



Going **BIG** so  
everyone can go

# HOME

2023 Program Assessment Report



In 2023, Minnesota Housing achieved its third-most productive year ever, measured by households served and funds disbursed. With 69,500 households served and \$1.85 billion in resources spent, our figures are lower only than our peak years of 2021 and 2022 when we conducted significant COVID-19 housing-recovery activity.



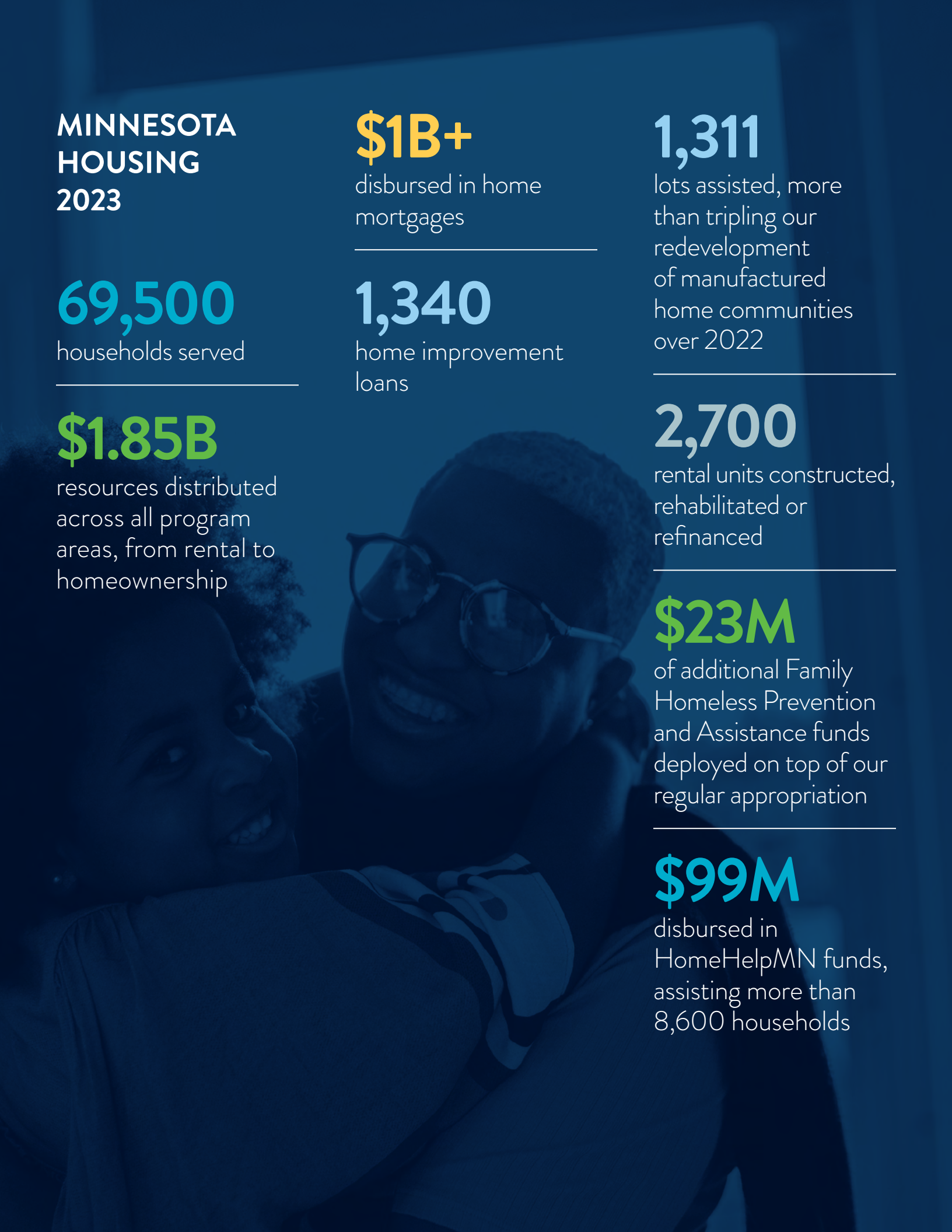
As we finish distributing pandemic recovery funds, we're actively advancing the historic \$1.3 billion the 2023 Legislature made available for Minnesota Housing in 2024 and 2025. Indeed, we expect to disburse more funds and assist more households in 2024 than in 2023.

We made significant strides in 2023. Highlights of our accomplishments include the following:

- Disbursed over \$1 billion in home mortgages. We maintained our lending activity in a very challenging environment of high interest rates and a shrinking supply of affordable homes for sale.
- Increased our home improvement lending from 1,188 loans in 2022 to 1,340 loans in 2023.
- More than tripled our redevelopment of manufactured home communities from 386 lots assisted in 2022 to 1,311 lots in 2023.
- Maintained our level of rental production activity at roughly 2,700 rental units annually, including construction, rehab and refinancing.

- Deployed \$23 million of additional Family Homeless Prevention and Assistance funds beyond our regular appropriation of \$11 million.
- Completed the HomeHelpMN program. We disbursed nearly \$99 million in mortgage-related assistance and assisted more than 8,600 households with COVID-related hardships.

Despite all this increased activity, Minnesota continues to face large and persistent housing challenges like individuals and families being cost burdened by their housing and Minnesota having one of the worst homeownership disparities in the country for Black, Indigenous and households of color. Our vision is that Minnesotans live and thrive in a stable, safe and accessible home they can afford in a community of their choice. With the 2023 Legislature's extraordinary commitment of \$1.3 billion to housing, we are invigorated to continue to help more Minnesotans achieve housing stability.



**MINNESOTA  
HOUSING  
2023**

**69,500**

households served

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**\$1.85B**

resources distributed  
across all program  
areas, from rental to  
homeownership

**\$1B+**

disbursed in home  
mortgages

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**1,340**

home improvement  
loans

**1,311**

lots assisted, more  
than tripling our  
redevelopment  
of manufactured  
home communities  
over 2022

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**2,700**

rental units constructed,  
rehabilitated or  
refinanced

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**\$23M**

of additional Family  
Homeless Prevention  
and Assistance funds  
deployed on top of our  
regular appropriation

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**\$99M**

disbursed in  
HomeHelpMN funds,  
assisting more than  
8,600 households

With the availability of federal emergency resources to address COVID-19-related housing hardships, we have dramatically increased our overall assistance in recent years. Our volume has started to taper off as we wind down those programs.

Year	Households Assisted	Resources Disbursed
2019 (pre-pandemic)	55,905	\$1.35B
2022 (peak)	109,080	\$2.18B
2023	69,500	\$1.85B

In 2022, RentHelpMN (assistance with rent and utility costs) was the focus of the pandemic-related work. By 2023, RentHelpMN had largely wound down, and HomeHelpMN (assistance with mortgage-related costs) became the focus of the pandemic-related work but was a smaller program.

## HOUSING NEED IN MINNESOTA

**249,000**

lower-income renter households are cost-burdened by their housing

**183,563**

renter households are potentially income-ready to buy a home

## OUR WORK IN 2023

**46,375**

renter households received assistance

**8,659**

homeowner households received HomeHelpMN assistance

**7,076**

clients received homebuyer/owner education & counseling

**4,485**

buyers purchased a home





## PROMOTING & SUPPORTING SUCCESSFUL HOMEOWNERSHIP

We finance: (1) pre- and post-purchase counseling, education and coaching; (2) mortgages and downpayment/closing-cost assistance loans; and (3) home improvement loans. Highlights from 2023 include:

- **Maintaining our overall homebuyer lending at \$1.1 billion or higher** since 2020 when interest rates have risen and the supply of homes selling for less than \$300,000 has dramatically declined.
- **Delivering 36.7% of our first-time homebuyer mortgages (Start Up) to Black, Indigenous and households of color**, when the overall mortgage industry in Minnesota only delivers 21.1%;
- **Serving 7,076 homebuyers and owners** in 2023 through education, counseling and coaching; and
- **Lending to 1,340 households** through our Home Improvement Loan and Rehabilitation Loan Programs in 2023, which is a 13% increase from last year.

