Housing Assistance in Minnesota

Program Assessment: October 1, 2006-September 30, 2007

Minnesota Housing
Finance Agency

Highlights of Minnesota Housing Assistance in 2007

- Nearly 59,000 Minnesota households were assisted in the amount of $745 million
  - $237.6 million assisted 42,100 rental units or their tenants
  - $506.8 million assisted 16,500 homebuyers or homeowners
- $458.6 million financed the purchase of 3,400 homes for first-time buyers
- $165.5 million assisted 30,300 households in Section 8 housing with rent payments
- $77.7 million financed more than 1,200 units of new construction
- $66.6 million preserved nearly 4,400 units of existing affordable housing
- $11.3 million helped prevent or end homelessness for nearly 8,700 households
- $1.7 million supported education and training for nearly 11,000 homebuyers or homeowners

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Introduction

Minnesota Housing's mission is to finance and advance affordable housing opportunities for low- and moderate-income Minnesotans to enhance quality of life and foster strong communities. The agency works to accomplish this mission by focusing on four strategic priorities:

- finance new affordable housing opportunities;
- preserve existing affordable housing;
- end long-term homelessness; and
- increase emerging market homeownership

Minnesota Housing's strategic plan for 2007 is available at: www.mnhousing.gov/news/reports/index.aspx.

Using bond sale proceeds, agency resources, and appropriated funds, Minnesota Housing offers various types of housing-related assistance ranging from below-market interest rate first mortgages for eligible first-time homebuyers to incentives to rental property owners for the construction of new and the preservation of existing affordable housing. Minnesota Housing targets assistance to low- and moderate-income Minnesotans by establishing maximum income limits for eligibility in all but a few of its programs.

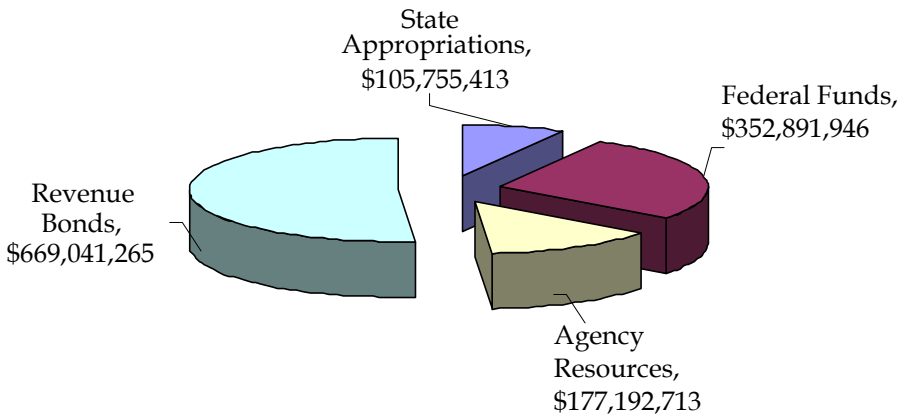
This report provides information that identifies Minnesota Housing's efforts to advance its mission and achieve its strategic goals through the implementation of the *Affordable Housing Plan* during Federal Fiscal Year 2007 (October 1, 2006 through September 30, 2007).

The *Affordable Housing Plan* is Minnesota Housing's allocation plan for housing assistance available to the agency during a biennium; 2007 is the second year of the 2006/2007 biennium. The agency's *Affordable Housing Plan* is available at: www.mnhousing.gov/news/reports/index.aspx.

Sources and Uses of Funds

Minnesota Housing's *2006/2007 Affordable Housing Plan* included an original amount of $1,304,881,337 estimated to be available for new assistance activity from four major sources. Note that Federal Funds includes assistance payments to be made on behalf of approximately 30,000 tenants of Section 8 housing.

Sources of Funds, 2006/2007 Affordable Housing Plan



Bonds

Minnesota Housing's largest source of financing is the sale of revenue bonds, which accounted for 51 percent of the resources available for new activity in the *2006/2007 Affordable Housing Plan*. Because many of the bonds sold are tax-exempt, they carry a lower interest rate allowing the agency to provide financing at below-market interest rates to qualifying low- and moderate-income first-time homebuyers and to sponsors of affordable housing for low- and moderate-income renters.

Federal Funds
Federal appropriations from the U.S. Department of Housing and Urban Development (HUD), primarily Section 8 Housing Assistance Payments, accounted for 27 percent of the resources available for new activity in the *2006/2007 Affordable Housing Plan*. In FY 2007, HUD allocated more than $9.8 million in federal HOME funds to Minnesota Housing and $114,000 under Housing Opportunities for Persons with AIDS (HOPWA).

Agency Resources
Minnesota Housing uses its own funds for a variety of activities including bond sale contributions, low-interest loans, and deferred loans. These funds, which comprised approximately 14 percent of the resources available for new activity in the *2006/2007 Affordable Housing Plan*, enable the agency to maximize leverage in its housing assistance programs.

State Appropriations
Minnesota Housing uses state appropriations, which comprised eight percent of Minnesota Housing's resources in 2006/2007, to provide deferred loans, grants, and other housing subsidies to low-income households. Resources include Minnesota's Housing Trust Fund, which is supported through a combination of the interest earnings on real estate escrow accounts and revenue bond application fees, and state appropriations. The fund enables Minnesota Housing to provide deferred loans at no interest for housing development, operating costs, and rental assistance for extremely low-income tenants. The Minnesota Legislature appropriated $70.5 million for the 2006/2007 biennium, including base and non-base appropriations.

A variety of types of assistance is available to households. And as shown in Table 2, the median incomes in 2007 ranged from a low of $5,244 for tenants occupying units assisted through the Ending Long-Term Homelessness Initiative Fund to a high of $56,169 for homeowners borrowing a home improvement loan under the Fix-Up Fund. Nearly two-thirds of all households assisted by Minnesota Housing in 2007 had incomes of less than $20,000. Among non-Section 8 households only, more than 40 percent had incomes below $20,000. The federal poverty threshold for a family of four in 2007 was $20,650.

Minnesota Housing's Strategic Plan for Assisting Households

1) Finance New Affordable Housing Opportunities
Through its assistance programs, Minnesota Housing is able to meet a wide range of housing needs within the state. Current new affordable housing opportunities include first mortgages and entry cost assistance for homebuyers; education, counseling, and training for homebuyers and homeowners; and federal housing tax credits, permanent financing, and deferred loans awarded to housing sponsors for the development of new affordable rental housing.

Minnesota Housing also funds two programs designed to strengthen the capacity of nonprofits to meet local housing needs for affordable housing. Under the Organizational Support Program, Minnesota Housing assistance to qualifying nonprofits may be used to meet a variety of needs such as staff training or operating expenses. Under the Nonprofit Capacity Building Revolving Loan Program, Minnesota Housing finances short-term loans to housing sponsors for predevelopment costs such as architectural fees. In 2007, 28 short-term loans in the amount of $2,322,000 created or preserved 1,331 units of affordable rental housing. These loans are repaid at the time of initial closing on permanent financing, which may be a loan through Minnesota Housing.

2) Preserve Existing Affordable Housing
In addition to disbursing Housing Assistance Payments on behalf of more than 30,300 households in Sections 8-assisted units, Minnesota Housing disbursed funds to rehabilitate, improve, or preserve the affordability of nearly 4,400 units. Current programs include deferred and low-interest loans for the rehabilitation or improvement of existing owner-occupied homes and multifamily rental housing in FY 2007 (see Table 7).

Preservation of existing developments remains the most cost-effective means of providing affordable housing for renters. Since 1998, preservation spending under Minnesota Housing programs has leveraged $5.40 of federal investment in affordable rental housing for each dollar of the agency's deferred loan investment.

Through loans and redefined equity programs that do not require a financial outlay from Minnesota Housing, the agency has worked with owners of more than 174 developments that contain a total of more than 11,870 existing subsidized rental units to extend their participation in federal housing assistance programs, thereby retaining affordable rents for an average of 19 additional years.

