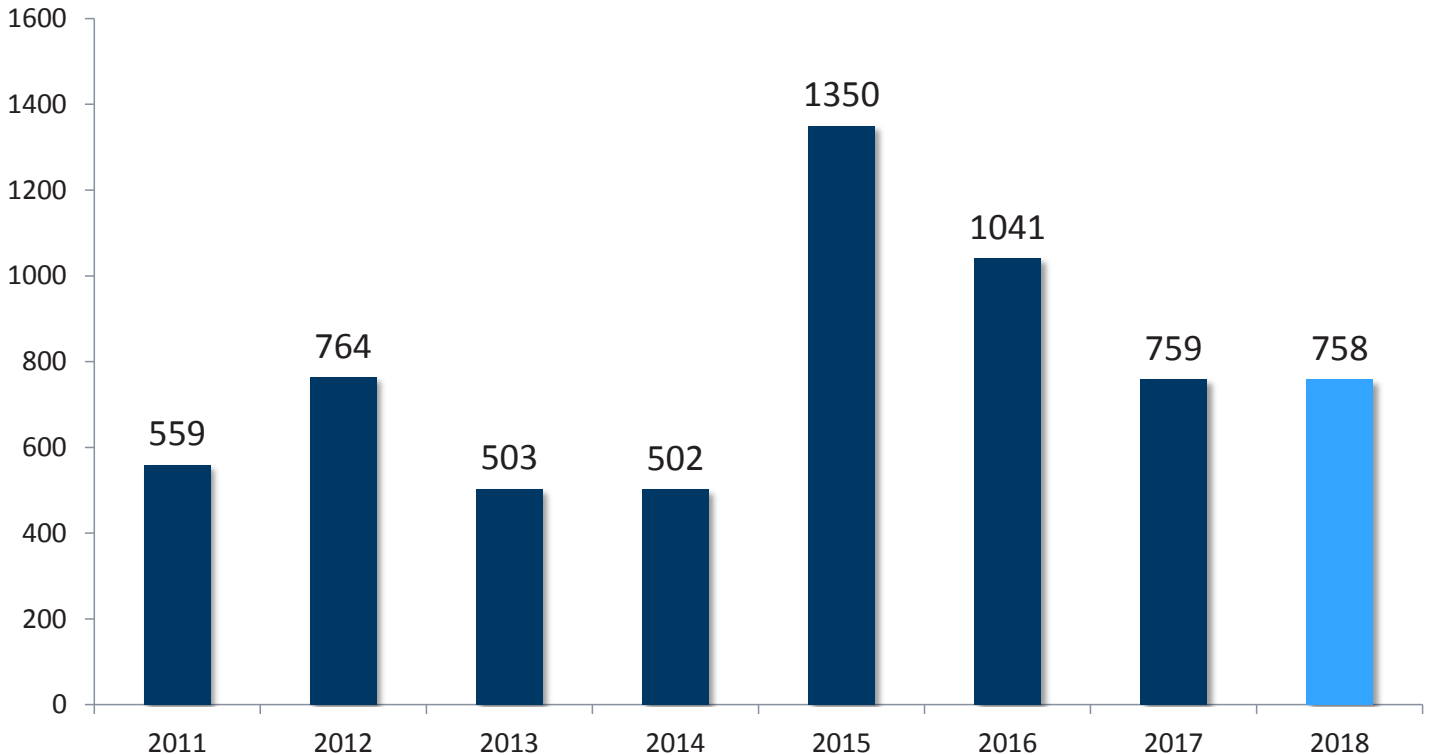
65%

MINNESOTANS SERVED BY  
FHPAP AND HTF\*: % OF COLOR

61%

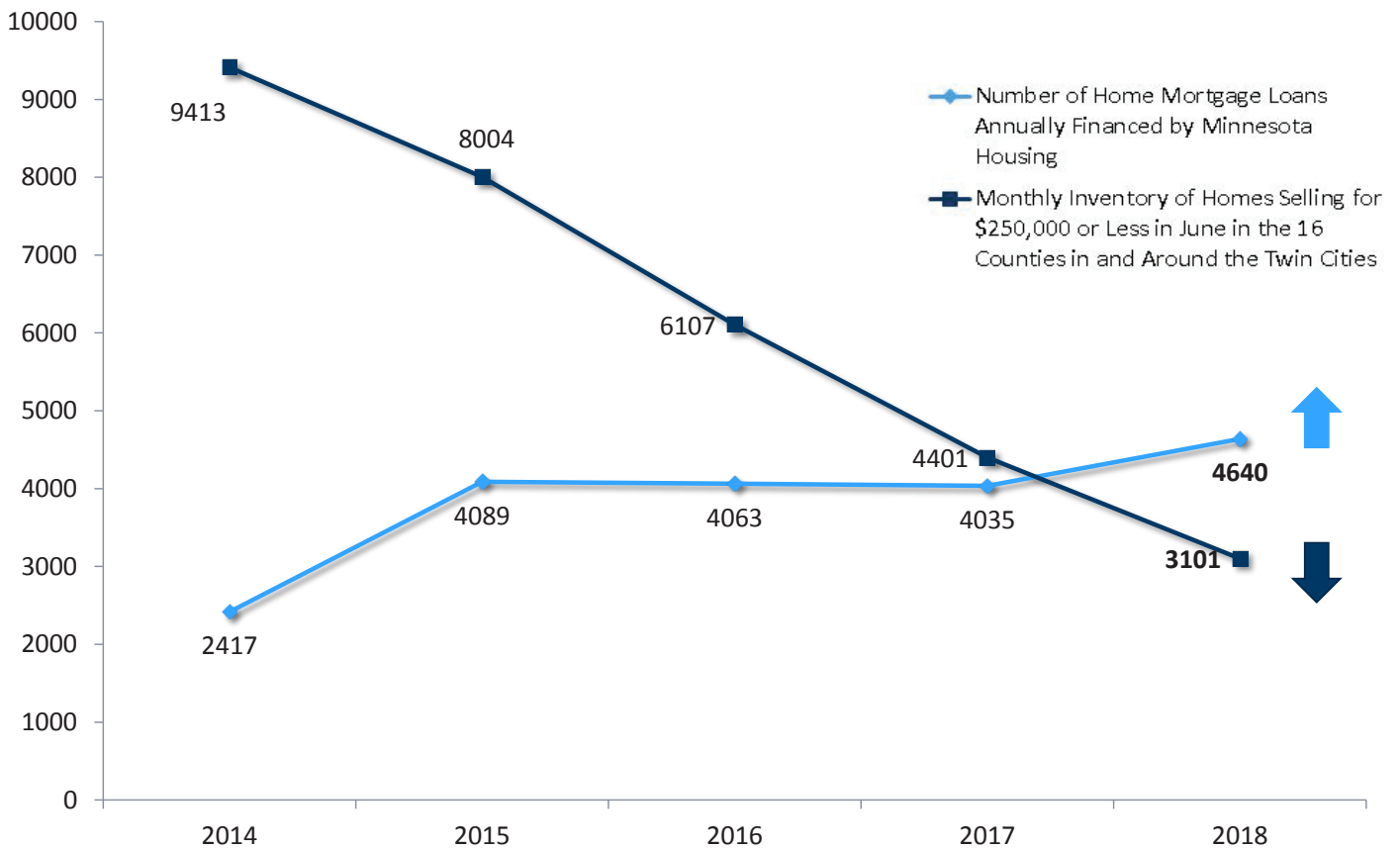
\*Minnesota Housing's primary programs for people experiencing or at risk of homelessness are the Family Homeless Prevention and Assistance Program (FHPAP) and Housing Trust Fund (HTF) Rent Assistance.