# 86%

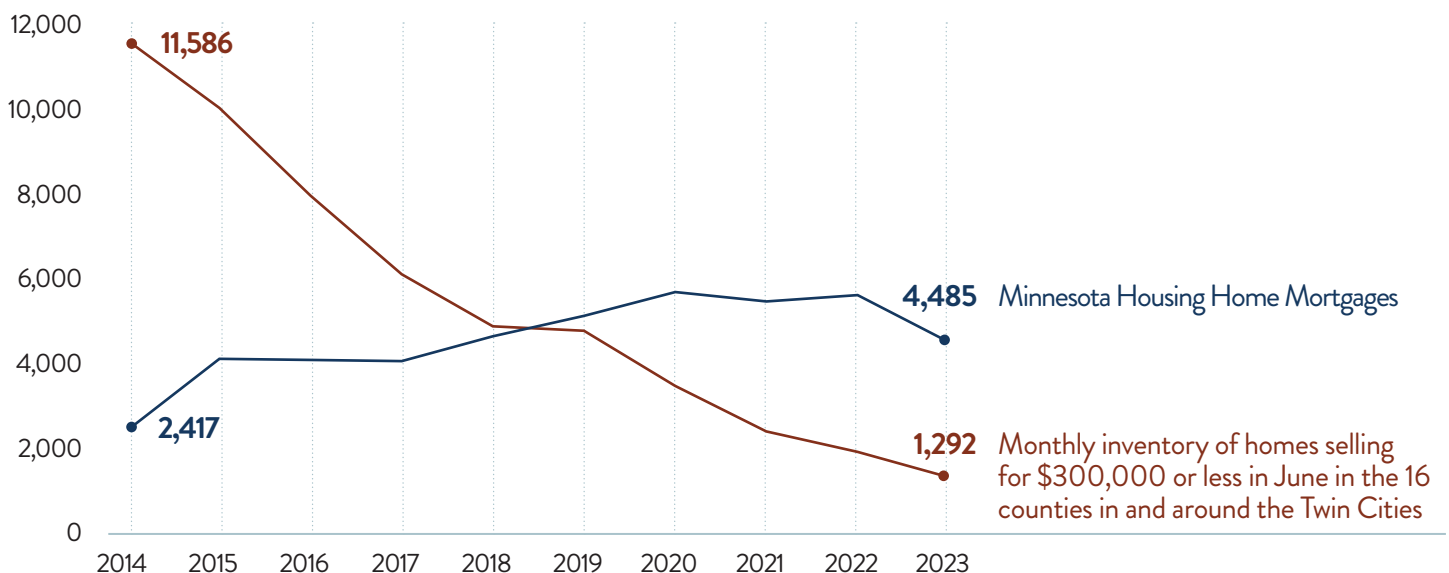
increase in Minnesota Housing home mortgage lending since 2014

# 8%

Minnesota Housing's share of the state's mortgage lending

Figure 1

Minnesota Housing has Increased its Home Lending even when the Inventory of Affordable Homes is Declining





## FINANCING THE DEVELOPMENT & PRESERVATION OF RENTAL HOUSING

We finance new rental construction and the preservation of existing rental housing through amortizing first mortgages, housing tax credits and zero-interest, deferred loans. Highlights from 2023 include:

- **Overall, 2,655 rental units were produced or preserved** in 2023. The bulk of units were rehabilitation.
- **1,542 units were preserved through rehabilitation** in 2023, similar to 1,587 units in 2022;
- **993 new rental housing units were produced** in 2023, compared to 851 units in 2022; and
- **120 units were refinanced** in 2023, compared to 346 units in 2022.



### 2023 RENTAL PRODUCTION

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# 993

Newly constructed units

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# 1,542

Rehabbed units

---

# 120

Refinanced units

### MINNESOTA MARKET

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# 17,643

Multifamily new construction permits

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# 648,000

Existing rental units



## INCREASING HOUSING STABILITY

We provide rental assistance, operating subsidies for supportive housing, homelessness prevention resources and other assistance. Highlights for 2023 include:

- **We served 13,600 households with annual incomes typically less than \$12,000.** The annual assistance per household is typically in the \$3,300 to \$10,500 range.



## ADMINISTERING FEDERAL PROJECT-BASED RENTAL ASSISTANCE

We administer the Section 8 project-based rental assistance program in Minnesota on behalf of the U.S. Department of Housing and Urban Development (HUD). Highlights for 2023 include:

- **Supporting nearly 30,000 households with rental assistance and contract administration.** The federal government has not added housing units to this stock since the 1980s. Our goal is to effectively manage the contracts and preserve the affordability and condition of these units.



## COVID-19 HOUSING RECOVERY

Minnesota Housing has implemented three COVID-19 housing assistance programs to help Minnesotans become current on their housing payments: (1) an initial COVID-19 Housing Assistance Program for both homeowners and renters, which made final payments in 2021; (2) the larger RentHelpMN program, which serves just renters, started in 2021 and stopped taking new applications for the main program in 2022; and (3) HomeHelpMN, which serves homeowners, started operations in 2022. In 2023:

- **RentHelpMN assisted 195 households** during this reporting time period.
- **HomeHelpMN supported nearly 8,700 households** in the reporting time period as it was ramping up operations.





# MINNESOTA HOUSING PROGRAMS



# OVERVIEW OF MINNESOTA HOUSING PROGRAMS

## Homebuyer and Home Refinance

Start Up (first time homebuyers)	<i>Amortizing Loans</i>
Step Up (primarily repeat homebuyers)	<i>Amortizing Loans</i>
Deferred Payment Loan (DPL)	<i>Deferred Loans</i>
Monthly Payment Loan (MPL)	<i>Amortizing Loans</i>

## Homebuyer/owner Education & Counseling

Homeownership Education, Counseling & Training (HECAT)	<i>Grants</i>
Homeownership Capacity Program (intensive coaching)	<i>Grants</i>

## Home Improvement

Home Improvement Loan Program	<i>Amortizing Loans</i>
Rehabilitation Loan Program	<i>Deferred Loans</i>

## Single Family Housing Development (New Construction and Rehab)

Community Homeownership Impact Fund	<i>Deferred Loans &amp; Grants</i>
Workforce Affordable Homeownership Program	<i>Deferred Loans &amp; Grants</i>

## Manufactured Housing and Communities

Manufactured Home Communities Financing	<i>Amortizing First Mortgages</i>
Manufactured Home Community Redevelopment Grants	<i>Grants</i>
Manufactured Home Relocation Trust Fund	<i>Grants</i>

## Rental Production – New Construction and Rehabilitation

Low and Moderate Income Rental (LMIR)	<i>Amortizing First Mortgages</i>
Flexible Financing for Capital Costs (FFCC)	<i>Deferred Loans</i>
Low-Income Housing Tax Credits (LIHTC)	<i>Investment Tax Credits</i>
Economic Development and Housing/Challenge Fund (EDHC)	<i>Deferred Loans</i>

Housing Infrastructure Resources	<i>Deferred Loans</i>
HOME	<i>Deferred Loans</i>
Preservation Affordable Rental Investment Fund (PARIF)	<i>Deferred Loans</i>
Publicly Owned Housing Program (POHP)	<i>Deferred Loans</i>
Rental Rehabilitation Deferred Loan (RRDL) Program	<i>Deferred Loans</i>
Asset Management	<i>Deferred or Amortizing Loans</i>
National Housing Trust Fund	<i>Deferred Loans</i>
Workforce Housing Development	<i>Development Grants or Loans</i>

## Rental Assistance Contract Administration

Project-Based Section 8 Contract Administration	<i>Grants</i>
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## Housing Stability for Populations Needing Extra Support

Housing Trust Fund - Rental Assistance (HTF-RA)	<i>Grants</i>
Housing Trust Fund - Operating Subsidies	<i>Grants</i>
Bridges - Rental Assistance	<i>Grants</i>
Homework Starts with Home	<i>Grants</i>
Family Homeless Prevention and Assistance Program (FHPAP)	<i>Grants</i>
Section 811 - Rental Assistance	<i>Grants</i>
Housing Opportunities for Persons with AIDS (HOPWA)	<i>Grants</i>

## COVID-19 Housing Recovery

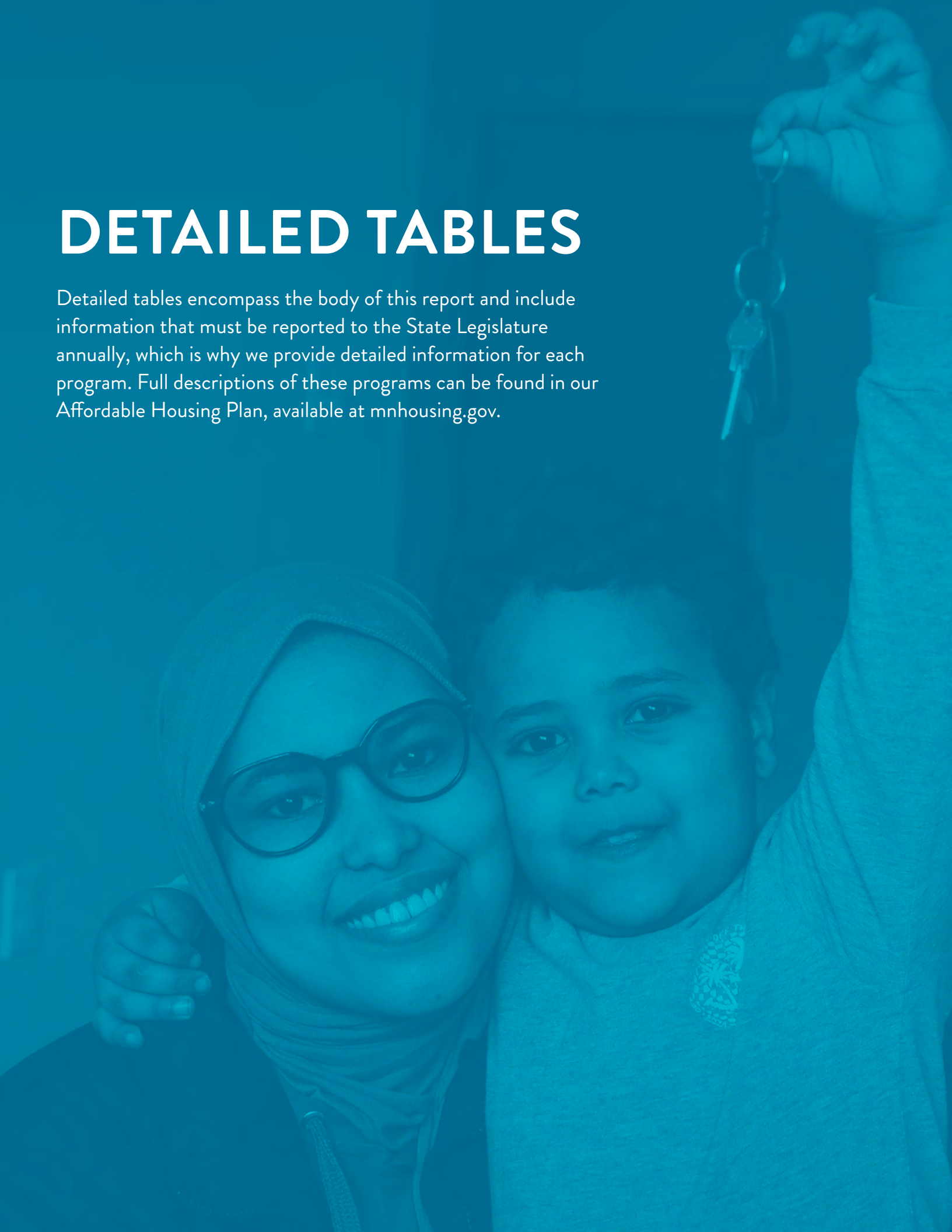
HomeHelpMN	<i>Grants</i>
RentHelpMN (Rent and Utility Assistance)	<i>Grants</i>