Minnesota Housing preservation efforts included proactive asset management that resulted in the disbursement of nearly $3.6 million during 2007 in agency asset management funds and loans or operating subsidies to owners of affordable rental housing previously funded by the agency. This assistance was used to meet a variety of needs including deferred maintenance, operating costs, tenant service coordination and counseling, and interest reduction payments. The agency also provided $1.5 million in interest reduction payments for developments the agency financed under the Section 236 program in the 1970s.

3) End Long-Term Homelessness
At the request of Governor Pawlenty and the Minnesota Legislature, the Commissioners of Human Services, Corrections, and Minnesota Housing convened a working group to address the issue of chronic or long-term homelessness in Minnesota. In March 2004, that group submitted to the Minnesota Legislature a goal-oriented, reform-minded business plan to end long-term homelessness in Minnesota by 2010. Under the Ending Long-Term Homelessness Initiative, this business plan is being implemented with guidance from an advisory council representing the business, housing, social service, nonprofit, philanthropic, and public sectors.

Minnesota Housing has funded supportive housing under its assistance programs, such as the Housing Trust Fund, for years. Through the Ending Long-Term Homelessness Initiative Fund (ELHIF) additional resources are available for the development, rehabilitation, acquisition, preservation, or operating of permanent supportive housing for people experiencing long-term homelessness as well as monthly rental assistance for tenants.

The plan anticipates creating 4,000 additional housing opportunities for people experiencing long-term homelessness by 2010 through $483 million in public and private investment. As of the end of 2007, Minnesota Housing had committed funding to more than 1,660 new supportive housing opportunities for people experiencing long-term homelessness. This initiative is ahead of schedule for the fourth year in a row.

More information on Minnesota's initiative to end long-term homelessness is available, including a copy of the business plan, at: www.mnhousing.gov.

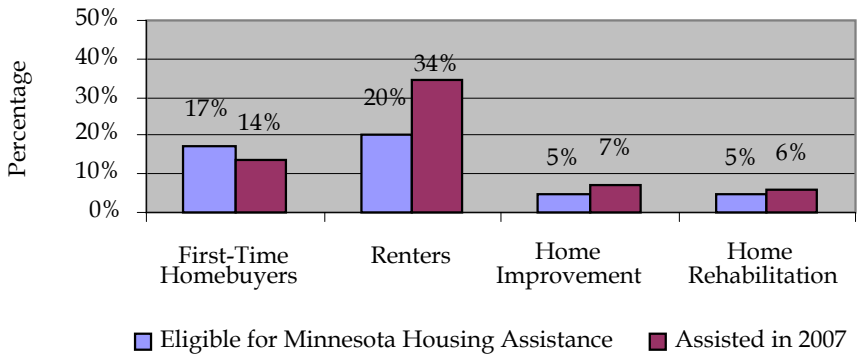
4) Increase Emerging Market Homeownership
As of *Census 2000*, more than 77 percent of all households in Minnesota owned their own homes; however, data also show that only 42 percent of all households of color or Hispanic ethnicity in Minnesota owned their homes in 2000. Data from the Census Bureau's more recent *2006 American Community Survey* indicate an ongoing gap in homeownership rates among Minnesotans between

white-headed households and households of color or Hispanic ethnicity.

Minnesota Housing is one of three conveners of the public-private Emerging Markets Homeownership Initiative (EMHI) to increase the accessibility of information and resources to communities of color and close the gap in homeownership rates. EMHI participants developed a business plan that calls for 40,000 new emerging markets homeowners by 2012. Additional information about EMHI and a copy of the final business plan are available through Minnesota Housing or at: www.emhimn.org.

Data from the Census Bureau are the basis for estimating the percentage of all households in the state who may be eligible for Minnesota Housing assistance and are among emerging markets. Comparing these eligibility estimates to the percentage of emerging market households Minnesota Housing assisted during the reporting year indicates that in 2007 the agency provided its resources in a proportion generally equal to or greater than the eligible population.

Emerging Market Households and Minnesota Housing Assistance, 2007



Conclusion

Visit Minnesota Housing's website or contact the agency to learn more about the nature of its housing assistance programs, how to apply for assistance, or how to participate in Minnesota Housing programs as an administrator or partner: www.mnhousing.gov.

If you have any questions, comments, or would like to obtain additional copies of this assessment or any other reports referenced here, please contact Minnesota Housing at:

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St. Paul, MN 55101-1998
Telephone: (651) 296-7608 or (800) 657-3769, toll-free, or
(651) 297-2361 for TTY
E-mail: mn.housing@state.mn.us.

Table 1
Income Distribution of Minnesota Housing-Assisted Households, FY 2007

	Homebuyers			Homeowners			Renters		
Gross Annual Household Income	Number of Households Reporting	Percent of Total Reporting	Cumulative Percent	Number of Households Reporting	Percent of Total Reporting	Cumulative Percent	Number of Households Reporting	Percent of Total Reporting	Cumulative Percent
$0-$4,999	1,432	9.8%	9.8%	0	0.0%	0.0%	5,728	13.1%	13.1%
$5,000-$9,999	213	1.5%	11.3%	15	0.8%	0.8%	13,848	31.7%	44.8%
$10,000-$14,999	411	2.8%	14.1%	101	5.4%	6.2%	10,785	24.7%	69.4%
$15,000-$19,999	766	5.2%	19.3%	142	7.6%	13.8%	6,138	14.0%	83.5%
$20,000-$24,999	1,270	8.7%	28.0%	107	5.7%	19.5%	3,158	7.2%	90.7%
$25,000-$29,999	1,448	9.9%	37.9%	95	5.1%	24.6%	1,621	3.7%	94.4%
$30,000-$34,999	1,857	12.7%	50.6%	105	5.6%	30.2%	899	2.1%	96.4%
$35,000-$39,999	1,728	11.8%	62.4%	125	6.7%	36.9%	466	1.1%	97.5%
$40,000-$44,999	1,460	10.0%	72.3%	111	5.9%	42.9%	276	0.6%	98.1%
$45,000-$49,999	1,190	8.1%	80.5%	120	6.4%	49.3%	181	0.4%	98.6%
$50,000-$54,999	975	6.7%	87.1%	125	6.7%	56.0%	118	0.3%	98.8%
$55,000-$59,999	591	4.0%	91.2%	141	7.5%	63.5%	91	0.2%	99.0%
$60,000-$64,999	487	3.3%	94.5%	143	7.7%	71.2%	80	0.2%	99.2%
$65,000-$69,999	222	1.5%	96.0%	134	7.2%	78.3%	45	0.1%	99.3%
$70,000-$74,999	162	1.1%	97.1%	115	6.2%	84.5%	55	0.1%	99.4%
$75,000-$79,999	109	0.7%	97.9%	120	6.4%	90.9%	31	0.1%	99.5%
$80,000 and above	318	2.2%	100.0%	170	9.1%	100.0%	212	0.5%	100.0%
Total	14,639	100.0%		1,869	100.0%		43,732	100.0%	

Note
The number of tenant households will not equal the number of units assisted in a year due to when and how data are available for reporting to Minnesota Housing.