FIGURE 2: NEW CONSTRUCTION UNITS FINANCED 2011-2018



About 8,000-9,000 new rental units are currently being constructed in Minnesota, with Minnesota Housing financing involved in 10-15% of these units.

**FIGURE 3: MINNESOTA HOUSING MORTGAGE LENDING AND AFFORDABLE INVENTORY**



**MINNESOTA HOUSING INCREASE IN HOME MORTGAGE LENDING SINCE 2014**

**92%**

**MINNESOTA HOUSING SHARE OF STATE'S MORTGAGE LENDING**

**5%**





## THE DATA: 2018 RESULTS

**This report provides data on the 36 programs managed by Minnesota Housing in 2018.**

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 2018 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 2016, 2017, and 2018
- **Table 7 (pages 21-23):** Distribution of resources for households with certain characteristics





### 2018 AFFORDABLE HOUSING PLAN PRINCIPLES

- Be flexible and responsive
- Develop effective partnerships
- Remove barriers and provide equitable access to programs and opportunity
- Solve problems through innovation and creativity
- Leverage our strong financial and operational capacity



### 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



### 2018 HIGHLIGHTS

- Served nearly 67,000 households
- Achieved record level of 4,622 home mortgages
- Reached 34% of our home mortgages going to households of color, which is more than double the industry average of 15%
- Launched Homework Starts with Home, an innovative program to house homeless students and improve educational performance

**TABLE 1: MEDIAN INCOMES OF ASSISTED HOUSEHOLDS COMPARED WITH SELECTED INCOME STANDARDS, FFY 2018**

Resources	Activity	Annual Household Incomes	Percent of State Median
Housing Infrastructure Bonds	Deferred Loan, Rental Production	\$8,645	10.3%
Section 811	Rent Assistance, Homelessness Prevention	\$8,709	10.3%
Operating Subsidy	Deferred Loan, Rental Production, Homelessness Prevention	\$9,624	11.4%
Housing Trust Fund, Rental Assistance (HTFRA)	Rent Assistance, Homelessness Prevention	\$9,792	11.6%
Bridges	Rent Assistance, Homelessness Prevention	\$9,949	11.8%
Publicly Owned Housing Program	Deferred Loan, Rental Production	\$10,680	12.7%
Family Homeless Prevention and Assistance Program (FHPAP)	Grant, Homelessness Prevention	\$11,628	13.8%
HOME	Deferred Loan, Rental Production	\$12,222	14.5%
Section 8 Performance Based Contract Administration (PBCA)	Rent Assistance	\$12,311	14.6%
Section 8 Traditional Contract Administration (TCA)	Rent Assistance	\$12,864	15.3%
<b>MN Family Investment Program (one adult, two children) maximum benefit including food support</b>		<b>\$13,140</b>	<b>15.6%</b>
Preservation - Affordable Rental Housing Fund (PARIF)	Deferred Loan, Rental Production	\$14,328	17.0%
Rehabilitation Loan Program	Deferred Loan, Homeowner Repair	\$14,658	17.4%
Rental Rehabilitation Deferred Loan Pilot Program	Deferred Loan, Rental Production	\$16,391	19.5%
Housing Opportunities for Persons with AIDS (HOPWA)	Rent Assistance, Homelessness Prevention	\$20,127	23.9%
Economic Development and Housing/Challenge Fund (EDHC) - state appropriations and agency funds	Deferred Loan, Rental Production	\$20,387	24.2%
<b>Poverty guideline, three-person household</b>		<b>\$20,780</b>	<b>24.7%</b>
Low-Income Housing Tax Credits (LIHTC)	Investment Tax Credit, Rental Production	\$20,800	24.7%
Amortizing Loan Program	Amortizing Loan, Rental Production	\$24,544	29.1%