## Other

Disaster Recovery	<i>Deferred Loans</i>
Technical Assistance and Operating Support	<i>Grants</i>

# DETAILED TABLES

Detailed tables encompass the body of this report and include information that must be reported to the State Legislature annually, which is why we provide detailed information for each program. Full descriptions of these programs can be found in our Affordable Housing Plan, available at [mnhousing.gov](http://mnhousing.gov).



## TABLE 1

### Median incomes of households served by each program

We serve the full continuum of low- and moderate-income households. On the low end, the median annual income of people who recently moved into housing funded with National Housing Trust Fund was just \$2,280. On the high end, the median income of people who received Step Up (home mortgages primarily for repeat homebuyers) was \$108,599. For context, the 2023 poverty level for a family of three was \$24,860, and the 2023 median family income in Minnesota was \$111,700.

## TABLE 1

### Median Incomes of Assisted Households Compared with Selected Income Standards, FFY 2023

Resources	Activity	Annual Household Incomes	Percent of State Median
National Housing Trust Fund	Deferred Loan, Rental Production	\$2,280	2.0%
Housing Infrastructure Bonds (HIB)	Deferred Loan, Rental Production	\$9,000	8.1%
Housing Trust Fund - Operating Subsidies	Grant, Housing Stability	\$9,552	8.6%
Housing Trust Fund, Rental Assistance (HTF-RA)	Rent Assistance, Housing Stability	\$10,092	9.0%
Bridges	Rent Assistance, Housing Stability	\$11,208	10.0%
Family Homeless Prevention and Assistance Program (FHPAP)	Grant, Housing Stability	\$11,292	10.1%
Section 811	Rent Assistance, Housing Stability	\$11,829	10.6%
Publicly Owned Housing Program (POHP)	Deferred Loan, Rental Production (Rehab Only)	\$12,009	10.8%
Project-Based Section 8 Contract Administration	Rent Assistance	\$13,965	12.5%
HOME	Deferred Loan, Rental Production	\$14,450	12.9%
Preservation Affordable Rental Investment Fund (PARIF)	Deferred Loan, Rental Production (Rehab Only)	\$14,462	12.9%
Homework Starts with Home	Rent Assistance, Housing Stability	\$14,925	13.4%
RentHelpMN	Housing Payment Assistance	\$15,954	14.3%
Rehabilitation Loan Program (RLP)	Deferred Loan, Home Rehabilitation	\$17,083	15.3%
<b>MN Family Investment Program (one adult, two children) maximum benefit including food support</b>		<b>\$17,760</b>	<b>14.9%</b>
Rental Rehabilitation Deferred Loan (RRDL) Program	Deferred Loan, Rental Production (Rehab Only)	\$19,570	17.5%

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**TABLE 1****Median Incomes of Assisted Households Compared with Selected Income Standards, FFY 2023** *Continued*

Resources	Activity	Annual Household Incomes	Percent of State Median
Economic Development and Housing/Challenge Fund (EDHC)	Deferred Loan, Rental Production	\$22,290	20.0%
Low-Income Housing Tax Credits (LIHTC)	Investment Tax Credit, Rental Production	\$23,355	20.9%
<b>Poverty guideline, three-person household</b>		<b>\$24,860</b>	<b>22.3%</b>
Housing Opportunities for Persons with AIDS (HOPWA)	Grant, Housing Stability	\$26,148	23.4%
Low and Moderate Income Rental (LMIR)	Amortizing First Mortgage, Rental Production	\$27,600	24.7%
<b>Poverty guideline, four-person household</b>		<b>\$30,000</b>	<b>26.9%</b>
Homeownership Capacity Program	Education & Counseling	\$44,400	39.7%
Homeownership Education, Counseling, and Training (HECAT)	Education & Counseling	\$47,790	42.8%
Workforce Affordable Homeownership Program	Deferred Loan, Home Rehabilitation	\$47,816	42.8%
<b>200% of poverty, three-person household</b>		<b>\$49,720</b>	<b>44.5%</b>
Community Homeownership Impact Fund	Loans and Grants, Single Family	\$55,234	49.4%
<b>50% of HUD median income, statewide</b>		<b>\$55,850</b>	<b>50.0%</b>
<b>200% of poverty, four-person household</b>		<b>\$60,000</b>	<b>53.7%</b>
<b>50% of HUD median income, Minneapolis/St. Paul</b>		<b>\$62,450</b>	<b>55.9%</b>
Deferred Payment Loans (DPL)	Deferred Loan, Homeownership Downpayment	\$65,793	58.9%
Home Mortgage Loans - Start Up	First Mortgage, First-Time Homebuyer	\$71,183	64.2%
<b>60% of HUD median income, Minneapolis/St. Paul</b>		<b>\$74,940</b>	<b>67.1%</b>
HomeHelpMN	Housing Payment Assistance	\$90,000	80.6%
<b>HUD median income, Minnesota nonmetro areas</b>		<b>\$90,400</b>	<b>80.9%</b>
Home Improvement Loan Program	Amortizing Loan, Homeowner Improvement	\$99,625	89.2%
Monthly Payment Loans (MPL)	Amortizing Loan, Homeownership Downpayment	\$102,133	91.4%

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**TABLE 1****Median Incomes of Assisted Households Compared with Selected Income Standards, FFY 2023** *Continued*

Resources	Activity	Annual Household Incomes	Percent of State Median
Home Mortgage Loans - Step Up	First Mortgage, Primarily Repeat Homebuyer	\$108,599	97.2%
Disaster Recovery	Deferred Loan, Home Rehabilitation	\$110,284	98.7%
<b>HUD median income, statewide</b>		<b>\$111,700</b>	<b>100.0%</b>
<b>HUD median income, Minnesota metro areas</b>		<b>\$119,000</b>	<b>106.5%</b>
<b>HUD median income for Minneapolis/St. Paul metro area</b>		<b>\$124,900</b>	<b>111.8%</b>

**79%**

of renters served made less than \$25,000 per year



**TABLE 2**  
Income distribution by type of assisted household

The majority of homebuyers that we served had an income below \$75,700; the majority of homeowners that we served had an income below \$53,000; and the majority of renters had an income below \$13,700.



**TABLE 2**  
Income Distribution by Type of Assisted Household

Gross Annual Household Income	Homebuyers (N=4,727)		Homeowners (N=10,015)		Non-Section 8 Renters (N=16,119)		Section 8 Renters (N=29,916)	
	Percentage	Cumulative Percentage	Percentage	Cumulative Percentage	Percentage	Cumulative Percentage	Percentage	Cumulative Percentage
\$0-\$4,999	0.1%	0.0%	6.4%	6.4%	26.0%	26.0%	10.7%	10.7%
\$5,000-\$9,999	0.1%	0.1%	2.1%	8.6%	9.1%	35.1%	6.3%	17.0%
\$10,000-\$14,999	0.2%	0.2%	4.7%	13.3%	20.4%	55.6%	36.9%	53.9%
\$15,000-\$19,999	0.2%	0.4%	5.6%	18.9%	10.3%	65.9%	17.5%	71.4%
\$20,000-\$24,999	0.4%	0.8%	4.2%	23.1%	8.3%	74.2%	11.4%	82.8%
\$25,000-\$29,999	0.8%	1.6%	4.8%	27.9%	6.2%	80.4%	6.7%	89.6%
\$30,000-\$34,999	0.9%	2.5%	4.8%	32.7%	5.4%	85.8%	4.1%	93.7%
\$35,000-\$39,999	2.3%	4.7%	4.7%	37.4%	4.8%	90.7%	2.5%	96.2%
\$40,000-\$44,999	3.9%	8.6%	5.1%	42.4%	3.0%	93.7%	1.6%	97.8%
\$45,000-\$49,999	5.7%	14.3%	4.8%	47.2%	2.2%	95.9%	1.0%	98.8%
\$50,000-\$54,999	6.3%	20.6%	4.8%	52.0%	1.3%	97.2%	0.6%	99.3%
\$55,000-\$59,999	6.8%	27.4%	3.6%	55.6%	0.8%	98.0%	0.3%	99.7%
\$60,000-\$64,999	7.3%	34.7%	4.0%	59.7%	0.7%	98.7%	0.2%	99.8%
\$65,000-\$69,999	7.3%	42.0%	4.2%	63.9%	0.4%	99.1%	0.1%	99.9%
\$70,000-\$74,999	6.8%	48.8%	3.6%	67.5%	0.3%	99.3%	0.0%	100.0%
\$75,000-\$79,999	7.9%	56.7%	3.1%	70.6%	0.2%	99.5%	0.0%	100.0%
\$80,000-\$84,999	6.6%	63.3%	3.8%	74.5%	0.2%	99.7%	0.0%	100.0%
\$85,000-\$89,999	5.2%	68.5%	3.4%	77.9%	0.1%	99.8%	0.0%	100.0%

