

Minnesota Housing's

2022 Funding Selections

Creating and preserving the homes where we live



Announcing the 2022 Selections

Every year, Minnesota Housing invites developers to submit their best proposals to create and preserve housing of all types that Minnesotans can afford. The Agency selects the multifamily, single-family and manufactured housing developments that meet community priorities and are poised to move once funding is assembled.

The developments described were approved for funding by the board of directors on December 15, 2022.

These funding selections total \$165.5 million. They will support the creation and preservation of 2,156 homes, apartments and lots, contribute to \$437 million in total development costs, and support 2,850 annual jobs.



<https://youtu.be/qUa1YbYcpS4>



Today's selections invest in the success of our children, says Governor Walz

"It's always a great day when we can announce that we're creating thousands of new homes across the state that are permanently affordable. This year's project selections are an example of what government can do that the market can't, building homes and apartments that are deeply affordable and bring housing stability to more Minnesotans.

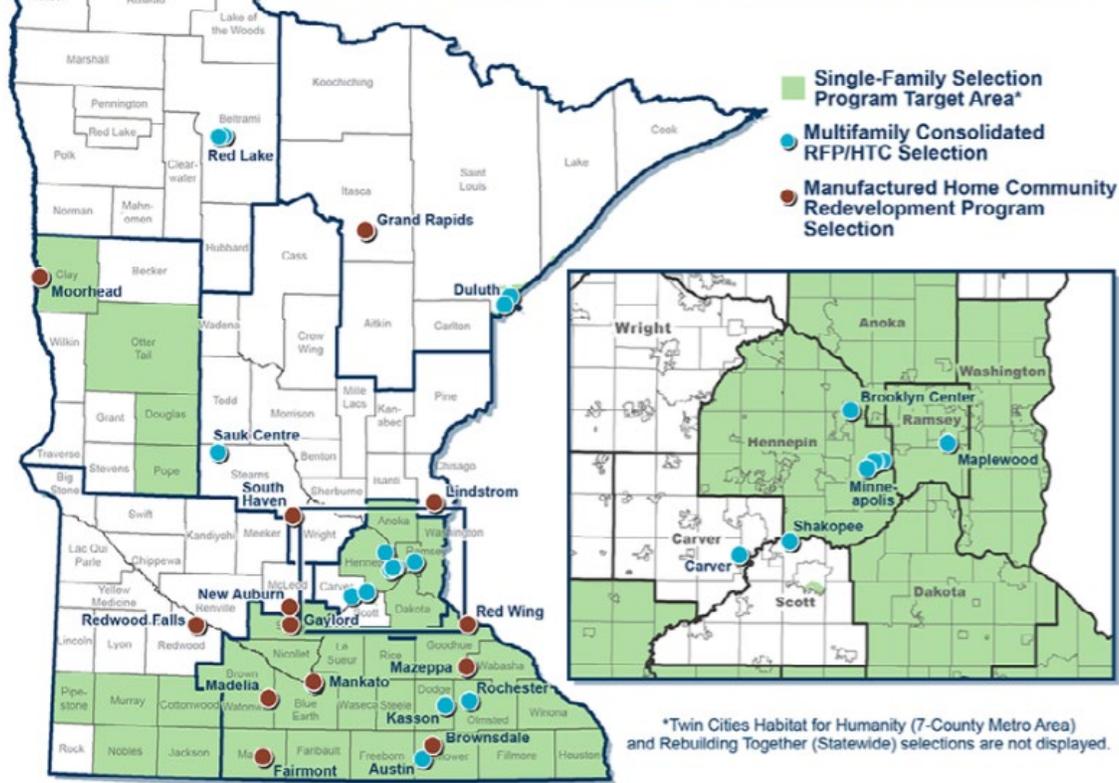
The need is real. We know that thousands of children, families and individuals are in precarious housing situations right now. Lieutenant Governor Flanagan and I care deeply about the opportunities and life trajectories for children in families that do not have stable housing. But because we're investing in housing today, over time, thousands of children will be able to succeed in school and enjoy all the benefits stability brings."

Listen to the Governor's full remarks at the link below.