Resources	Activity	Annual Household Incomes	Percent of State Median
<b>Poverty guideline, four-person household</b>		<b>\$25,100</b>	<b>29.8%</b>
Quickstart Disaster Recovery	Loans and Grants, Home Repair	\$29,988	35.6%
Habitat for Humanity Initiatives	Homebuyer Financing	\$35,520	42.2%
Enhanced Homeownership Capacity Initiative	Education & Counseling	\$36,000	42.8%
Homeownership Education, Counseling, and Training (HECAT)	Education & Counseling	\$37,200	44.2%
<b>200% of poverty, three-person household</b>		<b>\$41,560</b>	<b>49.4%</b>
Community Homeownership Impact Fund	Loans and Grants, Single Family	\$41,600	49.4%
<b>50% of HUD median income, statewide</b>		<b>\$42,100</b>	<b>50.0%</b>
<b>50% of HUD median income, Minneapolis/St. Paul</b>		<b>\$47,150</b>	<b>56.0%</b>
Deferred Payment Loans	Deferred Loan, Homeownership Downpayment	\$49,586	58.9%
<b>200% of poverty, four-person household</b>		<b>\$50,200</b>	<b>59.6%</b>
Home Mortgage Loans	First Mortgage, Homeownership	\$55,598	66.0%
<b>60% of HUD median income, Minneapolis/St. Paul</b>		<b>\$56,580</b>	<b>67.2%</b>
Neighborhood Stabilization Program (NSP)	Loans & Grants, Foreclosure Remediation	\$58,489	69.5%
Mortgage Credit Certificates	First Mortgage, Homeownership	\$60,565	71.9%
<b>HUD median income, Minnesota nonmetro areas</b>		<b>\$69,500</b>	<b>82.5%</b>
Home Improvement Loan Program	Amortizing Loan, Homeowner Improvement	\$70,200	83.4%
Monthly Payment Loans (MPL)	Amortizing Loan, Homeownership Downpayment	\$74,002	87.9%
<b>HUD median income, statewide</b>		<b>\$84,200</b>	<b>100.0%</b>
<b>HUD median income, Minnesota metro areas</b>		<b>\$89,800</b>	<b>106.7%</b>
<b>HUD median income for Minneapolis/St. Paul</b>		<b>\$94,300</b>	<b>112.0%</b>