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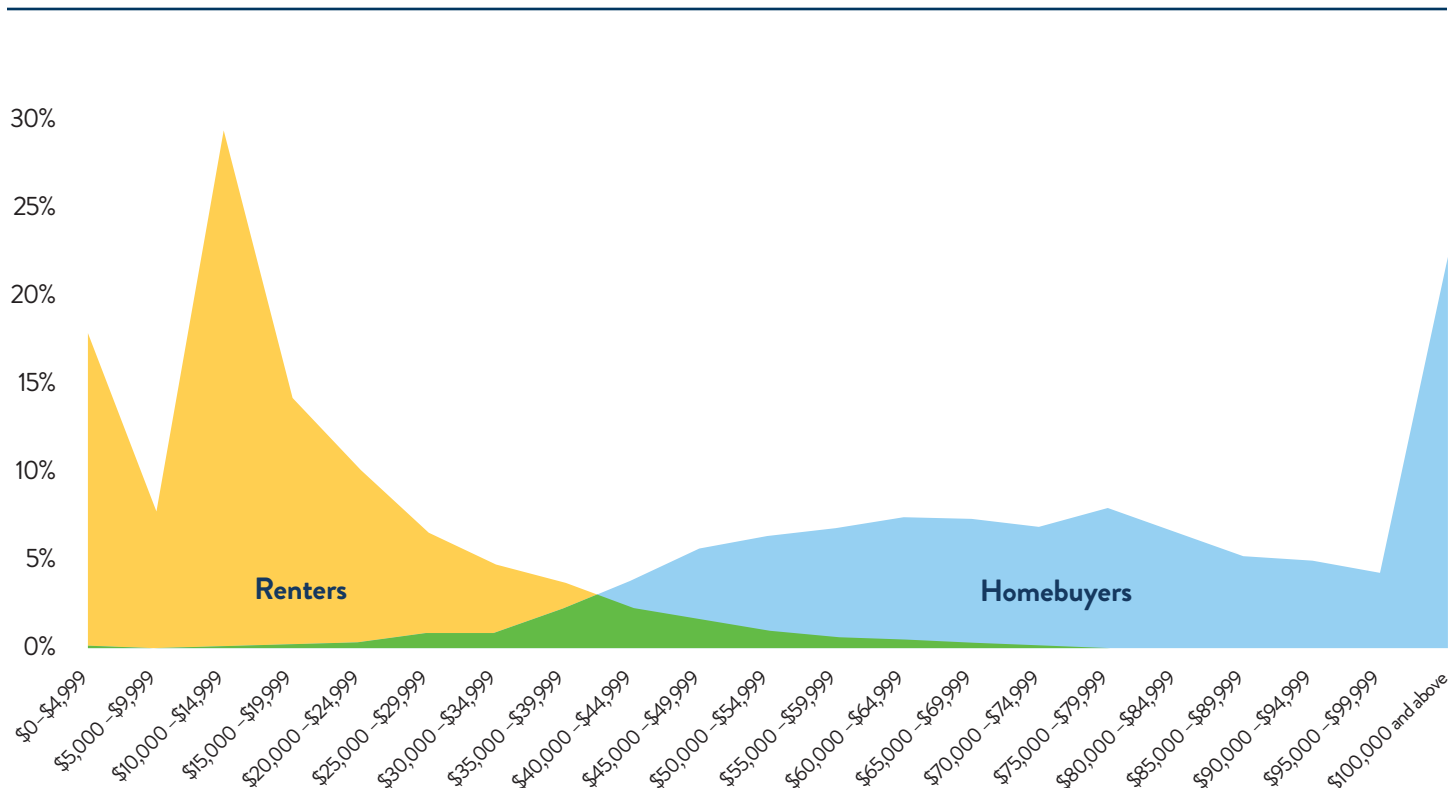
**TABLE 2**  
**Income Distribution by Type of Assisted Household** *Continued*

Gross Annual Household Income	Homebuyers (N=4,727)		Homeowners (N=10,015)		Non-Section 8 Renters (N=16,119)		Section 8 Renters (N=29,916)	
	Percentage	Cumulative Percentage	Percentage	Cumulative Percentage	Percentage	Cumulative Percentage	Percentage	Cumulative Percentage
\$90,000-\$94,999	5.0%	73.4%	2.9%	80.8%	0.1%	99.8%	0.0%	100.0%
\$95,000-\$99,999	4.3%	77.7%	1.8%	82.6%	0.0%	99.9%	0.0%	100.0%
\$100,000 and above	22.1%	99.9%	17.4%	100.0%	0.1%	100.0%	0.0%	100.0%
<b>Total</b>	<b>100%</b>		<b>100%</b>		<b>100%</b>		<b>100%</b>	

**NOTES**

These data exclude households for programs that do not have income data available: Homeownership Education, Counseling and Training, Workforce Housing Development, Manufactured Home Communities and Manufactured Home Relocation Trust Fund.

**Figure 2**  
**Income Distribution of Assisted Household, FFY 2023**





## TABLE 3

### Key funding and demographic statistics for each program

The table provides the level of assistance, the number of households served and their characteristics.

- 37% of the first-time homebuyers that we serve are Black, Indigenous and households of color, compared with 21% served by the overall mortgage industry in Minnesota.
- The Homeownership Capacity Program (intensive financial coaching for people who want to become homeowners but do not currently qualify) is reaching a particularly large share of Black, Indigenous and households of color (85%).
- A smaller share of households served by our home improvement programs are Black, Indigenous and households of color (12% to 16%). For context, these underrepresented communities account for 12% of all homeowners in Minnesota who income-qualify for one of these programs.
- The majority of the households served by nearly all of the rental programs are Black, Indigenous and households of color.

**TABLE 3**  
**Funding and Household Characteristics, by Program, FFY 2023**

Resources <sup>1</sup>	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance per Household or Unit	Median Annual Household Income	Black, Indigenous and People of Color Households <sup>2</sup>
<b>Homebuyer and Home Refinance (unduplicated count)</b>	<b>\$1,107,043,981</b>	<b>4,485</b>			
Home Mortgage Loans <sup>3</sup> - Start Up	\$774,353,468	3,547	\$218,312	\$71,183	36.7%
<i>no downpayment/closing cost loan</i>	\$13,861,540	60	\$231,026	\$88,368	18.3%
<i>with a downpayment/closing cost loan</i>	\$760,491,928	3,487	\$218,093	\$70,965	37.0%
Home Mortgage Loans <sup>3</sup> - Step Up	\$270,776,516	938	\$288,674	\$108,599	36.1%
<i>no downpayment/closing cost loan</i>	\$36,295,456	114	\$318,381	\$115,065	36.8%
<i>with a downpayment/closing cost loan</i>	\$234,481,060	824	\$284,564	\$107,327	36.0%
Deferred Payment Loans (DPL) (second mortgage)	\$40,598,520	2,838	\$14,305	\$65,793	38.4%
Monthly Payment Loans (MPL) (second mortgage)	\$21,315,477	1,473	\$14,471	\$102,133	33.8%
<b>Homebuyer/owner Education and Counseling</b>	<b>\$2,430,019</b>	<b>7,076</b>			

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**TABLE 3**

**Funding and Household Characteristics, by Program, FFY 2023** *Continued*

Resources <sup>1</sup>	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance per Household or Unit	Median Annual Household Income	Black, Indigenous and People of Color Households <sup>2</sup>
Homeownership Education, Counseling, and Training (HECAT) <sup>4</sup>	\$1,508,719	6,337	\$203	\$47,790	51.6%
Homeownership Capacity Program	\$921,300	739	\$1,247	\$44,400	85.3%
<b>Home Improvement</b>	<b>\$40,463,616</b>	<b>1,340</b>			
Home Improvement Loan Program	\$34,653,758	1,116	\$31,052	\$99,625	15.9%
Rehabilitation Loan Program	\$5,809,858	224	\$25,937	\$17,083	12.1%
<b>Single Family Development (unduplicated count)</b>	<b>\$8,055,057</b>	<b>242</b>			
Community Homeownership Impact Fund <sup>5</sup> (unduplicated)	\$5,740,867	233	\$24,639	\$55,234	64.2%
<i>Appropriations</i>	\$4,462,061	229	\$19,485	\$55,328	65.5%
<i>Housing Infrastructure Resources</i>	\$479,807	11	\$43,619	\$54,383	27.3%
<i>Interim construction</i>	\$799,000	<5	NA	NA	NA
Workforce Affordable Homeownership Program	\$2,159,472	7	\$308,496	\$47,816	57.1%
Neighborhood Stabilization Project	\$154,717	<5	NA	NA	NA
<b>Manufactured Housing and Communities (unduplicated)</b>	<b>\$3,095,056</b>	<b>1,314</b>			
Manufactured Home Communities Financing	\$0	0	NA	NA	NA
Manufactured Home Community Redevelopment Grants	\$3,071,056	1,311	\$2,343	NA	NA
<i>Appropriations</i>	\$1,443,680	563	\$2,564	NA	NA
<i>Housing Infrastructure Resources</i>	\$1,627,376	748	\$2,176	NA	NA
Manufactured Home Relocation Trust Fund	\$24,000	3	\$8,000	NA	NA
<b>Rental Production - New Construction and Rehabilitation (unduplicated count)<sup>6</sup></b>	<b>\$291,165,674</b>	<b>2,655</b>			
<i>New Construction Subtotal</i>	\$192,722,198	993			
<i>Rehabilitation Subtotal</i>	\$83,315,476	1,542			
<i>Refinance Only Subtotal</i>	\$15,128,000	120			
Low and Moderate Income Rental (LMIR)	\$104,502,000	1,132	\$92,316	\$27,600	59.1%