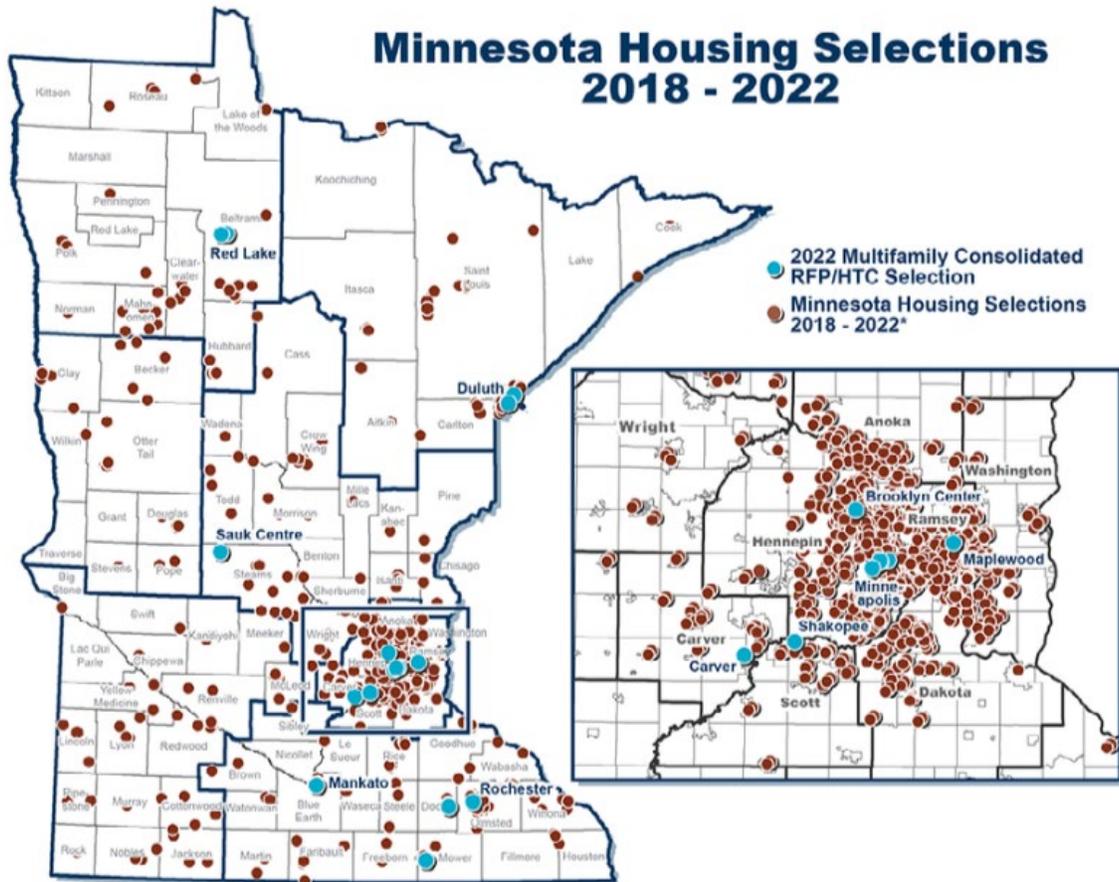
<https://youtu.be/LnNq8ia28Cg>

2022 Single Family, Multifamily and Manufactured Home Community Selections



2022 Selections at a Glance

- \$165.5 million
- \$437 million in total development costs
- 2,156 total units created or preserved
- 1,002 multifamily apartments and townhomes
- 412 single-family homes
- 742 manufactured housing lots supported
- 2,850 annual jobs created



Five Years at a Glance

A Comprehensive Look at all Minnesota Housing Selections, 2018 - 2022

In addition to the Multifamily, Single-Family and Manufactured Housing Community Development selections, Minnesota Housing selects proposals for other funding programs. These include Housing Tax Credits, Publicly Owned Housing Program (POHP), Rental Rehabilitation Deferred Loan program (RRDL), and the Workforce Housing Development Program.

The five-year map of Minnesota Housing selections shows the breadth and geographic reach of investments across the state from 2018 through 2022.