Table 2
Minnesota Housing-Assisted Households Compared with Selected Income Standards, FY 2007

Program	Median Annual Household Incomes and Income Standards
General Assistance maximum benefit (single adult)	**$2,436**
Ending Long-Term Homelessness Initiative Fund (ELHIF)	$5,244
Housing Trust Fund Rental Assistance (HTF RA)	$7,480
Bridges	$8,336
Housing Trust Fund (HTF)	$10,000
Section 8 Contract Administration	$10,050
MN Family Investment Program (one adult, two children) maximum benefit including food support	**$10,716**
Affordable Rental Investment Fund-Preservation (PARIF)	$11,066
Affordable Rental Investment Fund-Minnesota Families (MARIF)	$11,273
Section 8 (Minnesota Housing-financed)	$11,300
HOME Rental Rehabilitation Program	$11,987
Rehabilitation Loan Program	$12,844
Family Homeless Prevention and Assistance Program (FHPAP)	$13,224
Rental Assistance for Family Stabilization (RAFS)	$13,240
Minnesota Urban and Rural Homesteading Program (MURL)	$16,980
Poverty Threshold (3-person household)	**$17,170**
Low and Moderate Income Rental Program (LMIR)	$18,120
Housing Tax Credits (HTC)	$20,165
Poverty Threshold (4-person household)	**$20,650**
Economic Development and Housing Challenge Fund	$21,970
Bruce Vento Affordable Housing	$24,429
Habitat Next 1000 Homes	$29,364
Homeownership Education, Counseling, and Training (HECAT)	$33,000

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Table 2
Minnesota Housing-Assisted Households Compared with Selected Income Standards, FY 2007 *(continued)*

Program	Median Annual Household Incomes and Income Standards
50% of HUD Median Income, Statewide	**$33,800**
American Dream Downpayment Initiative (ADDI)	$34,651
Homeownership Assistance Fund (HAF)	$36,396
Community Revitalization Fund (CRV)	$36,705
Community Activity Set-Aside (CASA)	$38,472
50% of HUD Median Income, Minneapolis/St. Paul	**$38,800**
Minnesota Mortgage Program (MMP)	$39,756
Entry Cost Homeownership Opportunity (ECHO)	$40,196
60% of HUD Median Income, Minneapolis/St. Paul	**$46,560**
Community Fix-Up Fund (CFUF)	$56,040
Fix-Up Fund (FUF)	$56,169
HUD Median Income, Statewide	**$67,600**
HUD Median Income for Minneapolis/St. Paul	**$77,600**

Table 3
Minnesota Housing Assistance in Minnesota, FY 2007

Program[1]	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit	Median Annual Household Income	Percentage Households of Color[2]
Affordable Rental Investment Fund-Minnesota Families (MARIF)	$880,000	44	$20,000	$11,273	59.0%
Affordable Rental Investment Fund-Preservation (PARIF)	$10,483,882	600	$14,091	$11,066	28.2%
American Dream Downpayment Initiative (ADDI)	$555,000	56	$9,911	$34,651	35.7%
Asset Management[3]	$3,564,397	Reported previously	$16,813	Reported previously	
Bridges[4]	$1,540,110	593	$4,992	$8,336	19.2%
Bruce Vento Affordable Housing	$1,303,654	19	$68,613	$24,429	31.6%
Community Activity Set-Aside (CASA)	$159,969,941	1,050	$152,352	$38,472	32.3%
no Homeownership Assistance Fund	$18,153,681	116	$156,497	$41,357	24.1%
with Homeownership Assistance Fund	$141,816,260	934	$151,838	$38,204	33.3%
Community Fix-Up Fund (CFUF)	$4,300,197	290	$14,828	$56,040	13.8%
Community Revitalization Fund (CRV)	$8,851,842	228	$38,824	$36,705	38.4%
Economic Development and Housing Challenge Fund	$4,229,597	269	$11,716	$21,970	66.6%
Ending Long-Term Homelessness Initiative Fund (ELHIF)	$1,983,237	139	$6,481	$5,244	61.5%
Entry Cost Homeownership Opportunity (ECHO)	$492,865	166	$2,969	$40,196	19.9%
Family Homeless Prevention and Assistance Program (FHPAP)[5]	$3,843,287	6,842	$562	$13,224	59.2%
Fix-Up Fund (FUF)	$19,432,452	1,286	$15,111	$56,169	5.9%
Habitat Next 1000 Homes	$2,009,269	23	$87,360	$29,364	82.6%

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Table 3
Minnesota Housing Assistance in Minnesota, FY 2007 *(continued)*

Program[1]	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit	Median Annual Household Income	Percentage Households of Color[2]
HOME Rental Rehabilitation Program	$5,970,087	441	$13,538	$11,987	9.4%
Homeownership Assistance Fund (HAF, second mortgage amount shown)	$4,791,271	1,172	$4,088	$36,396	29.4%
Homeownership Education, Counseling, and Training (HECAT)	$1,726,979	10,777	$160	$33,000	35.0%
Housing Opportunities for Persons with AIDS (HOPWA)	$100,836	125	$807	69% had extremely low incomes	39.0%
Housing Tax Credits (HTC)[6]	$8,320,016	1,700	$4,894	Not available	
with Minnesota Housing assistance	$7,658,710	1,493	$5,130	$20,165	39.6%
without Minnesota Housing assistance	$661,306	207	$3,195	Demographics not reported to Minnesota Housing	
Housing Trust Fund (HTF)	$983,230	88	$11,173	$10,000	48.5%
Housing Trust Fund Rental Assistance (HTF RA)	$3,771,300	961	$5,340	$7,480	56.4%
Housing Trust Fund Transitional	$195,000	7	$27,857	$6,384	69.7%
Low and Moderate Income Rental Program (LMIR)[7]	$23,822,258	599	$39,770	$18,120	31.2%
Minnesota Mortgage Program (MMP)	$298,621,927	2,372	$125,895	$39,756	5.8%
no Homeownership Assistance Fund	$277,649,630	2,134	$130,108	$40,846	4.9%
with Homeownership Assistance Fund	$20,972,297	238	$88,119	$28,857	13.9%
Minnesota Urban and Rural Homesteading Program (MURL)	$608,653	6	$101,442	$16,980	16.7%
Organizational Support Program (OSP)	$619,258	No demographic data; this is assistance to nonprofits			
Rehabilitation Loan Program	$4,149,993	293	$14,164	$12,844	6.1%
Rental Assistance for Family Stabilization (RAFS)	$15,500	13	$1,192	$13,240	100.0%

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Table 3
Minnesota Housing Assistance in Minnesota, FY 2007 *(continued)*

Program[1]	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit	Median Annual Household Income	Percentage Households of Color[2]
Rental Rehabilitation Loan Program	$871,342	310	$2,811	Not available	
Section 8 Contract Administration	$94,434,760	18,119	$5,212	$10,050	33.2%
Section 8 (Minnesota Housing-financed)	$71,036,886	12,209	$5,818	$11,300	18.8%
Section 236[8]	$1,504,281	528	Not available		
Total	$744,983,309	58,604			
Homebuyers or homeowners	$506,814,045	16,510			
Renters	$237,550,007	42,094			
Organizational support	$619,258				

Notes

[1]Because many developments are assisted under more than one Minnesota Housing rental program, the number of units in those developments are counted once, under the program from which the first mortgage or greatest amount of Minnesota Housing assistance was provided. Average assistance per unit of rental housing is based on program assistance amounts and an unadjusted count of assisted units. Tenant household characteristics inadvertently may be reported more than once. Tenant demographics are based on data reported to Minnesota Housing by owners of developments and may vary widely from year to year reflecting the number, size, location, and type of developments for which owners report information. For programs in which Minnesota Housing provides second mortgages in conjunction with other Minnesota Housing assistance, units will be reported under the program providing the first mortgage.

[2]A household of color is defined here as one in which the householder is of a race other than white or is of Hispanic ethnicity.

[3]Asset management includes assistance provided through the Asset Management Fund and Financing Adjustment Factor and Financing Adjustment savings (FAF/FA).

[4] Assistance amount shown for Bridges and Housing Trust Fund Rental Assistance is the actual voucher and security deposit amounts disbursed during the reporting year; average assistance amount per household is estimated based on the average monthly assistance amount disbursed assuming 12 months of program participation during the reporting year. This is a more precise reflection of assistance than previous estimates.

[5]FHPAP data include cash assistance and assistance for services to households, which are expenditures reported by providers.