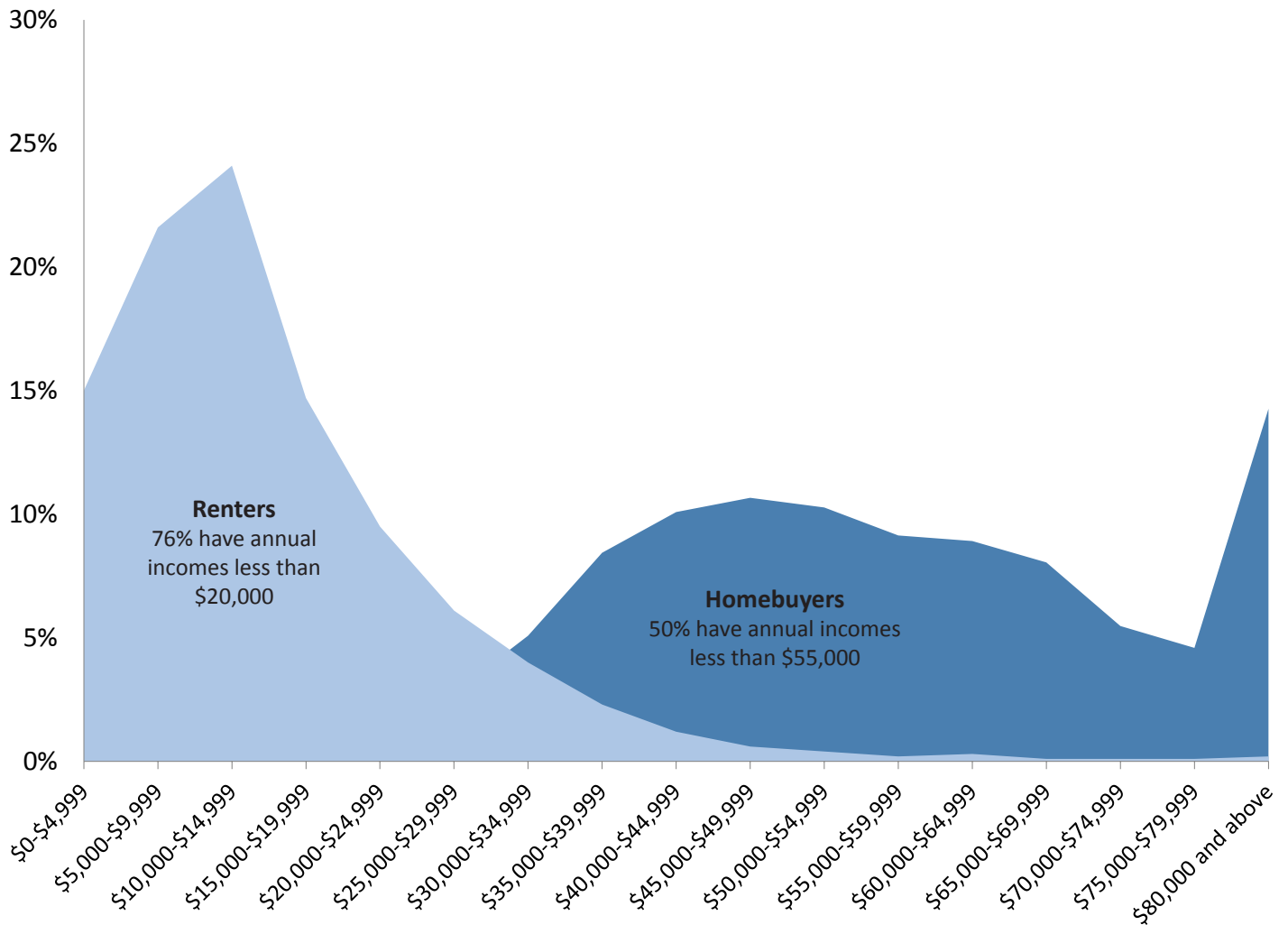
**TABLE 2: INCOME DISTRIBUTION OF ASSISTED HOUSEHOLDS, FFY 2018**

Gross Annual Household Income	Homebuyers (N=4,859)		Homeowners (N=862)		Non-Section 8 Renters (N=11,835)		Section 8 Renters (N=28,075)	
	Percent	Cumulative Percent	Percent	Cumulative Percent	Percent	Cumulative Percent	Percent	Cumulative Percent
\$0-\$4,999	0.0%	0.0%	0.5%	0.5%	19.9%	19.9%	10.1%	10.1%
\$5,000-\$9,999	0.1%	0.1%	4.6%	5.1%	20.3%	40.3%	22.8%	32.9%
\$10,000-\$14,999	0.2%	0.3%	9.6%	14.7%	18.5%	58.8%	29.6%	62.5%
\$15,000-\$19,999	0.6%	0.9%	9.6%	24.4%	12.3%	71.1%	17.0%	79.5%
\$20,000-\$24,999	1.3%	2.2%	3.7%	28.1%	9.3%	80.4%	9.7%	89.2%
\$25,000-\$29,999	2.8%	5.0%	3.1%	31.2%	6.8%	87.2%	5.4%	94.6%
\$30,000-\$34,999	5.1%	10.1%	2.9%	34.1%	5.1%	92.2%	2.8%	97.4%
\$35,000-\$39,999	8.4%	18.5%	3.2%	37.4%	3.2%	95.4%	1.4%	98.8%
\$40,000-\$44,999	10.1%	28.6%	4.4%	41.8%	1.7%	97.2%	0.7%	99.5%
\$45,000-\$49,999	10.7%	39.3%	4.2%	45.9%	1.0%	98.2%	0.29%	99.7%
\$50,000-\$54,999	10.3%	49.5%	4.4%	50.3%	0.6%	98.8%	0.12%	99.9%
\$55,000-\$59,999	9.1%	58.7%	3.2%	53.6%	0.4%	99.3%	0.09%	100.0%
\$60,000-\$64,999	8.9%	67.6%	4.6%	58.2%	0.3%	99.6%		
\$65,000-\$69,999	8.0%	75.6%	5.6%	63.8%	0.1%	99.7%		
\$70,000-\$74,999	5.5%	81.1%	4.9%	68.7%	0.1%	99.8%		
\$75,000-\$79,999	4.6%	85.7%	4.2%	72.9%	0.1%	99.9%		
\$80,000 and above	14.3%	100.0%	27.1%	100.0%	0.2%	100.0%		
<b>Total</b>	<b>100.0%</b>		<b>100.0%</b>		<b>100.0%</b>		<b>100.0%</b>	

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



**FIGURE 4: INCOME DISTRIBUTION OF ASSISTED HOUSEHOLDS, FFY 2018**



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

**TABLE 3: ASSISTANCE BY TYPE, FFY 2018**

Resources <sup>1</sup>	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit	Median Annual Household Income	Households of Color and Hispanic Households <sup>2</sup>
<b>Homeownership Financing (unduplicated count)</b>	<b>\$840,003,238</b>	<b>4,640</b>			
Home Mortgage Loans <sup>3</sup>	\$800,803,963	4,622	\$173,259	\$55,598	33.5%
<i>no downpayment/closing cost loan</i>	\$20,352,681	141	\$144,345	\$59,148	19.1%
<i>with a downpayment/closing cost loan</i>	\$780,451,282	4,481	\$174,169	\$55,558	33.9%
<i>with a Mortgage Credit Certificate</i>	\$5,721,374	32	\$178,793	\$60,565	40.6%
Mortgage Credit Certificates <sup>4</sup>	N/A	32	N/A	\$60,565	40.6%
Deferred Payment Loans (second mortgage amount)	\$23,786,550	3,021	\$7,874	\$49,635	36.1%
Monthly Payment Loans (second mortgage amount)	\$13,939,200	1,454	\$9,587	\$74,040	29.4%
Habitat for Humanity Initiatives	\$1,473,525	18	\$81,863	\$35,520	55.6%
<b>Homebuyer/owner Education and Counseling</b>	<b>\$2,763,640</b>	<b>21,043</b>			
Homeownership Education, Counseling, and Training (HECAT) <sup>5</sup>	\$1,591,500	20,046	\$182	\$37,200	52.5%
Enhanced Homeownership Capacity Initiative	\$1,172,140	997	\$1,176	\$36,000	84.9%
<b>Home Improvement</b>	<b>\$17,236,147</b>	<b>853</b>			
Home Improvement Loan Program	\$11,887,522	617	\$19,267	\$70,200	9.4%
Rehabilitation Loan Program	\$5,348,625	236	\$22,664	\$14,658	3.8%
<b>Rental Production - New Construction and Rehabilitation (unduplicated count)</b>	<b>\$182,828,048</b>	<b>2,065</b>			
<i>New Construction Subtotal</i>	<i>\$119,150,610</i>	<i>758</i>			
<i>Rehabilitation Subtotal</i>	<i>\$50,550,786</i>	<i>1,008</i>			
<i>Refinance Only Subtotal</i>	<i>\$13,126,652</i>	<i>299</i>			
Amortizing Loan Program (Low and Moderate Income Rental-LMIR)	\$27,641,000	666	\$41,503	\$24,544	54.7%
Amortizing Loans- MAP	\$0	0		N/A	N/A
Flexible Financing for Capital Costs	\$1,741,978	217	\$8,028	See Amortizing Loan Program	
Low-Income Housing Tax Credits (LIHTC)	\$111,586,589	1,018	\$109,614	\$20,800	45.7%
Economic Development and Housing/Challenge Fund (EDHC) - state appropriations and agency funds	\$6,792,072	233	\$29,151	\$20,387	71.6%
Housing Infrastructure Bonds	\$13,475,837	177	\$76,135	\$8,645	49.2%
Preservation - Affordable Rental Housing Fund (PARIF)	\$6,839,491	481	\$14,219	\$14,328	42.9%
HOME	\$7,256,506	176	\$41,230	\$12,222	56.7%