Learn more about the 2022
Selections



Equity Impacts of Selections

Affordability

- 43% of new multifamily units are deeply affordable (affordable to a household at 30% of area median income)
- 92% of single-family homes are affordable (affordable to a household below 80% of area median income)

Geographic Distribution

- 8 multifamily projects in the Twin Cities metro
- 9 multifamily projects in Greater Minnesota
- 22 single-family projects in Twin Cities metro
- 15 single-family projects in Greater Minnesota

Racially Diverse Development Teams

Projects/development teams that include Black, Indigenous, or People of Color (BIPOC) Owned/Run Businesses or Women-Owned/Run Businesses:

- 94% of multifamily projects
- 59% of single-family projects

Homes for Specific Populations

- 98 multifamily units are designated for people with disabilities
- 289 permanent supportive housing units
- 60 multifamily units with 4+ bedrooms for large families
- 52 single-family homes with 4+ bedrooms for large families



Manufactured Homes Selections

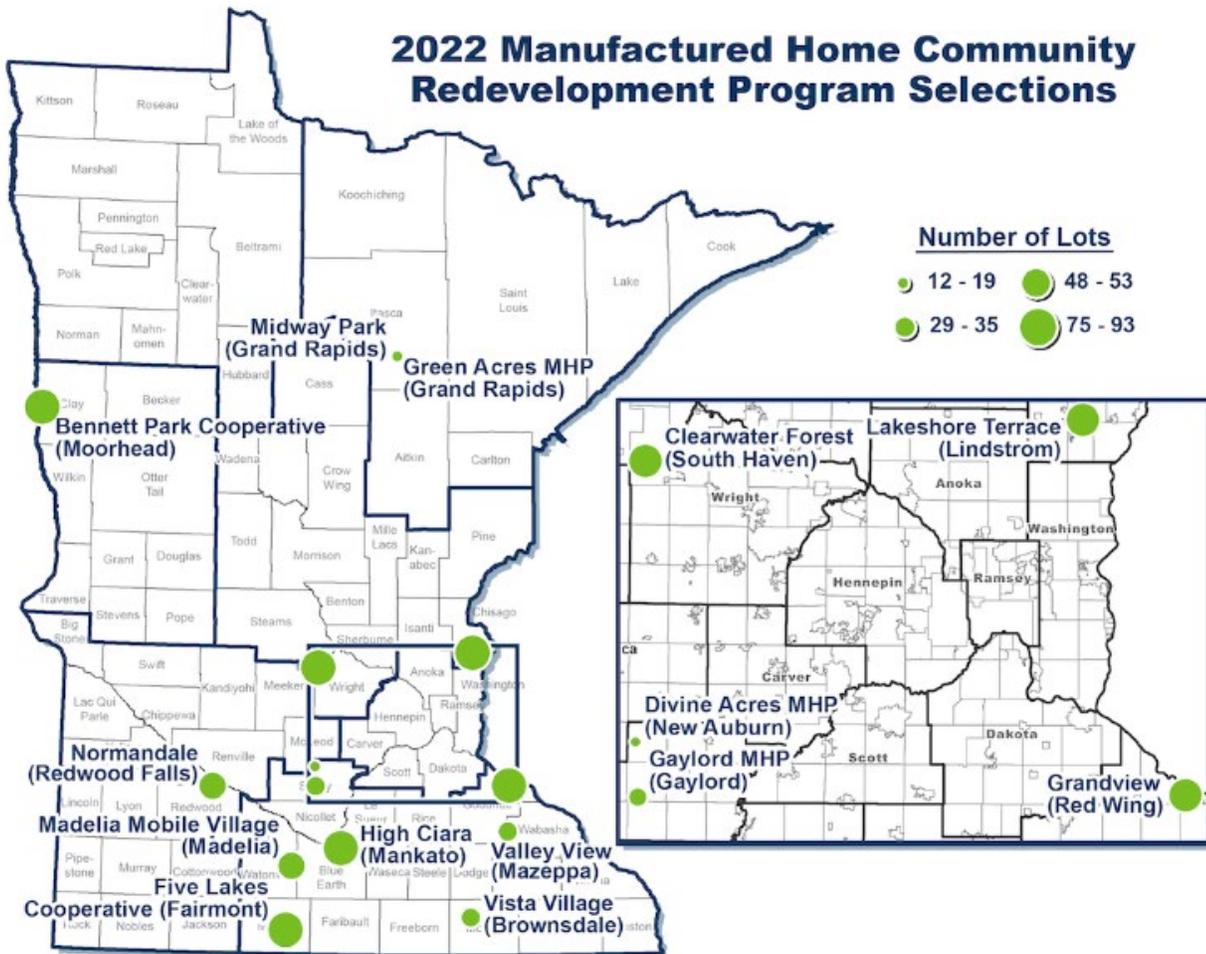
Minnesota Housing's board approved selections for the Manufactured Home Community Redevelopment Program. In this program, funds can be used for water and sewer upgrades, storm shelter construction and repairs, electrical work, road and sidewalk improvements, and other infrastructure needs.

