

community

quality of life

home



Housing Assistance in Minnesota

Program Assessment: October 1, 2008—September 30, 2009

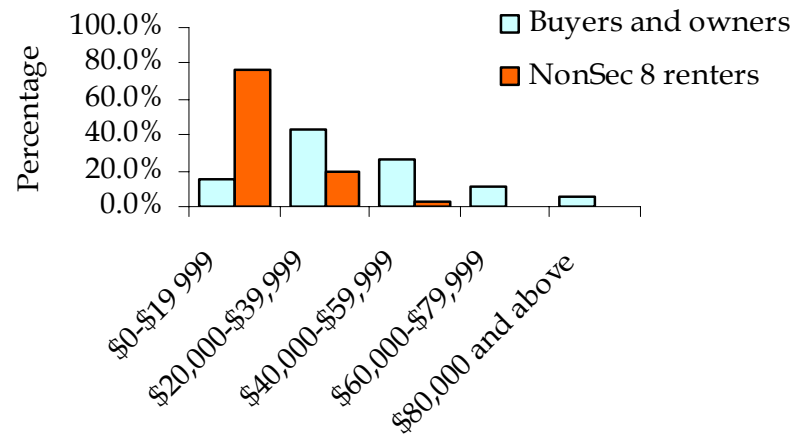
Minnesota Housing Assistance in 2009

1) Minnesota Housing assisted nearly 78,000 households in the amount of \$444 million.

- \$254 million for nearly 50,000 rental units or tenant households
- \$190 million for more than 28,000 homebuyers or homeowners

This is a 15 percent **increase** in the total number of households assisted and a 34 percent **decrease** in total assistance amount from 2008. A lack of opportunity to sell mortgage revenue bonds resulted in the large decrease in assistance to homebuyers under the Minnesota Mortgage Program. State resources for the Family Homeless Prevention and Assistance Program and federal resources for foreclosure prevention counseling under the Homeownership Education, Counseling, and Training Program fueled the increase in the number of households assisted in 2009 (see Tables 3 and 11).

2) Minnesota Housing continues to assist households with extremely low incomes (see Tables 1 and 2).



3) Minnesota Housing assisted more households during the biennium than the 90,000 anticipated in the *2008-2009 Affordable Housing Plan* and the distribution of funds by strategic priority met was roughly as planned (see Table 7).

Strategic goal	Estimated distribution of 08-09 AHP funds	Percent of total assistance provided in 08-09
Finance new affordable housing opportunities	59 percent	52 percent
Preserve existing affordable housing	37 percent	43 percent
End long-term homelessness	5 percent	5 percent

Note that funding to increase emerging market homeownership is reported under one of the first two goals. Addressing foreclosures was not a stated priority in the initial *2008-2009 AHP*.

4) Assistance was geographically distributed among regions roughly in proportion to estimated need. The distribution of assistance may be affected by the availability of feasible funding proposals and the capacity of local participants. The large decrease in financing under the Minnesota Mortgage Program in 2009 may have contributed to discrepancies between estimated need and assistance provided (see Tables 9 and 10).

Region	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
Central	7,437	\$41,440,276	9.9%	9.5%	13.2%
Twin Cities	43,722	\$272,020,154	58.2%	62.3%	54.8%
Northeast	6,294	\$26,438,163	8.4%	6.1%	6.4%
Northwest	2,948	\$14,056,959	3.9%	3.2%	5.0%
Southeast	7,777	\$47,987,321	10.3%	11.0%	8.8%
Southwest	3,315	\$19,891,983	4.4%	4.6%	9.5%
West Central	3,667	\$14,525,716	4.9%	3.3%	2.4%
Total	75,160	\$436,360,572	100%	100%	100%

Highlights of Minnesota Housing Assistance in 2009

Minnesota Housing assisted nearly 78,000 households in the amount of more than \$444 million:

- \$254 million for nearly 50,000 rental units or tenant households
- \$190 million for more than 28,000 homebuyers or homeowners

To advance affordable housing opportunities Minnesota Housing:

- Financed the purchase of more than 1,300 existing housing units
- Financed the construction of more than 1,400 new housing units
- Preserved more than 4,800 existing housing units
- Addressed homelessness through rental assistance, capital financing, operating subsidies, and homelessness prevention assistance for more than 14,000 households or housing units
- Addressed foreclosures through financial assistance, education, and counseling to more than 16,000 households

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How to Use this Report:

This report provides a comprehensive “snap shot in time” of the agency’s activities and outcomes for the one year period covering October 1, 2008 - September 30, 2009.