[6]HTC units reported are those for which owners claimed federal tax credits for the first time in the previous calendar year and annual amount of credit claimed. Tax credit units receiving Minnesota Housing assistance are counted only once under the program from which the agency disbursed assistance funds. The total amount of tax credit and those HTC units Minnesota Housing allocated **without** additional Minnesota Housing assistance are included in subtotal and total counts.

[7]Includes Flexible Financing for Capital Costs.

[8]Interest rate reduction on developments for which 20 units are reported under Section 8 (Minnesota Housing-financed).

Table 4
Minnesota Housing Assistance in Duluth, FY 2007

Program[1]	Minnesota Housing Assistance	Households or Units Assisted[2]	Average Assistance Per Household or Unit	Median Annual Household Income	Percentage Households of Color[3]
Affordable Rental Investment Fund-Minnesota Families (MARIF)	$880,000	44	Insufficient data	$11,406	46.7%
Affordable Rental Investment Fund-Preservation (PARIF)	$142,000	7	Insufficient data	$10,924	9.0%
Asset management[4]	$273,000	Reported previously			
Bridges[5]	$149,228	81	$4,056	$7,950	21.0%
Community Activity Set-Aside (CASA)	$4,370,528	45	$97,123	$29,124	13.3%
Community Fix-Up Fund (CFUF)	$28,206	4	$7,052	$30,343	25.0%
Community Revitalization Fund (CRV)	$551,409	19	$29,022	$31,993	15.8%
Ending Long-Term Homelessness Initiative Fund (ELHIF)	$90,289	5	Insufficient data	$2,436	62.5%
Entry Cost Homeownership Opportunity (ECHO)	$57,000	19	$3,000	$35,006	0.0%
Family Homeless Prevention and Assistance Program (FHPAP)[6]	$75,240	198	$380	$12,000	46.5%
Fix-Up Fund (FUF)	$269,023	20	$13,451	$41,577	5.0%
Homeownership Assistance Fund (HAF)	$171,595	53	$3,238	$27,980	13.2%
Homeownership Education, Counseling, and Training (HECAT)	$85,440	534	$160	$26,365	6.0%
Housing Tax Credits (HTC)[7]	$1,610,196	Units and demographics reported elsewhere			
Housing Trust Fund Rental Assistance (HTF RA)		<3			
Minnesota Mortgage Program (MMP)	$8,291,800	70	$118,454	$35,082	2.9%
Rehabilitation Loan Program	$49,875	3	$16,625	$8,700	0.0%

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Table 4
Minnesota Housing Assistance in Duluth, FY 2007 *(continued)*

Program[1]	Minnesota Housing Assistance	Households or Units Assisted[2]	Average Assistance Per Household or Unit	Median Annual Household Income	Percentage Households of Color[3]
Section 8 Contract Administration	$1,404,810	385	$3,649	$12,193	6.6%
Section 8 (Minnesota Housing-financed)	$3,084,017	553	$5,577	$12,198	7.2%
Total	$21,583,656	1,987			
Homebuyers or homeowners	$13,874,876	714			
Renters	$7,708,780	1,273			

Notes

[1]Because many developments are assisted under more than one Minnesota Housing rental program, the number of units in those developments are counted once, under the program from which the first mortgage or greatest amount of Minnesota Housing assistance was provided. Average assistance per unit of rental housing is based on program assistance amounts and an unadjusted count of assisted units. Tenant household characteristics inadvertently may be reported more than once. Tenant demographics are based on data reported to Minnesota Housing by owners of developments and may vary widely from year to year reflecting the number, size, location, and type of developments for which owners report information. For programs in which Minnesota Housing provides second mortgages in conjunction with other Minnesota Housing assistance, units will be reported under the program providing the first mortgage.

[2]In areas with few assisted households or units, activity is insufficient to calculate average per unit assistance amounts or disclose occupancy information.

[3]A household of color is defined here as one in which the householder is of a race other than white or is of Hispanic ethnicity.

[4]Asset management includes assistance provided through the Asset Management Fund and Financing Adjustment Factor and Financing Adjustment savings (FAF/FA).

[5]Assistance amount shown for Bridges and Housing Trust Fund Rental Assistance is the actual voucher and security deposit amounts disbursed during the reporting year; average assistance amount per household is estimated based on the average monthly assistance amount disbursed assuming 12 months of program participation during the reporting year. This is a more precise reflection of assistance than previous estimates.

[6]FHPAP assistance amount includes cash assistance and assistance for services to households, which is estimated based on average per household in this city table.

[7]HTC units reported are those for which owners claimed federal tax credits for the first time in the previous calendar year and annual amount of credit claimed. Tax credit units receiving Minnesota Housing assistance are counted only once under the program from which the agency disbursed assistance funds.

Table 5
Minnesota Housing Assistance in Minneapolis, FY 2007

Program[1]	Minnesota Housing Assistance	Households or Units Assisted[2]	Average Assistance Per Household or Unit	Median Annual Household Income	Percentage Households of Color[3]
Affordable Rental Investment Fund-Preservation (PARIF)	$3,516,874	153	Insufficient data	$8,208	93.8%
American Dream Downpayment Initiative (ADDI)	$50,000	5	$10,000	$37,784	40.0%
Bridges[4]	$162,938	37	$6,504	$8,448	62.2%
Community Activity Set-Aside (CASA)	$15,936,026	103	$154,719	$39,330	40.8%
Community Fix-Up Fund (CFUF)	$1,233,723	110	$11,216	$59,720	17.3%
Community Revitalization Fund (CRV)	$502,787	31	$16,219	$31,259	38.7%
Entry Cost Homeownership Opportunity (ECHO)	$63,000	21	$3,000	$39,816	42.9%
Family Homeless Prevention and Assistance Program (FHPAP)[5]	$834,535	2,405	$347	$12,792	85.4%
Fix-Up Fund (FUF)	$1,313,938	86	$15,278	$64,755	4.7%
Habitat Next 1000 Homes	$606,882	7	$86,697	$27,900	100.0%
Homeownership Assistance Fund (HAF)	$441,290	101	$4,369	$42,043	40.6%
Homeownership Education, Counseling, and Training (HECAT)	$332,640	2,079	$160	$35,050	52.0%
Housing Tax Credits (HTC)[6]	$410,598	Units reported elsewhere			
Housing Trust Fund (HTF)	$200,000	18	Insufficient data	$8,208	66.6%
Housing Trust Fund Rental Assistance	$1,213,882	264	$8,448	$7,080	75.0%
Minnesota Mortgage Program (MMP)	$15,701,654	94	$167,039	$45,000	5.3%
Rehabilitation Loan Program	$102,695	6	$17,116	$11,166	50.0%
Rental Assistance for Family Stabilization (RAFS)	$8,500	7	Insufficient data	$8,720	100.0%

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Table 5
Minnesota Housing Assistance in Minneapolis, FY 2007 *(continued)*

Program[1]	Minnesota Housing Assistance	Households or Units Assisted[2]	Average Assistance Per Household or Unit	Median Annual Household Income	Percentage Households of Color[3]
Rental Rehabilitation Loan Program	$200,181	20	$10,009	Not available	
Section 8 Contract Administration	$21,855,373	3,386	$6,455	$8,688	72.0%
Section 8 (Minnesota Housing-financed)	$7,133,691	981	$7,272	$10,722	53.9%
Total	$71,821,207	9,808			
Homebuyers or homeowners	$36,284,635	2,537			
Renters	$35,536,572	7,271			

Notes

[1]Because many developments are assisted under more than one Minnesota Housing rental program, the number of units in those developments are counted once, under the program from which the first mortgage or greatest amount of Minnesota Housing assistance was provided. Average assistance per unit of rental housing is based on program assistance amounts and an unadjusted count of assisted units. Tenant household characteristics inadvertently may be reported more than once. Tenant demographics are based on data reported to Minnesota Housing by owners of developments and may vary widely from year to year reflecting the number, size, location, and type of developments for which owners report information. For programs in which Minnesota Housing provides second mortgages in conjunction with other Minnesota Housing assistance, units will be reported under the program providing the first mortgage.