This year our Manufactured Home Community Redevelopment Program selections are the highest ever at \$9.5 million. We're financing infrastructure upgrades to improve 742 home lots in manufactured home communities in six regions of the state. The communities are a mix of ownership models, including privately owned, city-owned and cooperatively owned.

Manufactured Homes at a Glance

- \$9.5 million in infrastructure improvements
- 742 individual lots
- 14 projects
- 6 regions of the state

2022 Manufactured Home Community Redevelopment Program Selections



Infrastructure repairs in Moorhead community

One example of this year's Manufactured Housing Community Development selections is Bennett Park Cooperative in Moorhead. The 22-lot manufactured home community provides some of the lowest lot rents in the region, but the community has infrastructure needs. With support from Minnesota Housing, the community will upgrade sewer pipes and watermains, along with reconstructing parking lots and roads. These investments will help Bennett Park stay a viable, affordable manufactured home community for years to come.

"We're so excited to get started," said Evan, board member and resident at Bennett Park. "The park needs a lot of improvements. Our roads are covered with potholes. If you live on the edges of the park, the water pressure is terrible. My hope is that someday people will drive by and say 'oh, that place is really nice.'"



Single-Family Selections

There are 412 single-family homes included in Agency selections. The activities approved include 89 new construction homes, as well as 145 units supported with affordability gap and downpayment assistance projects to help low-income households purchase new homes. Fifty homes will be preserved through acquisition, rehabilitation and resale, and 128 homes will receive owner-occupied rehabilitation. Fifty-two units of new developments will include homes with four or more bedrooms for larger families.

Single Family at a Glance

Developments include new construction; acquisition, rehabilitation, and resale; affordability gap/downpayment assistance; and owner-occupied rehabilitation.

- 37 proposals selected
- \$20 million
- 412 single-family homes
- 89 new construction homes
- 50 acquisition, rehab and resale
- 128 owner-occupied rehab
- 145 affordability gap/downpayment assistance
- \$57 million in total development costs
- 59% in Twin Cities metro
- 41% in Greater Minnesota



Creating long-term affordable homes

Promoting homeownership, particularly among first-generation homebuyers and households of color, remains a pillar of our work. This is regardless of rising home costs, high interest rates, and a low supply of affordable single-family homes. Despite these obstacles, Minnesota Housing still creates new homes, rehabs others, and provides downpayment assistance loans to help families and individuals achieve their goal of homeownership.

A single-family selection this year is for eight new single-family community land trust homes. They will be built in Grand Rapids through a collaboration between Itasca County HRA and One Roof Community Housing.

Community Land Trusts create permanently affordable homeownership opportunities through a one-time investment in the purchase of land and underwriting of construction and repair costs.

"I recommend using the land trust model to everyone," says Marshall on his new home. "We're not going paycheck-to-paycheck anymore. We used to go way into the negative. We're starting to catch up and soon we'll be ahead. It feels good."

Single Family Selections

Applicant	Location
Cass Clay Community Land Trust	Clay County
City of Lakes Community Land Trust (3 projects)	Minneapolis
City of Minneapolis CPED (2 projects)	Minneapolis
City of Moorhead	Moorhead
First Homes Properties	Rochester
Greater Metropolitan Housing Corporation (2 projects)	Golden Valley, Minnetonka, St. Louis Park
Hennepin County Housing and Redevelopment Authority (2 projects)	Hennepin, Ramsey
Housing and Redevelopment Authority of Duluth, Minnesota	Duluth
Housing and Redevelopment Authority of Itasca County	Grand Rapids
Midwest Minnesota Community Development Corporation	Mahnomen
NeighborWorks Home Partners	Ramsey, Hennepin, Washington, Anoka, Dakota
Northside Home LLC	North Minneapolis
One Roof Community Housing (2 projects)	Duluth
Partnership Community Land Trust	Mankato
PRG, Inc.	North and South Minneapolis
Rebuilding Together Minnesota (3 projects)	Statewide
Scott County Community Land Trust	Prior Lake
The Rondo Community Land Trust (2 projects)	Ramsey
Three Rivers Community Action, Inc.	Blue Earth, Brown, Dodge, Faribault, Fillmore, Freeborn, Goodhue, Houston, Le Sueur, Martin, Mower, Nicollet, Olmsted, Rice, Sibley, Steele, Wabasha, Waseca, Watonwan, Winona
Twin Cities Habitat for Humanity (3 projects)	Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, Washington
Two Rivers Community Land Trust	Washington
United Community Action Partnership, Inc.	Jackson
West Central Minnesota Communities Action, Inc.	Douglas, Pope, Ottertail
West Hennepin Affordable Housing Land Trust (2 projects)	Bloomington, Eden Prairie, Edina, Golden Valley, Crystal, Maple Grove, Minnetonka, Plymouth, Richfield, St. Louis Park