The report is broken into three major parts:

- Overview (pages 1-9)
- Data (presented through tables, pages 10-31)
- Understanding the Data (pages 35-41).

For readers who are not familiar with the work of the agency, it may be helpful to read the overview section first and then turn to the ‘Understanding Minnesota Housing’s Assistance Data’ section to familiarize yourself with important data definitions and brief descriptions of Minnesota Housing Programs and their acronyms before reviewing the tables. This will help set the context for understanding the data presented. Where relevant, there are explanatory notes at the end of each table.

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 five strategic priorities:

- ending long-term homelessness
- financing new affordable housing opportunities
- increasing emerging market homeownership
- preserving existing affordable housing
- addressing foreclosures

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

Using bond sale proceeds, agency resources, and federal and state 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 most 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 2009 (October 1, 2008 through September 30, 2009). It also fulfills certain mandatory reporting requirements of the state.

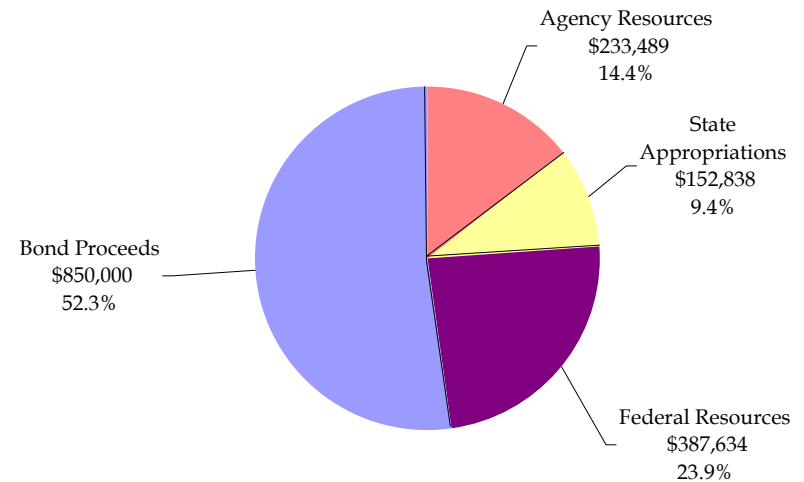
The *Affordable Housing Plan* is Minnesota Housing’s budget and plan for allocating housing resources available to the agency during a

biennium; 2009 is the second year of the 2008/2009 biennium. The agency’s current *Affordable Housing Plan* is available at: www.mnhousing.gov/news/reports/index.aspx

Sources and Uses of Funds

Minnesota Housing’s 2008/2009 *Affordable Housing Plan* included \$1,623,960,799 anticipated to be available for new assistance activity, a 24 percent increase (comprised primarily of expected bond sale proceeds) over the 2006/2007 plan. Federal Funds include an estimated \$336 million in assistance payments made on behalf of more than 30,000 tenants of Section 8 housing.

Sources of Funds, 2008/2009 Affordable Housing Plan



Bonds

Minnesota Housing's largest source of financing is the sale of revenue bonds, which accounts for 52.3 percent of the resources available for new activity in the *2008/2009 Affordable Housing Plan*. Because many of the bonds sold are tax-exempt, they historically have carried a lower interest rate, which enables the agency to provide financing at affordable interest rates to qualifying low- and moderate-income first-time homebuyers and to sponsors of affordable housing for low- and moderate-income renters.

Federal Resources

Federal appropriations from the U.S. Department of Housing and Urban Development (HUD), primarily Section 8 Housing Assistance Payments, account for 23.9 percent of the resources available for new activity in the *2008/2009 Affordable Housing Plan*. In 2009, HUD also allocated \$38.8 million in Neighborhood Stabilization Funds for foreclosure remediation; \$9.4 million in federal HOME funds; \$119,000 under Housing Opportunities for Persons with AIDS (HOPWA) Program; and \$4.3 million in NeighborWorks funding for foreclosure prevention counseling.