[2]In areas with few assisted households or units, activity is insufficient to calculate average per unit assistance amounts or disclose occupancy information.

[3]A household of color is defined here as one in which the householder is of a race other than white or is of Hispanic ethnicity.

[4]Assistance amount shown for Bridges and Housing Trust Fund Rental Assistance is the actual voucher and security deposit amounts disbursed during the reporting year; average assistance amount per household is estimated based on the average monthly assistance amount disbursed assuming 12 months of program participation during the reporting year. This is a more precise reflection of assistance than previous estimates.

[5]FHPAP assistance amount includes cash assistance and assistance for services to households, which is estimated based on average per household in this city table.

[6]HTC units reported are those for which owners claimed federal tax credits for the first time in the previous calendar year and annual amount of credit claimed. Tax credit units receiving Minnesota Housing assistance are counted only once under the program from which the agency disbursed assistance funds.

Table 6
Minnesota Housing Assistance in Saint Paul, FY 2007

Program[1]	Minnesota Housing Assistance	Households or Units Assisted[2]	Average Assistance Per Household or Unit	Median Annual Household Income	Percentage Households of Color[3]
American Dream Downpayment Initiative (ADDI)	$60,000	6	$10,000	$36,338	50.0%
Affordable Rental Investment Fund-Preservation (PARIF)	$1,017,000	296	$3,436	$11,060	56.5%
Bridges[4]	$116,209	49	$5,160	$8,454	30.6%
Community Activity Set-Aside (CASA)	$11,580,057	72	$160,834	$42,269	47.2%
Community Fix-Up Fund (CFUF)	$601,620	34	$17,695	$42,971	17.6%
Community Revitalization Fund (CRV)	$403,866	21	$19,232	$36,455	38.1%
Economic Development and Housing Challenge Fund	$750,000	99	Insufficient data to report	No data reported	
Ending Long-Term Homelessness Initiative Fund (ELHIF)	$692,948	98	Insufficient data to report	No data reported	
Entry Cost Homeownership Opportunity (ECHO)	$126,478	43	$2,941	$39,281	32.6%
Family Homeless Prevention and Assistance Program (FHPAP)[5]	$646,912	896	$722	$10,230	79.9%
Fix-Up Fund (FUF)	$879,816	62	$14,191	$57,388	22.6%
Habitat Next 1000 Homes	$829,674	9	$92,186	$30,888	88.9%
Homeownership Assistance Fund (HAF)	$320,450	74	$4,330	$40,791	47.3%
Homeownership Education, Counseling, and Training (HECAT)	$284,960	1,781	$160	$35,207	38.0%
Housing Tax Credits (HTC)[6]	$640,159	Units reported elsewhere			
Housing Trust Fund (HTF)	$38,200	12	Insufficient data to report	$9,600	66.1%

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Table 6
Minnesota Housing Assistance in Saint Paul, FY 2007 *(continued)*

Program[1]	Minnesota Housing Assistance	Households or Units Assisted[2]	Average Assistance Per Household or Unit	Median Annual Household Income	Percentage Households of Color[3]
Housing Trust Fund Rental Assistance (HTF RA)	$916,647	209	$6,852	$7,480	57.4%
Low and Moderate Income Rental Program (LMIR)[7]	$2,142,939	53	Insufficient data to report	$9,433	64.4%
Minnesota Mortgage Program (MMP)	$10,511,852	65	$161,721	$43,680	9.2%
Rehabilitation Loan Program	$193,222	11	$17,566	$15,468	9.1%
Rental Assistance for Family Stabilization (RAFS)	$4,500	4	$1,125	$14,940	100.0%
Section 8 Contract Administration	$15,372,353	2,603	$5,906	$9,490	68.4%
Section 8 (Minnesota Housing-financed)	$3,969,408	588	$6,751	$10,238	40.3%
Total	$52,099,272	7,005			
Homebuyers or homeowners	$25,791,997	2,098			
Renters	$26,307,275	4,907			

Notes

[1]Because many developments are assisted under more than one Minnesota Housing rental program, the number of units in those developments are counted once, under the program from which the first mortgage or greatest amount of Minnesota Housing assistance was provided. Average assistance per unit of rental housing is based on program assistance amounts and an unadjusted count of assisted units. Tenant household characteristics inadvertently may be reported more than once. Tenant demographics are based on data reported to Minnesota Housing by owners of developments and may vary widely from year to year reflecting the number, size, location, and type of developments for which owners report information. For programs in which Minnesota Housing provides second mortgages in conjunction with other Minnesota Housing assistance, units will be reported under the program providing the first mortgage.

[2]In areas with few assisted households or units, activity is insufficient to calculate average per unit assistance amounts or disclose occupancy information.

[3]A household of color is defined here as one in which the householder is of a race other than white or is of Hispanic ethnicity.

[4]Assistance amount shown for Bridges and Housing Trust Fund Rental Assistance is the actual voucher and security deposit amounts disbursed during the reporting year; average assistance amount per household is estimated based on the average monthly assistance amount disbursed assuming 12 months of program participation during the reporting year. This is a more precise reflection of assistance than previous estimates.

[5]FHPAP assistance amount includes cash assistance and assistance for services to households, which is estimated based on average per household in this city table.

[6]HTC units reported are those for which owners claimed federal tax credits for the first time in the previous calendar year and annual amount of credit claimed. Tax credit units receiving Minnesota Housing assistance are counted only once under the program from which the agency disbursed assistance funds.

[7]Includes Flexible Financing for Capital Costs.

Table 7
Minnesota Housing Assistance by Strategic Goal, FY 2007

Program by Strategic Goal Met	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit	Median Annual Household Income	Percentage Households of Color
Finance new affordable housing opportunities	**$502,295,698**	**15,240**			
New construction or purchase of new construction					
Affordable Rental Investment Fund-Minnesota Families (MARIF)	$880,000	44	$20,000	$11,232	51.4%
American Dream Downpayment Initiative (ADDI)	$120,000	12	$10,000	$32,670	8.3%
Bruce Vento Affordable Housing	$1,303,654	19	$68,613	$24,429	31.6%
Community Activity Set-Aside (CASA)	$30,123,720	193	$156,081	$37,632	22.3%
no Homeownership Assistance Fund	$2,325,163	15	$155,011	$39,760	13.3%
with Homeownership Assistance Fund	$27,798,558	178	$156,172	$37,476	23.0%
Community Revitalization Fund (CRV)	$4,228,313	88	$41,327	$39,600	25.3%
Economic Development and Housing Challenge Fund	$3,269,597	170	$19,233	$24,414	58.2%
Entry Cost Homeownership Opportunity (ECHO)	$34,900	12	$2,908	$46,242	25.0%
Habitat Next 1000 Homes	$2,009,269	23	$87,360	$29,364	82.6%
Homeownership Assistance Fund (HAF)	$822,240	183	$4,493	$37,344	22.4%
Housing Tax Credits (HTC)	$4,774,754	393			
with Minnesota Housing assistance	$4,577,757	345	$4,104	$20,282	42.3%
without Minnesota Housing assistance	$196,997	48	$7,786	Not reported to Minnesota Housing	
Housing Trust Fund (HTF)	$545,030	70	$11,111	$11,604	34.9%
Housing Trust Fund Transitional	$195,000	7	Insufficient data	$6,384	69.7%
Low and Moderate Income Rental Program (LMIR)	$13,656,417	316	$43,217	$23,207	29.9%

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Table 7
Minnesota Housing Assistance by Strategic Goal, FY 2007 *(continued)*