Resources <sup>1</sup>	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit	Median Annual Household Income	Households of Color and Hispanic Households <sup>2</sup>
Publicly Owned Housing Program (POHP)	\$2,009,918	174	\$11,551	\$10,680	24.3%
Rental Rehabilitation Deferred Loan Pilot Program (RRDL)	\$1,765,329	167	\$10,571	\$16,391	17.4%
Asset Management <sup>6</sup>	\$1,019,328	236	N/A	N/A	N/A
National Housing Trust Fund	\$2,700,000	30	\$90,000	No 2018 Data	
Workforce Housing Development	New program; no data yet				
<b>Rental Assistance Contract Administration</b>	<b>\$184,845,700</b>	<b>28,075</b>			
Section 8 Performance Based Contract Administration (PBCA)	\$140,893,369	21,349	\$6,600	\$12,311	39.3%
Section 8 Traditional Contract Administration (TCA)	\$43,952,331	6,726	\$6,535	\$12,864	29.0%
<b>Housing Stability for Vulnerable Populations</b>	<b>\$25,738,005</b>	<b>9,770</b>			
Housing Trust Fund, Rental Assistance (HTFRA) <sup>7</sup>	\$9,625,871	1,611	\$7,753	\$9,792	63.7%
Operating Subsidy	\$3,397,859	1,455	\$2,335	\$9,624	59.4%
Bridges <sup>7</sup>	\$4,354,591	894	\$6,519	\$9,949	29.6%
Family Homeless Prevention and Assistance Program (FHPAP) <sup>8</sup>	\$7,602,359	5,536	\$1,373	\$11,628	60.8%
Section 811	\$601,892	100	\$6,019	\$8,709	50.0%
Housing Opportunities for Persons with AIDS (HOPWA)	\$155,433	174	\$893	\$20,127	50.0%
<b>Multiple Use Resources (unduplicated count)</b>	<b>\$11,710,144</b>	<b>198</b>			
Community Homeownership Impact Fund <sup>9</sup> (unduplicated)	\$4,802,082	198	\$24,253	\$41,600	57.6%
<i>Appropriations</i>	\$4,497,610	198	\$22,715	\$41,600	57.6%
<i>HIB</i>	\$83,000	4	\$20,750	\$41,978	75.0%
<i>Interim construction</i>	\$221,472	9	\$24,608	\$48,245	44.4%
Strategic Investments	\$4,700,000	N/A	N/A	N/A	N/A
Technical Assistance and Operating Support	\$2,208,062	No demographic data; this is assistance to nonprofits			
<b>Other</b>	<b>\$1,814,247</b>	<b>91</b>			
Neighborhood Stabilization Program (NSP) <sup>10</sup>	\$1,334,589	21	\$63,552	\$58,489	90.0%
Quickstart Disaster Recovery	\$198,287	9	\$22,032	\$29,988	11.1%
Manufactured Home Relocation Trust Fund	\$281,371	61	Not available		
<b>Total (unduplicated count)</b>	<b>\$1,266,939,169</b>	<b>66,735</b>			