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TABLE 3

Funding and Household Characteristics, by Program, FFY 2023 *Continued*

Resources <sup>1</sup>	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance per Household or Unit	Median Annual Household Income	Black, Indigenous and People of Color Households <sup>2</sup>
Flexible Financing for Capital Costs (FFCC)	\$7,630,000	162	\$47,099	NA	
Low-Income Housing Tax Credits (LIHTC)- Tax Credit Allocation Amount <sup>7</sup>	\$4,083,253	180	\$22,685	\$23,355	50.7%
<i>Syndication Proceeds (\$s excluded from Rental Production Total)</i>	\$39,002,347	180	\$216,680		
Economic Development and Housing/ Challenge Fund (EDHC)	\$5,401,737	171	\$31,589	\$22,290	70.3%
Housing Infrastructure Resources	\$110,752,950	970	\$114,178	\$9,000	55.1%
HOME	\$16,288,333	86	\$189,399	\$14,450	52.5%
Preservation Affordable Rental Investment Fund (PARIF)	\$20,854,500	574	\$36,332	\$14,462	57.4%
Publicly Owned Housing Program (POHP)	\$5,403,426	651	\$8,300	\$12,009	44.0%
Rental Rehabilitation Deferred Loan (RRDL) Program	\$3,244,600	154	\$21,069	\$19,570	11.5%
Asset Management <sup>8</sup>	\$0	0	NA	NA	NA
National Housing Trust Fund	\$12,580,875	100	\$125,809	\$2,280	67.0%
Workforce Housing Development	\$424,000	20	\$21,200	NA	NA
Limited Partner Buyout	\$0	0	NA	NA	NA
<b>Rental Assistance Contract Administration</b>	<b>\$235,926,560</b>	<b>29,916</b>			
Project-Based Section 8 Contract Administration	\$235,926,560	29,916	\$7,886	\$13,965	39.3%
<b>Housing Stability for Populations Needing Extra Support</b>	<b>\$54,265,987</b>	<b>13,609</b>			
Housing Trust Fund - Rental Assistance (HTF-RA) <sup>9</sup>	\$9,896,959	1,243	\$10,495	\$10,092	62.5%
Housing Trust Fund - Operating Subsidies	\$3,188,421	749	\$4,257	\$9,552	65.2%
Bridges <sup>9</sup>	\$3,875,264	709	\$8,025	\$11,208	31.7%
Homework Starts with Home	\$2,265,757	332	\$6,825	\$14,925	80.9%

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**TABLE 3**

**Funding and Household Characteristics, by Program, FFY 2023** *Continued*

Resources <sup>1</sup>	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance per Household or Unit	Median Annual Household Income	Black, Indigenous and People of Color Households <sup>2</sup>
Family Homeless Prevention and Assistance Program (FHPAP) <sup>10</sup>	\$33,762,160	10,260	\$3,291	\$11,292	60.3%
Section 811	\$1,069,974	155	\$6,903	\$11,829	53.3%
Housing Opportunities for Persons with AIDS (HOPWA)	\$207,452	161	\$1,289	\$26,148	54.0%
<b>COVID-19 Housing Recovery</b>	<b>\$100,129,548</b>	<b>8,854</b>			
HomeHelpMN <sup>11</sup>	\$98,913,679	8,659	\$11,423	\$42,813	41.7%
RentHelpMN (Rent and Utility Assistance)	\$1,215,869	195	\$6,235	\$15,954	77.2%
<b>Other</b>	<b>\$3,474,150</b>	<b>9</b>			
Disaster Recovery	\$169,416	9	\$18,824	\$110,284	0%
Technical Assistance and Operating Support	\$3,304,734	No demographic data; this is assistance to nonprofits.			
<b>Total (unduplicated count)</b>	<b>\$1,846,049,648</b>	<b>69,500</b>			



## TABLE 4

### Information about Black, Indigenous and households of color receiving direct assistance from Minnesota Housing by program

In 2023, we provided over \$628 million of direct financial assistance to nearly 29,000 Black, Indigenous and households of color. This only includes loans, rental assistance or other supports provided directly to households. It does not include any of the funding provided to developers for the development and rehabilitation of affordable rental housing. For the programs included in the Table 4 calculation, 41% of the assistance went to Black, Indigenous and households of color.

Project-based Section 8 rental assistance plays a critical role in the overall share of direct assistance going to Black, Indigenous and households of color because it is our largest program in terms of households served. In 2023, 39% of Section 8 assistance went to Black, Indigenous and households of color. Seniors account for 48% of project-based Section 8 tenants, and seniors are a less racially diverse population than younger Minnesotans.

## TABLE 4

### Assistance to Black, Indigenous and People of Color Households, FFY 2023

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>Homebuyer (unduplicated count)</b>	<b>\$442,291,662</b>	<b>1,640</b>		
Home Mortgage Loans (Start Up & Step Up) <sup>3</sup>	\$418,554,490	1,640	\$255,216	\$75,000
<i>no downpayment/closing cost loan</i>	\$16,509,059	53	\$311,492	\$106,814
<i>with a downpayment/closing cost loan</i>	\$402,045,431	1,587	\$253,337	\$79,723
Deferred Payment Loans (DPL) (second mortgage amount)	\$16,316,399	1,089	\$14,983	\$70,591
Monthly Payment Loans (MPL) (second mortgage amount)	\$7,420,773	498	\$14,901	\$106,932
<b>Homebuyer/owner Education and Counseling</b>	<b>\$1,400,887</b>	<b>3,659</b>		
Homeownership Education, Counseling, and Training (HECAT) <sup>4</sup>	\$615,476	3,029	\$203	\$48,000
Homeownership Capacity Program	\$785,411	630	\$1,247	\$45,126
<b>Home Improvement</b>	<b>\$6,358,571</b>	<b>204</b>		
Home Improvement Loan Program	\$5,539,355	177	\$31,296	\$103,944
Rehabilitation Loan Program	\$819,216	27	\$30,341	\$18,704
<b>Single Family Development (unduplicated count)</b>	<b>\$3,076,636</b>	<b>147</b>		

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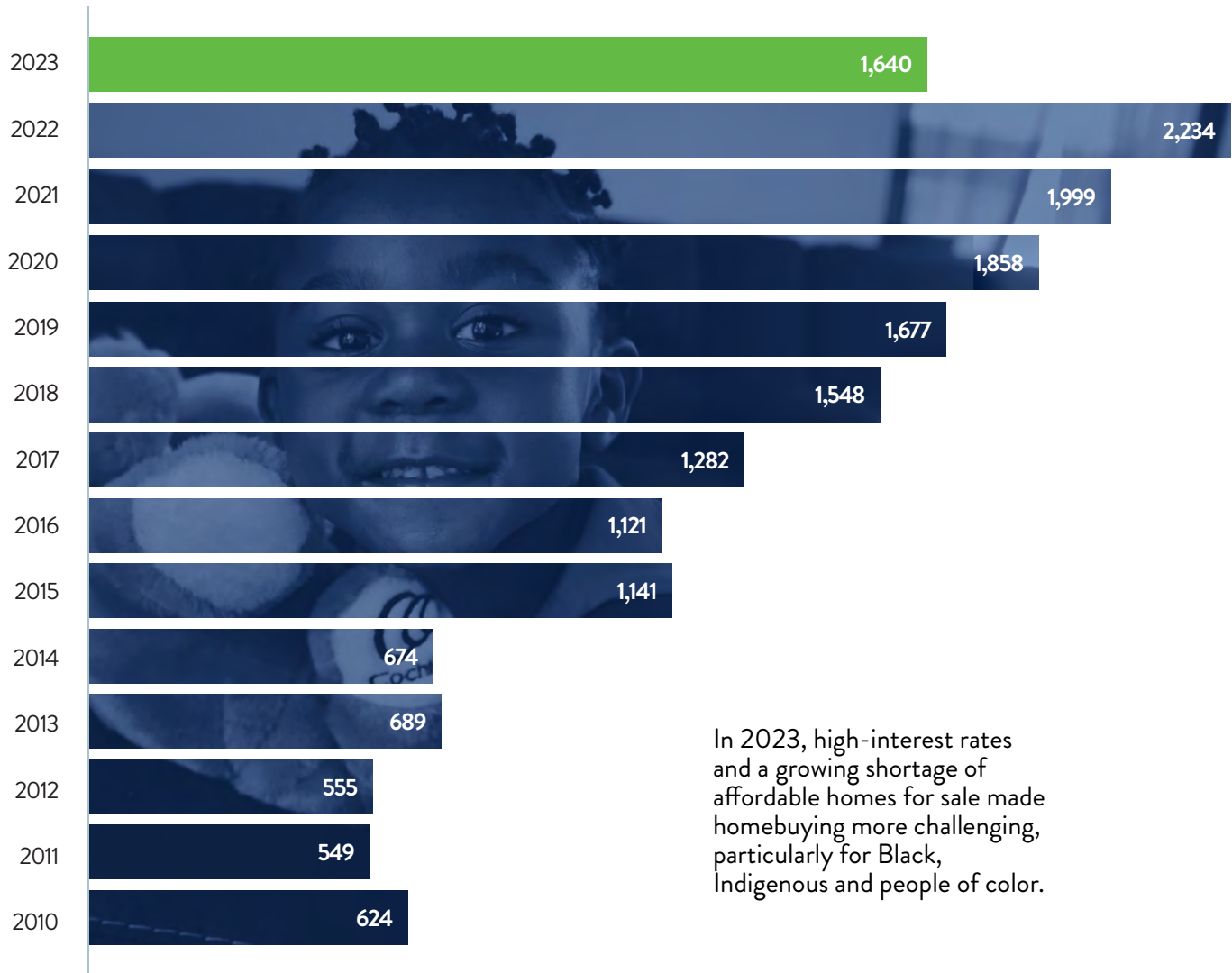
**TABLE 4****Assistance to Black, Indigenous and People of Color Households, FFY 2023** *Continued*