Program by Strategic Goal Met	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit	Median Annual Household Income	Percentage Households of Color
Finance new affordable housing opportunities *(cont.)*					
Minnesota Mortgage Program (MMP)	$14,361,164	88	$163,195	$43,695	3.4%
no Homeownership Assistance Fund	$13,767,811	83	$165,877	$44,592	3.6%
with Homeownership Assistance Fund	$593,353	5	$118,671	$26,885	0.0%
Subtotal, new construction	*$76,324,057*	*1,078*			
Existing home purchase					
American Dream Downpayment Initiative (ADDI)	$435,000	44	$9,886	$35,304	36.4%
Community Activity Set-Aside (CASA)	$129,846,221	857	$151,513	$38,784	34.5%
no Homeownership Assistance Fund	$15,828,518	101	$156,718	$41,385	25.7%
with Homeownership Assistance Fund	$114,017,703	756	$150,817	$38,476	35.7%
Community Revitalization Fund (CRV)	$4,047,769	84	$48,188	$38,039	56.0%
Entry Cost Homeownership Opportunity (ECHO)	$457,965	154	$2,974	$39,996	19.5%
Homeownership Assistance Fund (HAF)	$3,969,031	989	$4,013	$36,252	30.6%
Minnesota Mortgage Program (MMP)	$284,260,764	2,284	$124,457	$39,519	5.9%
no Homeownership Assistance Fund	$263,881,819	2,051	$128,660	$40,630	5.0%
with Homeownership Assistance Fund	$20,378,945	233	$87,463	$28,884	14.2%
Minnesota Urban and Rural Homesteading Program (MURL)	$608,653	6	$101,442	$16,980	16.7%
Organizational Support Program (OSP)	$619,258	No demographic data; this is assistance to nonprofits			
Subtotal, existing home purchase	*$424,244,661*	*3,385*			
Homeownership Education, Counseling, and Training (HECAT)	$1,726,979	10,777	$160	$33,000	35.0%

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Table 7
Minnesota Housing Assistance by Strategic Goal, FY 2007 *(continued)*

Program by Strategic Goal Met	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit	Median Annual Household Income	Percentage Households of Color
Preserve existing affordable housing	**$231,433,342**	**34,691**			
Non-Section 8/236 preservation					
Affordable Rental Investment Fund-Preservation (PARIF)	$10,483,882	600	$14,091	$11,066	28.2%
Asset Management	$3,564,397	Reported previously	$16,813	Reported previously	
Community Fix-Up Fund (CFUF)	$4,300,197	290	$14,828	$56,040	13.8%
Community Revitalization Fund (CRV)	$575,760	56	$10,281	$29,497	30.4%
Economic Development and Housing Challenge Fund	$960,000	99	$6,443	$16,993	59.9%
Fix-Up Fund (FUF)	$19,432,452	1,286	$15,111	$56,169	5.9%
HOME Rental Rehabilitation Program	$5,970,087	441	$13,538	$11,987	9.4%
Housing Tax Credits (HTC)	$3,545,262	1,307	$2,713		
with Minnesota Housing assistance	$3,080,953	1,148	$2,684	$11,433	36.9%
without Minnesota Housing assistance	$464,309	159	$2,920	Not reported to Minnesota Housing	
Housing Trust Fund (HTF)	$438,200	18	$24,344	$8,407	50.3%
Low and Moderate Income Rental Program (LMIR)	$10,165,841	283	$35,922	$12,408	29.4%
Rehabilitation Loan Program	$4,149,993	293	$14,164	$12,844	6.1%
Rental Rehabilitation Loan Program	$871,342	310	$2,811	Not available	
Subtotal, non-Section 8/236 preservation	*$64,457,415*	*3,835*			
Section 8/236 preservation					
Section 8 Contract Administration	$94,434,760	18,119	$5,212	$10,050	33.2%
Section 8 (Minnesota Housing-financed)	$71,036,886	12,209	$5,818	$11,300	18.8%

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Table 7
Minnesota Housing Assistance by Strategic Goal, FY 2007 *(continued)*

Program by Strategic Goal Met	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit	Median Annual Household Income	Percentage Households of Color
Section 236 (Minnesota Housing-financed)	$1,504,281	528	$2,849	Not available	
Subtotal, Section 8/236 preservation	*$166,975,270*	*30,856*			
End long-term homelessness	**$11,254,270**	**8,673**			
Bridges	$1,540,110	593	$4,992	$8,336	19.2%
Ending Long-Term Homelessness Initiative Fund (ELHIF) new construction	$1,342,948	134	$5,350	$8,795	30.8%
Ending Long-Term Homelessness Initiative Fund (ELHIF) preservation	$640,289	5	$11,642	$4,692	100.0%
Family Homeless Prevention and Assistance Program (FHPAP)	$3,843,287	6,842	$562	$13,224	59.2%
Housing Opportunities for Persons with AIDS (HOPWA)	$100,836	125	$807	69% had extremely low incomes	39.0%
Housing Trust Fund Rental Assistance	$3,771,300	961	$6,264	$7,480	56.4%
Rental Assistance for Family Stabilization (RAFS)	$15,500	13	$1,192	$13,240	100.0%
Total, all programs	$744,983,309	58,604			

Note
Program activity is presented under the goal met as identified in Minnesota Housing's Affordable Housing Plan. An activity, e.g., new construction, may be shown under more than one goal.

Table 8
Minnesota Housing-Assisted Households of Color, FY 2007

Program[1]	Minnesota Housing Assistance	Households or Units Assisted[2]	Average Assistance Per Household or Unit	Median Annual Household Income
American Dream Downpayment Initiative (ADDI)	$195,000	20	$9,750	$37,374
Bridges[3]	$402,871	114	$5,664	$8,394
Bruce Vento Affordable Housing	$414,148	6	$69,025	$25,513
Community Activity Set-Aside (CASA)	$58,687,935	339	$173,121	$44,004
Community Fix-Up Fund (CFUF)	$479,339	40	$11,983	$44,402
Community Revitalization Fund (CRV)	$3,479,848	86	$40,463	$38,094
Entry Cost Homeownership Opportunity (ECHO)	$98,480	33	$2,984	$43,804
Family Homeless Prevention and Assistance Program (FHPAP)[4]	$2,275,538	4,049	$562	$12,480
Fix-Up Fund (FUF)	$1,160,552	76	$15,270	$59,552
Habitat Next 1000 Homes	$1,682,895	19	$88,573	$29,364
Homeownership Assistance Fund (HAF)	$1,483,305	344	$4,312	$43,758
Homeownership Education, Counseling, and Training (HECAT)	$598,361	3,734	$160	$30,334
Housing Opportunities for Persons with AIDS (HOPWA)	$39,341	49	$807	Not available
Housing Trust Fund Rental Assistance (HTF RA)	$2,328,216	542	$6,240	$7,480
Minnesota Mortgage Program (MMP)	$17,407,765	138	$126,143	$40,499
Minnesota Urban and Rural Homesteading (MURL)	$129,670	<3	Not available	
Rehabilitation Loan Program	$259,528	18	$14,418	$12,137
Rental Assistance for Family Stabilization (RAFS)	$15,500	13	$1,192	$13,240

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Table 8
Minnesota Housing-Assisted Households of Color, FY 2007 *(continued)*

Program[1]	Minnesota Housing Assistance	Households or Units Assisted[2]	Average Assistance Per Household or Unit	Median Annual Household Income
Section 8 Contract Administration	$37,485,038	5,957	$6,293	$8,448
Section 8 (Minnesota Housing-financed)	$16,067,653	2,288	$7,023	$9,564
Total	$144,690,982	17,502		
Homebuyers or homeowners	$86,076,825	4,490		
Renters	$58,614,157	13,012		

Notes
[1]This table includes information on assistance to tenant households, only, not project-based assistance. Information on the occupants of rental units assisted by Minnesota Housing is shown in Table 3. For programs in which Minnesota Housing provides second mortgages in conjunction with other Minnesota Housing assistance, units will be reported under the program providing the first mortgage.
[2]A household of color is defined here as one in which the householder is of a race other than white or is of Hispanic ethnicity.
[3]Assistance amount shown for Bridges and Housing Trust Fund Rental Assistance is the actual voucher and security deposit amounts disbursed during the reporting year; average assistance per household is estimated based on 12 months at the average monthly assistance paid in the reporting year. This revised methodology provides greater precision than previously.
[4]FHPAP data include cash assistance and assistance for services to households. FHPAP assistance amount in Table 8 is estimated based on average assistance per household.