Multifamily Selections

Minnesota Housing selected 17 developments. These developments will create and preserve 1,002 units, including apartments and townhomes. Activities include building new multifamily developments, rehabbing existing multifamily developments, serving households that have experienced homelessness, creating multifamily homes designated for people with disabilities, and creating rental homes for seniors with very low incomes.

Multifamily at a Glance

- 17 projects selected
- \$130 million
- 1,002 multifamily units
- 864 new construction units
- 138 rehabilitated units
- 373 deeply affordable units
- 47% in Twin Cities metro
- 53% in Greater Minnesota



Improving the Housing System

Strategic Objective: Create an inclusive and equitable housing system

The Equitable Development policy's goal is to center the voices, opinions, and needs of Communities Most Impacted (CMI) by housing disparities in the development planning process.

- 88% of selected applications received points for Equitable Development

Diversifying partners we work with and incentivizing developments that have Black, Indigenous and People of Color-owned/Women-owned Business Enterprise on the development team

- 14 projects are sponsored by a Black-, Indigenous-, People of Color-, or Women-owned business entity
- 7 projects are Black-, Indigenous-, People of Color-owned which 4 projects are tribal-sponsored or will serve Tribal and Indigenous communities.
- 7 projects are Women-owned Business Enterprise
- 2 projects are new to Minnesota Housing's selection process
- 94% of selected applications have a Black-, Indigenous-, People of Color-owned, or Women-owned Business Enterprise as part of their development teams
- 76% have two or more of these business enterprises participating on development teams



Gladstone Village, Maplewood

Represents 65 new rental homes

Gladstone Village will be a workforce development in Maplewood, a Twin Cities metro suburb. The 65-unit project will address the need for affordable units with an emphasis on providing larger bedroom units for families, persons with disabilities, and people who are unsheltered. The developer is JB Vang Partners.

"In everything we do there is a sense of pride because we are breaking down barriers," said J. Kou Vang, of JB Vang. "We hope that by us doing this we open up the door for more BIPOC developers as they come through."

Multifamily Selections

Developer	Project	City
Access Development, LLC	Edge Apartments	Kasson
Beacon Interfaith Housing Collaborative	Prairie Pointe Apartments	Shakopee
Carver County CDA	Carver Place	Carver
Center City Housing Corp	Wadena West Apartments	Duluth
D. W. Jones Development, Inc.	Silverarrow Apartments	Sauk Centre
Housing and Redevelopment Authority of Duluth	Harbor Highlands VI Townhomes	Duluth
JB Vang Partners	Gladstone Village	Maplewood
JO Companies, LLC	Wangstad Commons	Brooklyn Center
Joseph Development, LLC	Valleyhigh Flats II	Rochester
Minnesota Indian Women's Resource Center	Minnesota Indian Women's Resource Center	Minneapolis
Project for Pride in Living	3030 Nicollet	Minneapolis
Red Lake Reservation Housing Authority	Red Lake Homes XIV	Red Lake
Red Lake Reservation Housing Authority	Red Lake Supportive Housing 2	Red Lake
Three Rivers Community Action, Inc.	1st & 3rd Apartments	Austin
Trellis Walnut Towers Development LLC	Walnut Towers	Mankato
Wellington Development LLC	Agra	Minneapolis
Wellington Management Inc.	Native American Community Clinic - Housing	Minneapolis

Thank you!

We send out a huge thank you to all our development partners, housing allies, state legislators and amazing staff who go big on a daily basis so more Minnesotans have a safe and stable home they can afford. We couldn't do this work without you.

Special thanks to our funding partners.

[Learn more about the 2022
Selections](#)