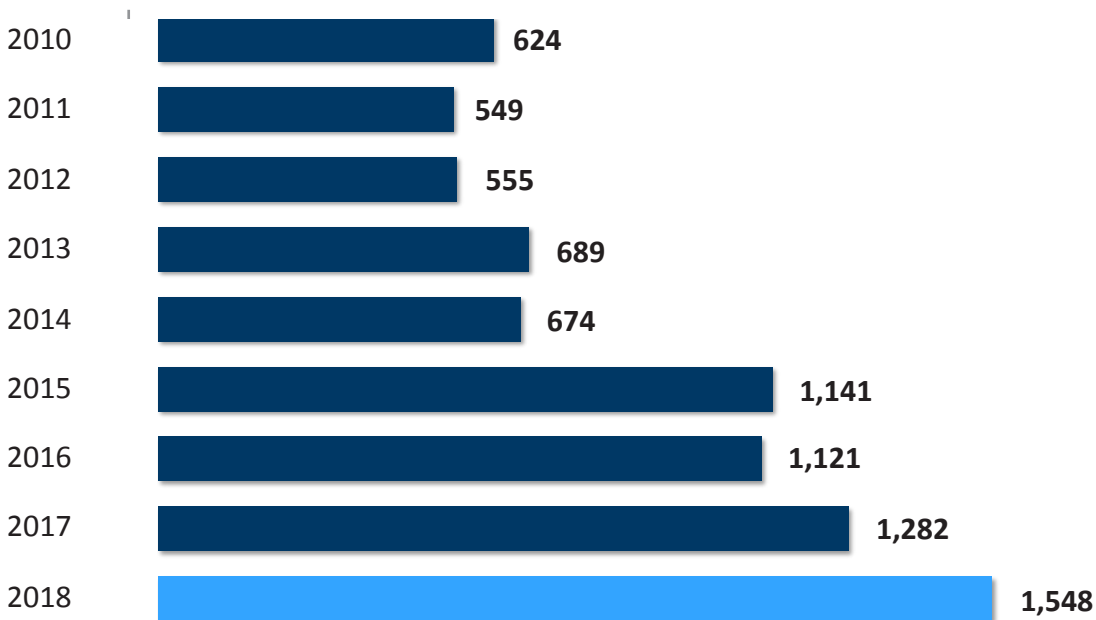
**TABLE 4: ASSISTANCE TO HOUSEHOLDS OF COLOR OR HISPANIC ETHNICITY, FFY 2018**

<b>Resources<sup>1</sup></b>	<b>Minnesota Housing Assistance</b>	<b>Households or Units Assisted<sup>2</sup></b>	<b>Average Assistance Per Household or Unit</b>	<b>Median Annual Household Income</b>
<b>Homeownership Financing (unduplicated count)</b>	<b>\$306,104,398</b>	<b>1,558</b>		
Home Mortgage Loans <sup>3</sup>	\$291,938,773	1,548	\$188,591	\$57,639
<i>no downpayment/closing cost loan</i>	\$5,047,225	27	\$186,934	\$73,152
<i>with a downpayment/closing cost loan</i>	\$284,326,580	1,521	\$186,934	\$57,309
<i>with a Mortgage Credit Certificate</i>	\$2,564,968	13	\$197,305	\$70,081
Mortgage Credit Certificates <sup>4</sup>	N/A	13	N/A	\$70,081
Deferred Payment Loans (second mortgage amount)	\$9,082,300	1091	\$8,325	\$51,336
Monthly Payment Loans (second mortgage amount)	\$4,208,800	428	\$9,834	\$76,056
Habitat for Humanity Initiatives	\$874,525	10	\$87,453	\$36,945
<b>Homebuyer/owner Education and Counseling</b>	<b>\$1,768,116</b>	<b>4,791</b>		
Homeownership Education, Counseling, and Training (HECAT) <sup>5</sup>	\$773,220	3,945	\$196	\$38,400
Enhanced Homeownership Capacity Initiative	\$994,896	846	\$1,176	\$36,000
<b>Home Improvement</b>	<b>\$1,266,027</b>	<b>67</b>		
Home Improvement Loan Program	\$1,063,208	58	\$18,331	\$68,498
Rehabilitation Loan Program	\$202,819	9	\$22,535	\$14,757
<b>Rental Assistance Contract Administration</b>	<b>\$76,126,453</b>	<b>10,438</b>		
Section 8 Performance Based Contract Administration (PBCA)	\$62,447,138	8,172	\$7,642	\$10,303
Section 8 Traditional Contract Administration (TCA)	\$13,679,315	2,266	\$6,037	\$11,582
<b>Housing Stability for Vulnerable Populations</b>	<b>\$13,087,349</b>	<b>4,769</b>		
Housing Trust Fund, Rental Assistance (HTFRA) <sup>7</sup>	\$6,608,915	1,026	\$8,302	\$9,792
Bridges <sup>7</sup>	\$1,507,138	265	\$7,430	\$9,800
Family Homeless Prevention and Assistance Program (FHPAP) <sup>8</sup>	\$4,587,193	3,341	\$1,373	\$10,800
Section 811	\$306,412	50	\$6,128	\$9,382
Housing Opportunities for Persons with AIDS (HOPWA)	\$77,691	87	\$893	Not available
<b>Multiple Use Resources</b>	<b>\$2,993,427</b>	<b>110</b>		
Community Homeownership Impact Fund <sup>9</sup> (unduplicated)	\$2,993,427	110		
<i>Appropriations</i>	\$2,806,935	110	\$25,518	\$41,600
<i>HIB</i>	\$48,000	3	\$16,000	\$41,978
<i>Interim construction</i>	\$138,492	4	\$34,623	\$46,873



Resources <sup>1</sup>	Minnesota Housing Assistance	Households or Units Assisted <sup>2</sup>	Average Assistance Per Household or Unit	Median Annual Household Income
<b>Other</b>	<b>\$1,041,034</b>	<b>18</b>		
Neighborhood Stabilization Program (NSP) <sup>10</sup>	\$1,041,034	18	\$57,835	\$57,937
Quickstart Disaster Recovery	N/A	<5	N/A	
<b>Total (unduplicated count)</b>	<b>\$402,386,805</b>	<b>21,751</b>		

**FIGURE 5: HOME MORTGAGE LOANS FOR HOUSEHOLDS OF COLOR OR HISPANIC ETHNICITY, FFY 2010-2018**



**Thirty-four percent of Minnesota Housing home mortgage loans went to households of color or Hispanic ethnicity in 2018. This compares to just 15 percent in the marketplace as a whole.**

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

TABLE 5: ASSISTANCE BY REGION AND FUNDS SOURCE, FFY 2018

Region	Competitive Assistance: Grants, Deferred Loans and Housing Tax Credits				Area Share of Lower Income Cost-Burdened Households
	2018		2016-2018		
	Amount of Assistance	Area Share of Assistance	Amount of Assistance	Area Share of Assistance	
Central	\$19,289,664	9.3%	\$58,463,538	8.8%	12.8%
Twin Cities	\$135,397,786	65.3%	\$352,597,339	53.1%	55.0%
<i>Minneapolis</i>	\$23,787,776	11.5%	\$69,921,581	10.5%	11.5%
<i>Saint Paul</i>	\$35,721,478	17.2%	\$99,531,862	15.0%	7.5%
Northeast	\$11,980,551	5.8%	\$64,914,300	9.8%	7.1%
<i>Duluth</i>	\$2,292,341	1.1%	\$30,928,563	4.7%	2.2%
Northwest	\$7,596,083	3.7%	\$26,551,280	4.0%	3.2%
Southeast	\$16,685,965	8.1%	\$99,678,831	15.0%	12.7%
Southwest	\$6,783,560	3.3%	\$29,159,979	4.4%	4.9%
West Central	\$9,536,030	4.6%	\$32,488,814	4.9%	4.4%
<b>Total</b>	<b>\$207,269,639</b>	<b>100.0%</b>	<b>\$663,854,083</b>	<b>100.0%</b>	<b>100.0%</b>



Market-Driven Assistance: Amortizing Loans				
2018		2016-2018		
Region	Amount of Assistance	Area Share of Assistance	Amount of Assistance	Area Share of Assistance
Central	\$112,266,718	13.0%	\$248,634,987	11.1%
Twin Cities	\$620,877,647	71.9%	\$1,670,522,939	74.4%
<i>Minneapolis</i>	\$61,150,650	7.1%	\$174,644,551	7.8%
<i>Saint Paul</i>	\$84,821,564	9.8%	\$232,289,501	10.3%
Northeast	\$14,119,940	1.6%	\$39,647,955	1.8%
<i>Duluth</i>	\$8,278,231	1.0%	\$22,118,602	1.0%
Northwest	\$6,312,506	0.7%	\$24,793,511	1.1%
Southeast	\$80,546,582	9.3%	\$178,947,329	8.0%
Southwest	\$17,507,441	2.0%	\$47,511,187	2.1%
West Central	\$12,488,200	1.4%	\$35,491,864	1.6%
<b>Total</b>	<b>\$864,119,034</b>	<b>100.0%</b>	<b>\$2,245,549,772</b>	<b>100%</b>

Notes: Data available for this table include non-Section 8 resources Minnesota Housing provided in 2018.