Table 9
Minnesota Housing Assistance by Region, FY 2007

	RFP Awards[1]				Other Funds[2]				
Region[3]	Units or Households Assisted	Amount of Assistance	Area Share of Units or Households Assisted	Area Share of Funds Disbursed	Units or Households Assisted	Amount of Assistance	Area Share of Units or Households Assisted	Area Share of Funds Disbursed	Area Share of Households Estimated Eligible for Assistance[4]
Central	74	$1,761,636	3.2%	5.6%	5,492	$85,493,551	9.9%	12.1%	13.2%
Twin Cities	1,784	$20,091,336	76.4%	64.0%	30,059	$393,676,524	54.1%	55.6%	54.8%
Minneapolis	466	$5,433,543	19.9%	17.3%	9,342	$66,387,664	16.8%	9.4%	10.4%
Saint Paul	735	$3,818,661	31.5%	12.2%	6,270	$48,280,611	11.3%	6.8%	7.3%
Northeast	91	$3,383,887	3.9%	10.8%	5,250	$37,366,164	9.5%	5.3%	6.4%
Duluth	75	$1,663,698	3.2%	5.3%	1,912	$19,919,958	3.4%	2.8%	Not available
Northwest	203	$3,660,800	8.7%	11.7%	1,908	$21,817,789	3.4%	3.1%	5.0%
Southeast	154	$908,907	6.6%	2.9%	6,510	$91,540,665	11.7%	12.9%	8.8%
Southwest	18	$313,228	0.8%	1.0%	2,952	$45,009,909	5.3%	6.4%	9.5%
West Central	12	$1,258,200	0.5%	4.0%	3,373	$33,381,711	6.1%	4.7%	2.4%
Total	2,336	$31,377,993	100%	100%	55,544	$708,286,314	100%	100%	100%

Notes

[1]Programs for which funds are awarded through Minnesota Housing's Request for Proposals (RFP) process include the: Affordable Rental Investment Fund (all), Community Revitalization Fund, Economic Development and Housing Challenge, Ending Long-Term Homelessness Initiative Fund, and Housing Trust Fund (all).

[2]Other Funds includes: first mortgages, downpayment assistance, rehabilitation and improvement loans, homebuyer education, and all Section 8 units for which Minnesota Housing currently administers Housing Assistance Payments contracts (both agency-financed and other). All units for which property owners claimed Minnesota Housing-allocated Housing Tax Credits (HTC) in the previous year, and the annual amount of credit the owners claimed are included in the distribution. Units with HTC and rental units in developments with assistance from multiple Minnesota Housing programs are counted only once.

[3]The distribution of Minnesota Housing assistance varies from year to year and depends, in part, on the availability of feasible development proposals submitted to the agency. Data for 99 percent of all units Minnesota Housing assisted in 2007 were available for this table. Regional totals include data for Duluth, Minneapolis, and Saint Paul, for which assistance is shown separately for general information (see Tables 4-6 for assistance details for these cities). The sum of regional shares is 100%; city percentages, e.g., of total state assistance provided, are subsets of regional data.

[4]Minnesota Housing identified area share of households estimated to be eligible based on data from *Census 2000*; data are not available to estimate eligibility for Duluth.

Table 10
Summary Distribution of Minnesota Housing Assistance by Region, FY 2007

Region[1]	Units or Households Assisted	Amount of Assistance	Area Share of Units or Households Assisted	Area Share of Funds Disbursed	Area Share of Households Estimated Eligible for Assistance[2]
Central	5,566	$87,235,187	9.6%	11.8%	13.2%
Twin Cities	31,843	$413,767,860	55.0%	55.9%	54.8%
Minneapolis	9,808	$71,821,207	16.9%	9.7%	10.4%
Saint Paul	7,005	$52,099,272	12.1%	7.0%	7.3%
Northeast	5,341	$40,750,051	9.2%	5.5%	6.4%
Duluth	1,987	$21,583,656	3.4%	2.9%	Not available
Northwest	2,111	$25,478,589	3.6%	3.4%	5.0%
Southeast	6,664	$92,449,572	11.5%	12.5%	8.8%
Southwest	2,970	$45,323,137	5.1%	6.1%	9.5%
West Central	3,385	$34,639,911	5.8%	4.7%	2.4%
Total	57,880	$739,644,307	100%	100%	100%

Notes

[1]The distribution of Minnesota Housing assistance varies from year to year and depends, in part, on the availability of feasible development proposals submitted to the agency. Data for 99 percent of all units Minnesota Housing assisted in 2007 were available for this table. Regional totals include data for Duluth, Minneapolis, and Saint Paul, for which assistance is shown separately for general information (see Tables 4-6 for assistance details for these cities). The sum of regional shares is 100%; city percentages, e.g., of total state assistance provided, are subsets of regional data.

[2]Minnesota Housing identified area shares of households estimated to be eligible based on data from *Census 2000*; data are not available to estimate eligibility for Duluth.

Table 11
Trends in Minnesota Housing Assistance, FY 2005 – FY 2007

	2007		2006		2005	
Programs	**Minnesota Housing Assistance**	**Households or Units Assisted**	**Minnesota Housing Assistance**	**Households or Units Assisted**	**Minnesota Housing Assistance**	**Households or Units Assisted**
Affordable Rental Investment Fund-Minnesota Families (MARIF)	$880,000	44	$969,179	9	$4,945,403	25
Affordable Rental Investment Fund-Preservation (PARIF)	$10,483,882	600	$15,705,159	826	$9,384,643	517
American Dream Downpayment Initiative (ADDI)	$555,000	56	$755,000	76	Assistance not available during this time	
Asset Management	$3,564,397	Reported elsewhere	Reported elsewhere in previous years			
Bridges	$1,540,110	593	$1,712,088	497	$1,604,003	484
Bruce Vento Affordable Housing	$1,303,654	19	$2,419,528	34	$4,367,202	51
Community Activity Set-Aside (CASA)	$159,969,941	1,050	$149,660,287	1,013	$160,888,664	1,088
no Homeownership Assistance	$18,153,681	116	$6,300,802	46	$5,246,319	40
with Homeownership Assistance	$141,816,260	934	$143,359,485	967	$155,642,345	1,048
Community Fix-Up Fund (CFUF)	$4,300,197	290	$6,972,555	488	$8,116,543	603
Community Revitalization Fund (CRV)	$8,851,842	228	$10,779,670	285	$6,413,800	242
Disaster Relief	No assistance reported				$553,064	71
Economic Development and Housing Challenge Fund	$4,229,597	269	$3,899,000	192	$6,426,293	516
Ending Long-Term Homelessness Initiative Fund (ELHIF)	$1,983,237	139	$3,927,120	78	$1,450,339	10
Entry Cost Homeownership Opportunity (ECHO)	$492,865	166	$1,229,632	413	$1,953,683	634
Family Homeless Prevention and Assistance Program (FHPAP)	$3,843,287	6,842	$3,737,533	5,799	$3,340,757	5,883
Fix-Up Fund (FUF)	$19,432,452	1,286	$36,723,164	2,610	$35,788,561	2,429

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Table 11
Trends in Minnesota Housing Assistance, FY 2005 – FY 2007 *(continued)*