<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>
Community Homeownership Impact Fund <sup>5</sup> (unduplicated)	\$3,076,636	147	\$20,929	\$60,344
<i>Appropriations</i>	\$2,881,829	146	\$19,739	\$60,433
<i>Housing Infrastructure Resources</i>	\$139,807	<5	NA	NA
<i>Interim construction</i>	\$55,000	<5	NA	NA
<b>Rental Assistance Contract Administration</b>	<b>\$106,078,600</b>	<b>11,307</b>		
Project-Based Section 8 Contract Administration	\$106,078,600	11,307	\$9,382	\$12,044
<b>Housing Stability for Populations Needing Extra Support</b>	<b>\$30,266,832</b>	<b>7,401</b>		
Housing Trust Fund - Rental Assistance (HTF-RA) <sup>9</sup>	\$6,693,110	769	\$11,388	\$9,876
Bridges <sup>9</sup>	\$1,409,870	224	\$8,849	\$11,208
Homework Starts with Home	\$1,815,336	266	\$6,825	\$15,167
Family Homeless Prevention and Assistance Program (FHPAP) <sup>10</sup>	\$19,658,396	5,974	\$3,291	\$10,326
Section 8 <sup>11</sup>	\$578,019	81	\$7,136	\$11,317
Housing Opportunities for Persons with AIDS (HOPWA)	\$112,101	87	\$1,289	Not available
<b>COVID-19 Housing Recovery</b>	<b>\$38,880,547</b>	<b>3,514</b>		
HomeHelpMN <sup>11</sup>	37,909,194	3,368	\$11,256	\$47,000
RentHelpMN	\$971,354	146	\$6,653	\$19,561
<b>Total (unduplicated count)</b>	<b>\$628,353,735</b>	<b>27,872</b>		

**NOTES** Excludes funding going to developers of rental housing, which does not go directly to households.

Figure 3

Home Mortgage Loans for Black, Indigenous and Homebuyers of Color, FFY 2010-2023



37%

of first-time homebuyers we serve are households of color or from Indigenous communities



**TABLE 5**  
**Distribution of resources**  
**by region**

Since 2021, about  
**45%**  
of competitive  
assistance has gone  
to Greater Minnesota

We distribute our competitive resources (grants, deferred loans and housing tax credits) fairly evenly across the state. Each region’s share of our competitive assistance is close to its share of lower-income households that are cost-burdened by their housing payments (housing payments accounting for more than 30% of gross income). For example, the seven-county Twin Cities metro region has 54.4% of the state’s lower-income cost-burdened households and received 54.9% of our competitive funding in 2023 and 55.8% over the last three-years (2021-2023). The Twin Cities metro area received a larger share of our market-driven resources (62.8%) in 2023, which are our amortizing loans – primarily home mortgages, home improvement loans and first mortgages for rental development. Demand for our amortizing loan products is lower in Greater Minnesota because the U.S. Department of Agriculture’s Rural Development also provides these types of products, which are only available in rural areas. Table 5 excludes RentHelpMN and HomeHelpMN, which are one-time COVID-19 emergency programs where demand drives the regional distribution of funds.

**TABLE 5**  
**Assistance by Region and Funds Source, FFY 2023**

Region <sup>1</sup>	Competitive Assistance: Grants, Deferred Loans, and Housing Tax Credits				Area Share of Lower-Income Cost-Burdened Households
	2023		Three Years: 2021-23		
	Amount of Assistance	Area Share of Assistance	Amount of Assistance	Area Share of Assistance	
Central	\$47,692,791	12.6%	\$128,404,099	12.0%	12.7%
Twin Cities	\$207,778,918	54.9%	\$597,564,569	55.8%	54.4%
<i>Minneapolis</i>	\$39,683,650	10.5%	\$213,044,717	19.9%	11.2%
<i>Saint Paul</i>	\$58,264,143	15.4%	\$113,162,029	10.6%	7.6%
Northeast	\$58,798,826	15.5%	\$98,300,685	9.2%	7.0%
<i>Duluth</i>	\$54,327,064	14.4%	\$71,775,358	6.7%	2.4%
Northwest	\$9,510,859	2.5%	\$27,748,898	2.6%	3.2%
Southeast	\$32,544,348	8.6%	\$148,974,888	13.9%	13.3%
Southwest	\$8,640,245	2.3%	\$23,137,635	2.2%	4.8%
West Central	\$13,205,863	3.5%	\$46,790,532	4.4%	4.6%
<b>Total</b>	<b>\$378,171,851</b>	<b>100.0%</b>	<b>\$1,070,649,276</b>	<b>100.0%</b>	<b>100.0%</b>



**TABLE 5**  
**Assistance by Region and Funds Source, FFY 2023**

Region <sup>1</sup>	Market-Driven Assistance: Amortizing Loans				Area Share of Lower-Income Cost-Burdened Households
	2023		Three Years: 2021-23		
	Amount of Assistance	Area Share of Assistance	Amount of Assistance	Area Share of Assistance	
Central	\$194,033,552	17.3%	\$578,990,351	15.6%	12.7%
Twin Cities	\$703,067,791	62.8%	\$2,435,271,611	65.7%	54.4%
<i>Minneapolis</i>	\$99,959,191	8.9%	\$363,797,030	9.8%	11.2%
<i>Saint Paul</i>	\$104,875,400	9.4%	\$368,104,604	9.9%	7.6%
Northeast	\$34,403,699	3.1%	\$103,661,199	2.8%	7.0%
<i>Duluth</i>	\$13,335,213	1.2%	\$41,786,976	1.1%	2.4%
Northwest	\$10,712,637	1.0%	\$25,707,064	0.7%	3.2%
Southeast	\$119,093,796	10.6%	\$397,130,075	10.7%	13.3%
Southwest	\$38,573,559	3.4%	\$99,436,613	2.7%	4.8%
West Central	\$20,497,228	1.8%	\$68,149,716	1.8%	4.6%
Total	\$1,120,382,262	100.0%	\$3,708,346,629	100%	100.0%

**NOTES**

Data available for this table include non-Section 8 resources Minnesota Housing provided in 2023.

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 Minnesota Housing Pool 3 resources.

Housing tax credits reflect Minnesota Housing allocated tax credits in developments for which loans closed with 9% housing tax credits in 2023 (not including suballocators). Minnesota Housing tax credit allocation amounts are reported, not syndication amounts.

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, 2018-2022*).

**TABLE 6**

**Comparison of assistance levels for each program for the years 2021, 2022 and 2023**

From 2022 to 2023, program funding has decreased from \$2.18 to \$1.85 billion with the winding down of the RentHelpMN program (assistance for rent and utility costs). These were temporary funds to address COVID-19-related hardships. In the same time period, the number of assisted households decreased from 109,080 to 69,500.

Other notable changes include a reduction in home mortgage lending from \$1.3 billion in 2022 to \$1.0 billion in 2023 because of higher interest rates and fewer affordable homes for sale. On the increase side, funding for rental production went up from \$164 million to \$291 million, and funding for homelessness prevention went up from \$9.2 million in 2022 to \$33.8 million in 2023. The 2023 Legislature provided additional funds for homelessness prevention, and we made \$23 million of that available right away in 2023.