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 2018 (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, 2013-2017*).

**TABLE 6: ASSISTANCE BY ACTIVITY, FFY 2016-FFY2018**

Resources <sup>1</sup>	2016		2017		2018	
	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted
<b>Homeownership Financing (unduplicated count)</b>	<b>\$653,963,554</b>	<b>4,126</b>	<b>\$691,017,162</b>	<b>4,048</b>	<b>\$840,003,238</b>	<b>4,640</b>
Home Mortgage Loans <sup>3</sup>	\$625,852,927	4,063	\$661,274,817	4,035	\$800,803,963	4622
<i>no downpayment/closing cost loan</i>	\$70,382,232	486	\$43,965,470	293	\$20,352,681	141
<i>with downpayment/closing cost loan</i>	\$555,470,695	3,577	\$617,309,347	3,742	\$780,451,282	4481
<i>with Mortgage Credit Certificate</i>	\$50,881,091	309	\$23,895,935	131	\$5,721,374	32
Mortgage Credit Certificates <sup>4</sup>	Not available	318	N/A	131	N/A	32
Targeted Mortgage Opportunity Program	\$1,024,500	7	Program complete			
Deferred Payment Loans (second mortgage amount)	\$11,359,907	1,919	\$17,536,900	2,388	\$23,786,550	3,021
Monthly Payment Loans (second mortgage amount)	\$12,105,855	1,658	\$11,174,300	1,360	\$13,939,200	1454
Habitat for Humanity Initiatives	\$3,620,365	47	\$1,031,145	13	\$1,473,525	18
<b>Homebuyer/owner Education and Counseling</b>	<b>\$2,344,271</b>	<b>14,608</b>	<b>\$2,859,354</b>	<b>19,151</b>	<b>\$2,763,640</b>	<b>21,043</b>
Homeownership Education, Counseling, and Training (HECAT) <sup>5</sup>	\$1,694,271	13,982	\$1,750,850	18,283	\$1,591,500	20,046
Enhanced Homeownership Capacity Initiative	\$650,000	626	\$1,108,504	868	\$1,172,140	997
<b>Home Improvement</b>	<b>\$19,810,946</b>	<b>1,024</b>	<b>\$19,130,608</b>	<b>904</b>	<b>\$17,236,147</b>	<b>853</b>
Home Improvement Loan Program	\$13,536,240	746	\$12,489,603	644	\$11,887,522	617
Rehabilitation Loan Program	\$6,274,706	278	\$6,641,005	260	\$5,348,625	236
<b>Rental Production - New Construction and Rehabilitation (unduplicated count)</b>	<b>\$187,978,136</b>	<b>5,216</b>	<b>\$180,563,525</b>	<b>2,767</b>	<b>\$182,828,048</b>	<b>2,065</b>
Amortizing Loan Program (LMIR and MAP)	\$27,111,250	629	\$28,801,250	651	\$27,641,000	666
Flexible Financing for Capital Costs	\$1,560,000	173	\$4,469,762	203	\$1,741,978	217

Resources <sup>1</sup>	2016		2017		2018	
	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)	\$62,020,774	515	\$94,957,135	828	\$111,586,589	1018
Economic Development and Housing/Challenge Fund (EDHC)	\$26,748,877	989	\$20,011,824	330	\$6,792,072	233
Preservation- Affordable Rental Housing Fund (PARIF)	\$5,201,339	199	\$9,916,531	688	\$6,839,491	481
HOME	\$5,660,603	694	\$4,403,000	110	\$7,256,506	176
Housing Infrastructure Bonds	\$42,216,554	403	\$12,178,056	103	\$13,475,837	177
Publicly Owned Housing Program	\$10,920,077	1,448	\$5,251,450	917	\$2,009,918	174
Rental Rehabilitation Deferred Loan Pilot Program	\$5,585,863	509	\$574,517	48	\$1,765,329	167
Asset Management <sup>6</sup>	\$952,799	83	No activity		\$1,019,328	236
National Housing Trust Fund	Program not yet implemented				\$2,700,000	30
<b>Rental Assistance Contract Administration</b>	<b>\$185,134,353</b>	<b>31,188</b>	<b>\$188,664,577</b>	<b>30,724</b>	<b>\$184,845,700</b>	<b>28,075</b>
Section 8 Performance Based Contract Administration (PBCA)	\$134,716,487	21,443	\$137,065,490	21,443	\$140,893,369	21,349
Section 8 Traditional Contract Administration (TCA)	\$49,956,499	8,948	\$51,524,013	8,948	\$43,952,331	6,726
Section 236	\$461,367	797	\$75,074	333	No activity	
<b>Housing Stability for Vulnerable Populations</b>	<b>\$23,726,915</b>	<b>10,750</b>	<b>\$25,893,114</b>	<b>11,253</b>	<b>\$25,738,005</b>	<b>9,770</b>
Housing Trust Fund, Rental Assistance (HTFRA) <sup>7</sup>	\$9,544,658	1,772	\$9,266,305	1,674	\$9,625,871	1,611
Operating Subsidy	\$3,435,349	1,552	\$3,275,461	1,534	\$3,397,859	1,455
Bridges <sup>7</sup>	\$3,118,158	754	\$4,167,435	882	\$4,354,591	894
Family Homeless Prevention and Assistance Program (FHPAP) <sup>8</sup>	\$7,500,963	6,495	\$8,667,049	6,914	\$7,602,359	5536
Section 811	Program not yet implemented		\$362,022	71	\$601,892	100
Housing Opportunities for Persons with AIDS (HOPWA)	\$127,787	177	\$154,842	178	\$155,433	174