	2007		2006		2005	
Programs	**Minnesota Housing Assistance**	**Households or Units Assisted**	**Minnesota Housing Assistance**	**Households or Units Assisted**	**Minnesota Housing Assistance**	**Households or Units Assisted**
Habitat Next 1000 Homes	$2,009,269	23	$1,529,860	19	$441,165	6
HOME Chronic Homelessness	No additional funds available		$500,000	Units reported elsewhere	Assistance not available during this time	
HOME Rental Rehabilitation Program	$5,970,087	441	$5,871,143	421	$4,822,880	365
Homeownership Assistance Fund (HAF, second mortgage amount)	$4,791,271	1,172	$10,784,733	1,276	$14,469,480	1,335
Homeownership Education, Counseling, and Training (HECAT)	$1,726,979	10,777	$2,066,763	8,847	$2,081,290	9,278
Housing Opportunities for Persons with AIDS (HOPWA)	$100,836	125	$112,679	120	$124,525	171
Housing Tax Credits (HTC)	$8,320,016	1,700	$5,870,947	815	$6,379,691	1,205
with Minnesota Housing assistance	$7,658,710	1,493	$4,765,033	685	$5,702,798	1,002
without Minnesota Housing assistance	$661,306	207	$1,105,914	130	$676,893	203
Housing Trust Fund (HTF)	$983,230	88	$5,893,779	708	$4,473,083	467
Housing Trust Fund Rental Assistance (HTF RA)	$3,771,300	961	$3,353,129	700	$2,060,385	604
Housing Trust Fund Transitional	$195,000	7	No closed loans reported			
Low and Moderate Income Rental Program (LMIR)	$23,822,258	599	$35,673,106	1,046	$16,356,509	521
Minnesota City Participation Program (MCPP)	Currently reported under MMP				$39,632,676	354
no Homeownership Assistance					$32,583,327	278
with Homeownership Assistance					$7,049,349	76
Minnesota Mortgage Program (MMP)	$298,621,927	2,372	$222,875,457	2,044	$115,524,509	1,187
no Homeownership Assistance	$277,649,630	2,134	$195,314,086	1,735	$97,374,458	976
with Homeownership Assistance	$20,972,297	238	$27,561,372	309	$18,150,051	211

Continued on next page

Table 11
Trends in Minnesota Housing Assistance, FY 2005 – FY 2007 *(continued)*

	2007		2006		2005	
Programs	**Minnesota Housing Assistance**	**Households or Units Assisted**	**Minnesota Housing Assistance**	**Households or Units Assisted**	**Minnesota Housing Assistance**	**Households or Units Assisted**
Minnesota Urban and Rural Homesteading Program (MURL)	$608,653	6	$2,960,389	30	$735,020	10
Organizational Support Program (OSP)	$619,258		$580,981		$662,475	
Publicly Owned Permanent Supportive Housing (POPSHP)	No closed loans		$12,069,657	138	$0	0
Publicly Owned Transitional Housing (POTH)	Currently reported under POPSHP				$16,200,000	200
Rehabilitation Loan Program	$4,149,993	293	$4,113,518	380	$3,760,828	417
Rental Assistance for Family Stabilization (RAFS)	$15,500	13	$134,988	82	$365,834	175
Rental Rehabilitation Loan Program	$871,342	310	$925,753	204	$1,066,448	270
Section 8 Contract Administration	$94,434,760	18,119	$89,461,649	17,524	$86,049,915	18,145
Section 8 (Minnesota Housing-financed)	$71,036,886	12,209	$74,106,408	12,709	$73,457,189	13,023
Section 236 (Minnesota Housing-financed)	$1,504,281	528	Reported elsewhere			
Tribal Indian Housing Program	Currently reported under CRV				$3,416,836	44
Urban Indian Housing	No closed loans reported		$241,000	16	$0	0
Total	$744,983,309	58,604	$717,615,854	57,362	$637,313,694	57,993
Homebuyers or homeowners	$506,814,045	16,510	$452,870,556	16,163	$398,143,322	16,414
Renters	$237,550,007	42,094	$264,164,317	41,199	$238,507,898	41,579
Organizational support	$619,258		$580,981		$662,475	

Understanding Minnesota Housing's Assistance Data

Information includes: home improvement, rehabilitation, and homeownership loans to households purchased during the reporting year; units in multifamily developments for which Minnesota Housing disbursed deferred loans or permanent mortgage financing reached initial closing during the reporting year; and tenants who received rental assistance (vouchers and security deposit funds) during the reporting year.

For rental housing, the dollar amount of Minnesota Housing assistance reported is by the program from which Minnesota Housing disbursed the funds. Unit numbers for developments that received funding from more than one Minnesota Housing program have been adjusted to avoid double-counting, i.e., units are reported under the program providing either the first mortgage or the greatest amount of deferred assistance to a development.

Average assistance amounts per unit for rental housing programs are useful only for general comparison as they do not reflect that affordable rental developments frequently require funding from several Minnesota Housing programs as well as other funding from sources outside the agency. Average assistance amounts per unit are based on total assistance disbursed and unadjusted number of units assisted under each program.

For tenant households receiving voucher assistance under Bridges, Housing Trust Fund Rental Assistance, or Rental Assistance for Family Stabilization (RAFS), assistance amounts include rent and security deposit assistance disbursed on behalf on household during the reporting year. Average assistance amount per household is estimated based on the average monthly assistance amount disbursed assuming 12 months of program participation during the reporting year. This is a more precise reflection of assistance than previous estimates (the average of total disbursements and total households served).

Due to constraints of the Homeless Management Information System (HMIS), expenditures for the Family Homeless Prevention and Assistance Program in the cities of Duluth, Minneapolis, and Saint Paul are estimated based on average per household assistance and the number of households assisted.

Tenant demographics are based on data reported to Minnesota Housing by owners of those developments. Demographics may vary widely from year to year, reflecting the number, size, location, and type of developments for which owners have reported occupancy information.

Tenant demographics in any reporting year may include information reported by owners of units initially occupied during the reporting year as well as current occupancy information on previously-financed developments reporting to Minnesota Housing for compliance monitoring purposes. Occupancy information may not be immediately available for new construction or substantial rehabilitation.

The Housing Tax Credit (HTC) amount reported is the annual credit amount for units for which owners claimed credit for the first time during the previous calendar year. HTC units are counted once either under the program from which Minnesota Housing provided financing or as units for which Minnesota Housing allocated credits without agency funding.

The Homeownership Assistance Fund (HAF) is available for entry cost and monthly payment assistance in the form of a second mortgage to qualifying lower income households borrowing first mortgages under the Minnesota Mortgage Program (MMP) and the Community Activity Set-Aside (CASA) Programs. Information on HAF assistance and HAF-assisted households is reported in several different ways; however, households are counted only once, under

the Minnesota Housing program that provided the first mortgage financing. The total average Minnesota Housing amount provided to HAF-assisted borrowers includes both the first mortgage and second mortgage amounts shown.

Under Section 8, roughly 50 percent of the units assisted are in developments for elderly tenants and 50 percent are in developments for families. Thirty-three percent of HUD-financed Section 8 units are in developments located within Minneapolis and Saint Paul, while only about 13 percent of Minnesota Housing-financed units are in developments located in those cities with the balance in the suburban Twin Cities area or in Greater Minnesota.

A household includes the members of an occupied housing unit. In areas where fewer than three loans have been made or three households assisted, disclosure of data is limited.

For the purposes of this report, a household of color is defined as one in which the borrower or householder is identified as being of a race other than white or of Hispanic ethnicity. Data on households of color are included in all data tables; however, Minnesota Housing also reports separately on assistance to these households as a means of measuring progress toward achieving its strategic goals.

Minnesota Housing bases the distribution of all households estimated to be eligible for Minnesota Housing assistance on data from *Census 2000*. Estimates include households eligible for first-time homebuyer assistance (income-eligible renters), households eligible for improvement or rehab loans (income-eligible homeowners) and households eligible for Section 8 (renters with incomes 80 percent or less than HUD's estimated area median income).

Explanatory notes appear at the end of each table, as needed.

Our strategic goals are to:

Finance new affordable housing opportunities.

Preserve existing affordable housing.

End long-term homelessness.

Increase emerging market homeownership.

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