Federal Housing Tax Credits are an important tool that facilitates the development of affordable rental housing. Minnesota Housing and suballocators within the state typically reserve more than \$10 million in federal Housing Tax Credits annually.

Economic conditions in 2009 made it extremely difficult to use tax credits to raise private equity; therefore, additional federal resources were made available under the American Recovery and Reinvestment Act of 2009 (ARRA) to facilitate development. For more information on ARRA awards to Minnesota see:

http://www.mnhousing.gov/housing/tax-credits/allocation/MHFA_007985.aspx

Agency Resources

Minnesota Housing has earnings in excess of funds needed to cover debt service, loan loss, and self-insurance that it uses for a variety of housing activities including: entry cost assistance, activities related to ending long-term homelessness, first mortgage financing of rental properties, home improvement, and preservation of agency-financed rental properties. These funds comprise 14.4 percent of the resources available for new activity in the *2008/2009 Affordable Housing Plan*.

State Appropriations

Minnesota Housing receives state appropriations, which comprise 9.4 percent of resources in 2008/2009, 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 a total of \$114.357 million for the 2008/2009 biennium including base and non-base appropriations.

In December 2008, as part of necessary funding unallotment decisions, \$4 million was unallotted from Minnesota Housing's 2009 budget.

Minnesota Housing's Strategic Plan for Assisting Households

1) Ending 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. The plan is now part of Heading Home Minnesota, a public-private partnership of leaders in the philanthropic, nonprofit, business, faith and public sectors that includes state, county, and regional plans to end homelessness in the state. Through its executive director, the Heading Home partnership advises and advances implementation of the business plan.

Minnesota Housing continues to fund development that may include supportive housing units under assistance programs such as the Housing Trust Fund. Through the Ending Long-Term Homelessness Initiative Fund, additional resources are available for the development, rehabilitation, acquisition, preservation, or operation of permanent supportive housing for people experiencing long-term homelessness as well as monthly rental assistance for tenants.

The plan anticipated creating 4,000 additional housing opportunities for people experiencing long-term homelessness by 2010 with the investment of \$483 million in public and private funds. In the difficult economy of 2009, this initiative fell short of its funding target for the first time since it began six years ago.

As of September 30, 2009, Minnesota Housing had committed funding to 2,530 new supportive housing opportunities for people experiencing long-term homelessness. More than 1,600 households received rental assistance vouchers or were housed in developments receiving capital assistance or operating subsidies.

The Minnesota Department of Human Services allocates its resources for operating subsidy to supportive housing in cooperation with Minnesota Housing through the Request for Proposals process.

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

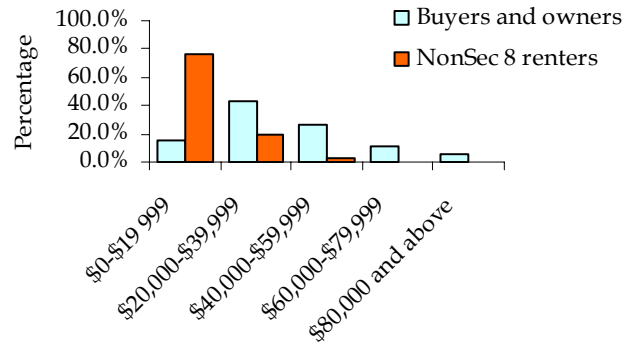
2) Financing New Affordable Housing Opportunities

The year 2009 was one of significant economic and market turmoil. The near collapse of financial markets made it difficult for issuers to sell bonds. Housing Tax Credits became less desirable investments, causing affordable rental developments to stall. High unemployment and mortgage foreclosures persisted. Minnesota Housing continued to provide new affordable housing opportunities, but its ability to do so was constrained by this difficult environment.