TABLE 6, CONTINUED: ASSISTANCE BY ACTIVITY, FFY 2016-FFY2018

Resources <sup>1</sup>	2016		2017		2018	
	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted
<b>Multiple Use Resources (unduplicated count)</b>	<b>\$17,375,318</b>	<b>446</b>	<b>\$6,961,385</b>	<b>275</b>	<b>\$11,710,144</b>	<b>198</b>
Community Homeownership Impact Fund <sup>9</sup>	\$6,111,974	294	\$5,651,266	275	\$4,802,082	198
Community-Owned Manufactured Home Parks	\$1,705,000	125	No activity			
Technical Assistance and Operating Support	\$2,579,348	N/A	\$1,310,119	N/A	\$2,208,062	N/A
Strategic Investments	Program not yet implemented				\$4,700,000	N/A
<b>Other</b>	<b>\$696,476</b>	<b>8</b>	<b>\$2,457,848</b>	<b>145</b>	<b>\$1,814,247</b>	<b>91</b>
Neighborhood Stabilization Program (NSP) <sup>10</sup>	\$696,476	8	\$1,061,082	14	\$1,334,589	21
Quickstart Disaster Recovery	No activity		\$401,316	30	\$198,287	9
Manufactured Home Relocation Trust Fund	Program not yet implemented		\$995,450	101	\$281,371	61
<b>Total (unduplicated count)</b>	<b>\$1,091,029,969</b>	<b>67,366</b>	<b>\$1,117,547,574</b>	<b>69,267</b>	<b>1,266,939,169</b>	<b>66,735</b>



**TABLE 7: OUTCOMES OF MINNESOTA HOUSING ASSISTANCE, FFY 2018**

Resources <sup>1</sup>	Percentage of households that are:			
	Families with Children	Seniors	With a Disabled Occupant*	Long-term Homeless
<b>Homeownership Financing (unduplicated count)</b>	<b>44.7%</b>	<b>2.8%</b>	<b>1.1%</b>	<b>N/A</b>
Home Mortgage Loans <sup>3</sup>	44.5%	2.8%	1.0%	N/A
Mortgage Credit Certificates <sup>4</sup>	31.3%	0.0%	<1%	N/A
Deferred Payment Loans	46.1%	2.7%	1.5%	N/A
Monthly Payment Loans	57.7%	2.9%	<1%	N/A
Habitat for Humanity Initiatives	94.4%	5.6%	11.1%	N/A
<b>Homebuyer/owner Education and Counseling</b>	<b>N/A</b>	<b>9.9%</b>	<b>N/A</b>	<b>N/A</b>
Homeownership Education, Counseling, and Training (HECAT) <sup>5</sup>	N/A	11.2%	N/A	N/A
Enhanced Homeownership Capacity Initiative	N/A	2%	N/A	N/A
<b>Home Improvement</b>	<b>30.6%</b>	<b>23.3%</b>	<b>9.3%</b>	<b>N/A</b>
Home Improvement Loan Program	35.0%	15.1%	1.1%	N/A
Rehabilitation Loan Program	19.1%	44.9%	30.5%	N/A
<b>Rental Production - New Construction and Rehabilitation (unduplicated household count)</b>	<b>35.3%</b>	<b>19.7%</b>	<b>10.1%</b>	<b>5.0%</b>
Amortizing Loan Program	49.5%	17.5%	<1%	2.1%
Flexible Financing for Capital Costs	See characteristics for Amortizing Loan Program tenants			
Low-Income Housing Tax Credits (LIHTC)	42.2%	19.0%	<1%	4.5%
Economic Development and Housing/Challenge Fund (EDHC)- state appropriations and agency funds	43.1%	13.2%	6.4%	5.9%
Preservation- Affordable Rental Housing Fund (PARIF)	30.4%	27.4%	12.6%	4.6%
HOME	27.7%	27.7%	2%	3.8%
Housing Infrastructure Bonds	15.6%	14.9%	10.8%	9.4%

TABLE 7, CONTINUED: OUTCOMES OF MINNESOTA HOUSING ASSISTANCE, FFY 2018

Resources <sup>1</sup>	Percentage of households that are:			
	Families with Children	Seniors	With a Disabled Occupant*	Long-term Homeless
Publicly Owned Housing Program (POHP)	9.7%	31.7%	43.4%	4.2%
Rental Rehabilitation Deferred Loan Pilot Program	16.4%	30.0%	19.0%	3.2%
<b>Rental Assistance Contract Administration (Section 8 PBCA and TCA)</b>	<b>25.5%</b>	<b>45.9%</b>	<b>33.7%</b>	<b>N/A</b>
<b>Housing Stability for Vulnerable Populations</b>	<b>46.5%</b>	<b>7.1%</b>	<b>N/A</b>	<b>N/A</b>
Housing Trust Fund, Rental Assistance (HTFRA) <sup>7</sup>	56.7%	6.5%	N/A	75.9%
Operating Subsidy	20.1%	17.9%	34%	50.2%
Bridges <sup>7</sup>	30.2%	5.9%	100.0%	20.1%
Family Homeless Prevention and Assistance Program (FHPAP) <sup>8</sup>	55.4%	4.0%	40.5%	18.8%
Section 811	6.0%	2.0%	100.0%	N/A
Housing Opportunities for Persons with AIDS (HOPWA)	No detailed household data available			
<b>Multiple Use Resources (unduplicated count)</b>	<b>69.2%</b>	<b>14.9%</b>	<b>N/A</b>	<b>N/A</b>
Community Homeownership Impact Fund <sup>9</sup>	69.2%	14.9%	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

<sup>1</sup>Data 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.

<sup>2</sup>These 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.

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

<sup>4</sup>Includes the number of households that received a tax credit, either with or without a first mortgage from Minnesota Housing.

<sup>5</sup>HECAT is also funded through other partners; the amount shown is only Minnesota Housing's contribution to households served.

<sup>6</sup>Includes Financing Adjustment Factor and Financing Adjustment (FAF/FA) resources.

<sup>7</sup>Total 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.

<sup>8</sup>Beginning 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.

<sup>9</sup>The 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.

<sup>10</sup>Includes NSP projects that closed out in FFY 2018, i.e., were completed.









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