**TABLE 6**

**Assistance by Program, FFY 2021–2023**

Resources <sup>1</sup>	2021		2022		2023	
	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted
<b>Homebuyer (unduplicated count)</b>	<b>\$1,230,087,916</b>	<b>5,445</b>	<b>\$1,348,073,291</b>	<b>5,595</b>	<b>\$1,107,043,981</b>	<b>4,485</b>
Home Mortgage Loans (Start Up and Step Up) <sup>3</sup>	\$1,170,149,453	5,445	\$1,278,524,156	5,595	\$1,045,129,984	4,485
<i>no downpayment/ closing cost loan</i>	\$34,475,422	165	\$25,556,388	103	\$50,156,996	174
<i>with downpayment/ closing cost loan</i>	\$1,135,674,031	5,280	\$1,252,967,768	5,492	\$994,972,988	4,311
Deferred Payment Loans (DPL) (second mortgage amount)	\$35,868,677	3,414	\$40,129,477	3,403	\$40,598,520	2,838
Monthly Payment Loans (MPL) (second mortgage amount)	\$24,069,786	1,866	\$29,419,658	2,089	\$21,315,477	1,473
<b>Homebuyer/owner Education and Counseling</b>	<b>\$2,536,803</b>	<b>8,264</b>	<b>\$2,276,434</b>	<b>7,302</b>	<b>\$2,430,019</b>	<b>7,076</b>
Homeownership Education, Counseling and Training (HECAT) <sup>4</sup>	\$1,424,595	7,425	\$1,213,134	6,494	\$1,508,719	6,337

*Continued on next page.*

**TABLE 6****Assistance by Program, FFY 2021–2023** *Continued*

Resources <sup>1</sup>	2021		2022		2023	
	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted
Homeownership Capacity Program	\$1,112,208	839	\$1,063,300	808	\$921,300	739
<b>Home Improvement</b>	<b>\$39,732,812</b>	<b>1,503</b>	<b>\$32,670,907</b>	<b>1,188</b>	<b>\$40,463,616</b>	<b>1,340</b>
Home Improvement Loan Program	\$35,249,536	1,300	\$28,043,068	1,022	\$34,653,758	1,116
Rehabilitation Loan Program	\$4,483,276	203	\$4,627,839	166	\$5,809,858	224
<b>Single Family Development</b>	<b>\$8,694,771</b>	<b>317</b>	<b>\$12,930,345</b>	<b>267</b>	<b>\$8,055,057</b>	<b>242</b>
Community Homeownership Impact Fund <sup>5</sup>	\$8,675,547	306	\$6,131,839	250	\$5,740,867	233
<i>Appropriations</i>	\$6,729,047	303	\$4,352,656	237	\$4,462,061	229
<i>Housing Infrastructure Resources</i>	\$968,318	42	\$1,155,400	27	\$479,807	11
<i>Interim construction</i>	\$978,182	9	\$623,783	7	\$799,000	<5
Workforce Affordable Homeownership Program	\$19,224	11	\$379,700	15	\$2,159,472	7
Neighborhood Stabilization Program (NSP)	No activity		\$286,968	<5	\$154,717	<5
<b>Manufactured Housing and Communities (unduplicated)</b>	<b>\$942,802</b>	<b>247</b>	<b>\$3,950,702</b>	<b>386</b>	<b>\$3,095,056</b>	<b>1,314</b>
Manufactured Home Communities Financing	\$0	0	\$2,775,000	61	\$0	0
Manufactured Home Communities	\$879,852	232	\$1,175,702	386	\$3,071,056	1,311
Manufactured Home Relocation Trust Fund	\$62,950	15	No activity		\$24,000	<5
<b>Rental Production - New Construction and Rehabilitation (unduplicated count)<sup>6</sup></b>	<b>\$240,580,216</b>	<b>3,332</b>	<b>\$163,656,529</b>	<b>2,784</b>	<b>\$291,165,674</b>	<b>2,655</b>

*Continued on next page.*

**TABLE 6**  
**Assistance by Program, FFY 2021–2023** *Continued*

Resources <sup>1</sup>	2021		2022		2023	
	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted
Low and Moderate Income Rental (LMIR)	\$87,746,661	1,122	\$51,018,488	786	\$104,502,000	1,132
Flexible Financing for Capital Costs (FFCC)	\$6,502,671	319	\$1,680,000	40	\$7,630,000	162
Low-Income Housing Tax Credits (LIHTC)-Tax Credit Allocation Amount <sup>7</sup>	\$12,886,018	704	\$11,040,518	791	\$4,083,253	180
<i>Low-Income Housing Tax Credits (LIHTC) syndication proceeds</i>	\$120,149,130	704	\$102,899,993	791	\$39,002,347	180
Economic Development and Housing/Challenge Fund (EDHC)	\$16,303,430	269	No activity		\$5,401,737	171
Housing Infrastructure Resources	\$83,514,718	656	\$60,548,293	454	\$110,752,950	970
HOME	\$10,320,123	85	\$6,478,877	32	\$16,288,333	86
Preservation Affordable Rental Investment Fund (PARIF)	\$13,245,474	253	\$20,489,649	326	\$20,854,500	574
Publicly Owned Housing Program (POHP)	\$6,923,991	934	\$4,448,400	1,005	\$5,403,426	651
Rental Rehabilitation Deferred Loan (RRDL) Program	\$710,000	22	\$700,000	14	3,244,600	154
Asset Management <sup>8</sup>	\$647,000	61	\$2,270,000	101	\$0	0
National Housing Trust Fund	\$800,000	24	No activity		\$12,580,875	100
Workforce Housing Development	\$980,130	97	\$3,095,971	109	\$424,000	20
Limited Partner Buyout	No activity		\$1,886,333	156	\$0	0
<b>Rental Assistance Contract Administration</b>	<b>\$213,392,884</b>	<b>29,536</b>	<b>\$223,308,128</b>	<b>29,763</b>	<b>\$235,926,560</b>	<b>29,916</b>
Project-Based Section 8 Contract Administration	\$213,392,884	29,536	\$223,308,128	29,763	\$235,926,560	29,916

*Continued on next page.*

**TABLE 6**  
**Assistance by Program, FFY 2021–2023** *Continued*

Resources <sup>1</sup>	2021		2022		2023	
	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted
<b>Housing Stability for Populations Needing Extra Support</b>	<b>\$28,515,274</b>	<b>8,295</b>	<b>\$27,434,101</b>	<b>7,721</b>	<b>\$54,265,987</b>	<b>13,609</b>
Housing Trust Fund - Rental Assistance (HTF-RA) <sup>9</sup>	\$10,423,893	1,408	\$9,005,123	1,251	\$9,896,959	1,243
Housing Trust Fund - Operating Subsidies	\$1,417,034	809	\$1,847,181	778	\$3,188,421	749
Bridges <sup>9</sup>	\$3,586,100	691	\$3,682,195	650	\$3,875,264	709
Homework Starts with Home	\$1,982,471	251	\$2,381,332	378	\$2,265,757	332
Family Homeless Prevention and Assistance Program (FHPAP) <sup>10</sup>	\$9,844,420	4,804	\$9,221,441	4,341	\$33,762,160	10,260
Section 811	\$1,030,283	154	\$1,055,264	158	\$1,069,974	155
Housing Opportunities for Persons with AIDS (HOPWA)	\$231,074	178	\$241,566	165	\$207,452	161
<b>COVID-19 Housing Recovery</b>	<b>\$152,748,667</b>	<b>36,565</b>	<b>\$369,436,777</b>	<b>54,074</b>	<b>\$100,129,548</b>	<b>8,854</b>
COVID Housing Assistance Program	\$62,727,252	23,998	No activity		No activity	
HomeHelpMN <sup>11</sup>	No activity		\$11,240,587	768	\$98,913,679	8,659
RentHelp MN	\$90,021,415	12,567	\$358,196,190	53,306	\$1,215,869	195
<b>Other</b>	<b>\$2,381,161</b>	<b>0</b>	<b>\$676,364</b>	<b>0</b>	<b>\$3,474,150</b>	<b>9</b>
Disaster Recovery	No activity		No activity		\$169,416	9
Technical Assistance and Operating Support	\$2,381,161	NA	\$676,364	NA	\$3,304,734	NA
<b>Total (unduplicated count)</b>	<b>\$1,919,613,306</b>	<b>93,504</b>	<b>\$2,178,281,739</b>	<b>109,080</b>	<b>\$1,846,049,648</b>	<b>69,500</b>

**TABLE 7**  
**Characteristics of the**  
**households served in 2023**

We prioritize serving the communities most impacted by housing instability, which includes people experiencing homelessness, people with a disability, seniors, children, Black, Indigenous and people of color, and the people with lowest incomes. Table 3 provides data on income levels and Black, Indigenous and households of color. Table 7 provides information on people experiencing homelessness, people with a disability, seniors and families with children. With respect to homeownership, the Rehabilitation Loan Program is particularly effective in reaching senior households and households with a member who has a disability (52% and 45%, respectively). On the rental side, 76% of households receiving rental assistance through our Housing Trust Fund program have experienced long-term homelessness. In addition, Bridges (rental assistance for people with a mental illness) is designed to serve people with a disability.

Of all our programs, the most effective at serving families with children were Homework Starts with Home (100% of households were families), Workforce Affordable Homeownership (86% of households were families) and the Home Improvement Loan Program (74% of households were families). As shown in Table 3, the median income of these households was \$14,925, \$47,816 and \$99,625, respectively.