Minnesota Housing has provided new affordable housing opportunities through the financing of first mortgages and entry cost assistance for homebuyers; education, counseling, and training for homebuyers and homeowners; land banking; and federal housing tax credits, permanent financing, and deferred loans to housing sponsors for the development of new affordable rental housing.

Minnesota Housing assistance generally is made available through programs with income limits. More than 75 percent of renter households reporting to Minnesota Housing in 2009 (not including Section 8 tenants) had incomes of less than \$20,000. Among homebuyers and homeowners, more than 40 percent had incomes below \$40,000.

Incomes of Households Assisted in 2009



As shown in Table 2, median incomes of households assisted in 2009 ranged from a low of \$7,282 for tenants assisted through Housing Trust Fund Rental Assistance to a high of \$61,110 for homeowners borrowing money to make home improvements under the Community Fix-Up Fund.

Minnesota Housing funds two programs designed to strengthen the capacity of nonprofits to meet local housing needs for affordable housing. Under the Capacity Building Grant Program, Minnesota Housing assistance to qualifying entities may be used to meet a variety of organizational needs, such as staff training or technical assistance. Under the Nonprofit Capacity Building Revolving Loan Program, Minnesota Housing finances short-term loans to housing sponsors for predevelopment costs. These loans generally are repaid at the time of initial closing of permanent financing, which may be a loan through Minnesota Housing.

3) Increasing Emerging Market Homeownership

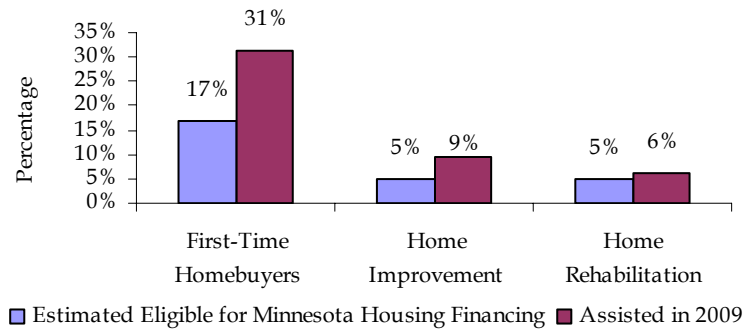
As of *Census 2000*, more than 77 percent of all households in Minnesota owned their own homes; however, data also show that in Minnesota only 42 percent of emerging market households, households of color or Hispanic ethnicity, owned their homes in 2000. Data from the Census Bureau's more recent *2008 American Community Survey* indicate an ongoing gap in homeownership rates among Minnesotans between white-headed households (78 percent) and emerging markets (45 percent).

The Emerging Markets Homeownership Initiative (EMHI) is a public-private partnership working to increase the accessibility of information and resources to communities of color and close the gap in homeownership rates. Minnesota Housing is a proud supporter of EMHI. Additional information about this initiative is available at: www.hocmn.org

Comparing estimates of eligible emerging market households to the actual percentage receiving Minnesota Housing financing in 2009 indicates that, among homebuyers and homeowners, the agency served emerging markets in a proportion equal to or greater than the proportion estimated to be eligible (see the chart **Emerging Market Households and Minnesota Housing Financing, 2009** on the next page).

Data from the Census Bureau comprise the basis for estimating the percentage of all households in the state who may be eligible for Minnesota Housing homeownership or improvement financing.

Emerging Market Households and Minnesota Housing Financing, 2009



4) Preserving Existing Affordable Housing

In addition to disbursing Housing Assistance Payments on behalf of more than 30,000 households in Sections 8-assisted units, Minnesota Housing provides funds to rehabilitate, improve, or preserve the affordability of owner and renter-occupied units; current programs include deferred and low-interest loans.

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 \$5.70 of federal investment in affordable rental housing for each dollar of the agency’s deferred loan investment.

Through various programs, the agency has worked with owners of more than 220 developments that contain a total of more than 13,300 existing subsidized rental units to extend their participation in federal housing assistance programs, thereby retaining affordable rents. As a contract administrator for HUD, the agency also works with owners of 348 developments that contain more than 18,100 existing

subsidized rental units to extend their participation in this federal housing assistance program (an average of seven additional years).

Special state appropriations totaling \$5 million for the preservation of public housing enabled Minnesota Housing to preserve more than 1,000 affordable rental housing units in 2009.

Minnesota Housing preservation efforts include proactive asset management. In 2009 the agency disbursed nearly \$2.9 million in loans or operating subsidies to ensure that properties previously financed by Minnesota Housing continue to be well run. This assistance is 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 nearly \$1.6 million in interest reduction payments for developments the agency financed under the Section 236 program in the 1970s.

To preserve owner-occupied homes, Minnesota Housing finances developers to rehabilitate affordable housing through the Community Revitalization Fund, lends improvement financing to homeowners through the Fix-Up Fund, and provides deferred assistance to homeowners making basic home repairs through the Rehabilitation Loan Program. From 2005 through 2009, Minnesota Housing assisted the preservation or improvement of nearly 12,000 owner-occupied housing units, an average of 2,340 loans annually. These home improvement and rehabilitation loans totaled more than \$170.4 million.

Minnesota Housing began working with the Department of Commerce in 2009 to provide up to \$7 million in federal energy conservation funds in conjunction with Fix-Up Fund resources. As a result of this effort, Fix-up Fund borrowers who complete eligible energy-saving home improvements may qualify for an Energy Saver Rebate.

5) Addressing Foreclosures

Data on sheriff's sales of property in Minnesota show that more than 26,000 foreclosures occurred in 2008. Preliminary data indicate a decrease in the number of homes foreclosed in 2009 compared to 2008; however, the number remains high compared to foreclosures in earlier years. Minnesota Housing and its partners are working collaboratively to address foreclosure problems by using creative solutions to stabilize communities and keep families in their homes.

Minnesota Housing participates in the Minnesota Foreclosure Partners Council, a non-partisan collaboration of public, private, and nonprofit organizations designed to address foreclosure issues before and after home purchase. In addition, Minnesota Housing has made available more than \$78.7 million since October 2006 in addressing foreclosure across the state, including:

- \$12.3 million for homebuyer and homeowner counseling, loans, and capacity building grants;
- \$57.2 million for the acquisition, rehabilitation, and resale of foreclosed or abandoned properties to qualifying homebuyers;
- \$9.2 million in additional entry cost assistance to buyers purchasing homes in areas adversely affected by foreclosure.

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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(651) 297-2361 for TTY

E-mail: mn.housing@state.mn.us

Table 1
Income Distribution of Households Assisted by Minnesota Housing, FY 2009

Gross Annual Household Income	Homebuyers			Homeowners			Renters		
	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	245	1.0%	1.0%	18	1.2%	1.2%	7,989	14.9%	14.9%
\$5,000-\$9,999	546	2.2%	3.2%	98	6.5%	7.7%	16,004	29.8%	44.7%
\$10,000-\$14,999	1,175	4.7%	7.9%	146	9.8%	17.5%	12,744	23.7%	68.4%
\$15,000-\$19,999	1,798	7.2%	15.1%	131	8.8%	26.3%	7,852	14.6%	83.0%
\$20,000-\$24,999	2,640	10.6%	25.6%	73	4.9%	31.1%	4,105	7.6%	90.6%
\$25,000-\$29,999	2,584	10.3%	36.0%	45	3.0%	34.1%	2,126	4.0%	94.6%
\$30,000-\$34,999	2,978	11.9%	47.9%	52	3.5%	37.6%	1,245	2.3%	96.9%
\$35,000-\$39,999	2,786	11.1%	59.0%	69	4.6%	42.2%	628	1.2%	98.1%
\$40,000-\$44,999	2,212	8.8%	67.9%	87	5.8%	48.0%	383	0.7%	98.8%
\$45,000-\$49,999	1,902	7.6%	75.5%	79	5.3%	53.3%	233	0.4%	99.2%
\$50,000-\$54,999	1,521	6.1%	81.6%	98	6.5%	59.9%	118	0.2%	99.4%
\$55,000-\$59,999	881	3.5%	85.1%	90	6.0%	65.9%	88	0.2%	99.6%
\$60,000-\$64,999	1,037	4.1%	89.2%	110	7.3%	73.2%	49	0.1%	99.7%
\$65,000-\$69,999	613	2.5%	91.7%	79	5.3%	78.5%	42	0.1%	99.8%
\$70,000-\$74,999	533	2.1%	93.8%	76	5.1%	83.6%	34	0.1%	99.8%
\$75,000-\$79,999	344	1.4%	95.2%	62	4.1%	87.7%	26	0.0%	99.9%
\$80,000 and above	1,204	4.8%	100.0%	184	12.3%	100.0%	79	0.1%	100.0%
Total	24,999	100.0%		1,497	100.0%		53,745	100.0%	