**TABLE 7**  
**Characteristics of Households Served, by Program, FFY 2023**

Resources <sup>1</sup>	Percentage of households that are:			
	Families with children	Seniors	With a disabled occupant*	Long-term or High Priority homeless
<b>Homebuyer and Home Refinance (unduplicated count)</b>	<b>55.9%</b>	<b>2.1%</b>	<b>1.0%</b>	<b>NA</b>
Home Mortgage Loans (Start Up and Step Up) <sup>3</sup>	55.9%	2.1%	1.0%	NA
Deferred Payment Loans (DPL) (second mortgage amount)	58.8%	2.4%	1.4%	NA
Monthly Payment Loans (MPL) (second mortgage amount)	50.3%	1.5%	0.5%	0.0%
<b>Homebuyer/owner Education and Counseling</b>	<b>NA</b>	<b>12.2%</b>	<b>NA</b>	<b>NA</b>
Homeownership Education, Counseling, and Training (HECAT) <sup>4</sup>	NA	13.4%	NA	NA
Homeownership Capacity Program	66.8%	3.1%	NA	NA
<b>Home Improvement</b>	<b>66.1%</b>	<b>20.1%</b>	<b>8.6%</b>	<b>NA</b>
Home Improvement Loan Program	73.8%	13.7%	1.3%	NA
Rehabilitation Loan Program	31.9%	52.2%	45.1%	NA

*Continued on next page.*

**TABLE 7****Characteristics of Households Served, by Program, FFY 2023 (Continued)**

Resources <sup>1</sup>	Percentage of households that are:			
	Families with children	Seniors	With a disabled occupant*	Long-term or High Priority homeless
<b>Single Family Development</b>	<b>59.2%</b>	<b>17.8%</b>	<b>17.2%</b>	<b>NA</b>
Community Homeownership Impact Fund <sup>5</sup>	58.4%	17.9%	17.2%	NA
Workforce Affordable Homeownership Program	85.7%	14.3%	NA	NA
<b>Rental Production - New Construction and Rehabilitation (unduplicated household count)<sup>6</sup></b>	<b>35.7%</b>	<b>25.0%</b>	<b>26.2%</b>	<b>6.8%</b>
Low and Moderate Income Rental (LMIR)	54.0%	13.0%	14.8%	3.9%
Flexible Financing for Capital Costs (FFCC)	See characteristics for LMIR			
Low-Income Housing Tax Credits (LIHTC) <sup>7</sup>	43.0%	20.8%	17.4%	6.6%
Economic Development and Housing/Challenge Fund (EDHC)	51.7%	14.8%	15.8%	7.9%
HOME	27.8%	19.6%	36.0%	5.7%
Housing Infrastructure Resources	21.8%	17.1%	55.9%	29.3%
Preservation Affordable Rental Investment Fund (PARIF)	32.0%	25.5%	35.6%	9.2%
Publicly Owned Housing Program (POHP)	9.8%	48.0%	47.3%	1.9%
Rental Rehabilitation Deferred Loan (RRDL) Program	17.2%	42.0%	21.5%	<5
National Housing Trust Fund	11.0%	<5	72.7%	67.0%
<b>Project-Based Section 8 Contract Administration</b>	<b>23.7%</b>	<b>48.1%</b>	<b>36.7%</b>	<b>NA</b>
<b>Housing Stability for Populations Needing Extra Support</b>	<b>46.9%</b>	<b>8.5%</b>	<b>NA</b>	<b>19.2%</b>
Housing Trust Fund - Rental Assistance (HTF-RA) <sup>9</sup>	48.9%	14.2%	NA	76.3%
Housing Trust Fund - Operating Subsidies	24.6%	11.7%	43.2%	57.8%
Bridges <sup>9</sup>	17.8%	9.6%	100.0%	19.7%
Family Homeless Prevention and Assistance Program (FHPAP) <sup>10</sup>	49.4%	7.7%	39.6%	9.0%
Homework Starts with Home	100.0%	0.0%	25.8%	17.9%
Section 811	2.6%	11.0%	100.0%	NA
Housing Opportunities for Persons with AIDS (HOPWA)	No detailed household data available.			
<b>COVID-19 Housing Recovery</b>	<b>50.8%</b>	<b>12.6%</b>	<b>21.9%</b>	<b>NA</b>
HomeHelpMN <sup>11</sup>	NA	12.8%	22.1%	NA
RentHelpMN	50.8%	4.6%	16.1%	NA

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**NOTES**

\* For all programs except FHPAP and Homework Starts with Home, disability percentages are based on the disability status of any household member; for FHPAP and Homework Starts with Home, the disability percentage is based on the disability status of the head of household. When interpreting these percentages, one would expect lower percentages when considering only the head of household’s disability status.

Seniors = 62 and older

Long-term or high priority homeless = Lacking a permanent place to live continuously for a year, or at least four times in the past three years, or at least four times in the past three years, or households prioritized for permanent supportive housing by the Coordinated Entry System

**TABLE 8**  
New construction and rehabilitation funding

Table 8 is new for the 2023 Assessment Report. Minnesota Housing financed 655 new construction units with \$162 million and 2,840 rehabilitation units with \$104 million. Sixty-nine percent of the multifamily units were rehabilitation units, and over three-quarters of the single-family development units were rehabilitation units.

**TABLE 8**  
New Construction and Rehabilitation Funding, FFY2023

Resources <sup>1</sup>	New Construction			Rehab		
	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance per Household or Unit	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance per Household or Unit
<b>Home Improvement</b>				<b>\$40,463,616</b>	<b>1,340</b>	
Home Improvement Loan Program*				\$34,653,758	1,116	\$31,052
Rehabilitation Loan Program*				\$5,809,858	224	\$25,937
Single Family Development (unduplicated count)	\$3,370,202	16		\$3,913,782	53	
Community Homeownership Impact Fund <sup>5</sup> (unduplicated)	\$1,685,101	16	\$105,319	\$877,155	46	\$19,069
<i>Appropriations</i>	\$834,381	16	\$52,149	\$727,155	44	\$16,526

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**TABLE 8**

**New Construction and Rehabilitation Funding, FFY2023 (Continued)**

Resources <sup>1</sup>	New Construction			Rehab		
	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance per Household or Unit	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance per Household or Unit
<i>Housing Infrastructure Resources</i>	\$51,720	<5	\$25,860	\$150,000	<5	\$75,000
<i>Interim construction</i>	\$799,000	<5	\$199,750			
Workforce Affordable Homeownership Program				\$2,159,472	7	\$308,496
<b>Rental Production - New Construction and Rehabilitation (unduplicated count)<sup>6</sup></b>	<b>\$158,345,545</b>	<b>639</b>		<b>\$59,690,476</b>	<b>1,447</b>	
Low-Income Housing Tax Credits (LIHTC) - Tax Credit Allocation Amount <sup>7</sup>	\$4,083,253	180	\$22,685			
<i>Syndication Proceeds (\$s excluded from Rental Production Total)</i>	\$39,002,347	180	\$216,680			
Economic Development and Housing/Challenge Fund (EDHC)	\$5,401,737	171	\$31,589			
Housing Infrastructure Resources	\$80,565,000	404	\$199,418	\$30,187,950	566	\$53,336
HOME	\$16,288,333	86	\$189,399			
Preservation Affordable Rental Investment Fund (PARIF)*				\$20,854,500	574	\$36,332
Publicly Owned Housing Program (POHP)*				\$5,403,426	651	\$8,300
Rental Rehabilitation Deferred Loan (RRDL) Program*				\$3,244,600	154	\$21,069
National Housing Trust Fund	\$12,580,875	100	\$125,809			
Workforce Housing Development	\$424,000	20	\$21,200			
<b>Total (unduplicated count)</b>	<b>\$161,715,747</b>	<b>655</b>		<b>\$104,067,875</b>	<b>2,840</b>	

\*Programs eligible for rehabilitation only.

# Endnotes

- 1 Data for all programs include loans and grants purchased, closed or disbursed during the program 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.

Tenant demographics for rental units 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. These data are proxies for the tenants most likely to move into these units. All percentage calculations are based on households with complete information reported. Household income is based only on tenants with income reported in the last three years.

Tenant characteristics will vary from year to year reflecting the number, size, location and type of developments on which owners report.
- 2 These are households in which the head of the household (borrower or coborrower, in the case of homeownership and home improvement loans) is of a race other than white or is of Latino/Hispanic origin.
- 3 Data include first mortgages that U.S. Bank Home Mortgage HFA Division purchased during the reporting year.
- 4 The number of HECAT households served excludes people who took the online Framework course.
- 5 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.
- 6 The demographic information for rental production numbers excludes units that also receive Section 8 Project-Based assistance, which are reported under their own program.
- 7 The total amount of tax credit allocation amounts is reported for developments with loans that closed in the reporting year. Projects that only receive Minnesota Housing-allocated tax credits and not Minnesota Housing loans are reported in the year the project status reaches IRS Form 8609. Data do not include suballocator units. Fluctuation in the dollar value of credits and syndication proceeds from year to year may be attributable to fluctuation in the number of projects with loan closings in a given year and/or fluctuation in tax credit pricing.
- 8 Includes Financing Adjustment Factor and Financing Adjustment (FAF/FA) resources.
- 9 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.
- 10 The number of households for FHPAP reported include those served by domestic violence providers (340 households) that are not reported in the Homeless Management Information System. Past Assessment Reports have not included data from domestic violence providers; however, future reports will include this data. These households are included in Table 3 and Table 5. Demographic data beyond region is not collected for these households to protect their safety. Future Assessment Reports will include units, FHPAP dollars and region from domestic violence providers.
- 11 HomeHelpMN program does not require household income documentation for households in the lowest income ZIP codes, per Department of Treasury rules. Therefore, it is likely the median household income for this program is overstated.





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