Notes

The number of renter households reported will not equal the number of rental units assisted in a year because units may not be available for occupancy immediately, e.g., new construction funded in 2009 may be completed in 2010. A number of homeowner or homebuyer incomes of households assisted under Homeownership Education, Counseling, and Training were unavailable for this distribution.

Table 2
Household Assisted by Minnesota Housing Compared with Selected Income Benchmarks, FY 2009

Programs and Benchmarks	Median Annual Household Income	Percentage of State Median
General Assistance maximum benefit (single adult)	\$2,436	3.3%
Housing Trust Fund Rental Assistance (HTF RA)	\$7,282	10.0%
Ending Long-Term Homelessness Initiative Fund (ELHIF)	\$7,828	10.7%
Bridges	\$8,616	11.8%
Housing Trust Fund (HTF)	\$9,482	13.0%
Family Homeless Prevention and Assistance Program (FHPAP)	\$9,912	13.6%
Section 8 Contract Administration	\$10,509	14.4%
Section 8 Housing Assistance Payments-Minnesota Housing	\$11,749	16.1%
HOME Rental Rehabilitation Program	\$12,000	16.5%
MN Family Investment Program (one adult, two children) maximum benefit including food support	\$12,060	16.5%
Affordable Rental Investment Fund-Preservation (PARIF)	\$12,211	16.8%
Affordable Rental Investment Fund-Preservation (PARIF Public Housing)	\$12,940	17.8%
Housing Opportunities for Persons with AIDS (HOPWA)	\$13,212	18.1%
Rehabilitation Loan Program	\$13,661	18.7%
Housing Tax Credits (HTC)	\$16,433	22.5%
Poverty guideline, three-person household	\$18,310	25.1%
Low and Moderate Income Rental Program (LMIR)	\$19,718	27.0%
Economic Development and Housing Challenge Fund	\$21,680	29.7%
Minnesota Urban and Rural Homesteading Program (MURL)	\$21,768	29.9%
Rental Rehabilitation Loan Program	\$21,896	30.0%
Poverty guideline, four-person household	\$22,050	30.2%
Quick Start Disaster Recovery Program	\$22,525	30.9%
Publicly Owned Housing Program	\$28,057	38.5%
Habitat 21st Century Fund	\$28,824	39.5%

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Table 2
Household Assisted by Minnesota Housing Compared with Selected Income Benchmarks, FY 2009

Programs and Benchmarks	Median Annual Household Income	Percentage of State Median
Habitat Next 1000 Homes	\$32,219	44.2%
Community Revitalization Fund (CRV)	\$32,290	44.3%
Homeownership Education, Counseling, and Training (HECAT)	\$34,222	46.9%
50% of HUD median income, statewide	\$36,450	50.0%
Minnesota Mortgage Program (MMP)	\$36,525	50.1%
200% of poverty, three-person household	\$36,620	50.2%
HOME Homeowner Entry Loan Program (HOME HELP)	\$36,808	50.5%
Community Activity Set-Aside (CASA)	\$38,153	52.3%
Homeownership Assistance Fund (HAF)	\$38,950	53.4%
50% of HUD median income, Minneapolis/St. Paul	\$41,950	57.5%
Flood Insurance Recovery Program (FIRP)	\$42,000	57.6%
Tribal Indian Housing	\$43,548	59.7%
200% of poverty, four-person household	\$44,100	60.5%
60% of HUD median income, Minneapolis/St. Paul	\$50,340	69.1%
Fix-Up Fund (FUF)	\$58,433	80.2%
My Home Source	\$59,000	80.9%
Community Fix-Up Fund (CFUF)	\$61,110	83.8%
HUD median income, statewide	\$72,900	100.0%
HUD median income for Minneapolis/St. Paul	\$83,900	115.1%

Table 3
Minnesota Housing Assistance in Minnesota, FY 2009

Programs^{1,3}	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit	Median Annual Household Income	Percentage Households of Color⁸
Affordable Rental Investment Fund-Preservation (PARIF)	\$7,161,295	560	\$10,917	\$12,211	34.8%
Affordable Rental Investment Fund-Preservation (PARIF Public Housing)	\$2,630,050	1,059	\$2,484	\$12,940 (average)	44.0%
Asset Management ²	\$2,865,805	261	\$10,980	Reported previously	
Bridges ⁴	\$2,966,126	800	\$5,321	\$8,616	24.2%
Capacity Building Grant Program	\$298,000	No demographic data; this is assistance to nonprofits.			
Community Activity Set-Aside (CASA)	\$105,062,954	894	\$117,520	\$38,153	38.4%
no downpayment assistance	\$7,906,114	68	\$116,266	\$38,694	47.1%
with HAF downpayment assistance	\$47,071,645	411	\$114,530	\$40,044	31.9%
with HOME downpayment assistance	\$50,085,195	415	\$120,687	\$36,808	43.4%
Community Fix-Up Fund (CFUF)	\$3,311,545	201	\$16,475	\$61,110	15.4%
Community Revitalization Fund (CRV)	\$4,725,100	248	\$19,053	\$32,290	36.3%
Economic Development and Housing Challenge Fund	\$3,257,475	261	\$12,481	\$21,680	57.6%
Ending Long-Term Homelessness Initiative Fund (ELHIF)	\$6,367,541	263	\$18,895	\$7,828	56.2%
Family Homeless Prevention and Assistance Program (FHPAP) ⁵	\$8,170,823	11,227	\$728	\$9,912	53.8%
Fix-Up Fund (FUF)	\$13,347,022	755	\$17,678	\$58,433	7.7%
Flood Economic Development and Housing Challenge Fund	\$754,275	16	\$47,142	Not available	
Flood Insurance Recovery Program (FIRP)	\$52,955	133	\$398	\$42,000	1.5%
Habitat Next 1000 Homes	\$1,931,715	25	\$77,269	\$32,219	80.0%

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Table 3
Minnesota Housing Assistance in Minnesota, FY 2009

Programs^{1, 3}	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit	Median Annual Household Income	Percentage Households of Color⁸
Habitat 21st Century Fund	\$1,102,249	13	\$84,788	\$28,824	61.5%
HOME Homeowner Entry Loan Program (HOME HELP, second mortgage amount)	\$6,084,608	415	\$14,662	\$36,808	43.4%
HOME Rental Rehabilitation Program	\$8,703,771	649	\$13,411	\$12,000	5.7%
Homeownership Assistance Fund (HAF, second mortgage amount)	\$1,618,353	492	\$3,289	\$38,950	31.1%
Homeownership Education, Counseling, and Training (HECAT)	\$5,671,297	24,899	228	\$34,222	30.5%
Housing Opportunities for Persons with AIDS (HOPWA)	\$106,939	167	\$640	\$13,212	35.0%
Housing Tax Credits (HTC) ⁶	\$8,126,195	1,302	\$6,241	Not available	
with Minnesota Housing assistance	\$5,733,571	686	\$8,358	\$16,433	47.8%
without Minnesota Housing assistance	\$2,392,624	616	\$3,884	Demographics not reported to Minnesota Housing.	
Housing Trust Fund (HTF)	\$8,052,502	497	\$12,661	\$9,482	52.9%
Housing Trust Fund Rental Assistance ⁴	\$8,763,282	1,824	\$6,641	\$7,282	62.2%
Low and Moderate Income Rental Program (LMIR)	\$9,970,978	335	\$24,865	\$19,718	44.0%
Minnesota Mortgage Program (MMP)	\$31,066,155	328	\$94,714	\$36,525	12.2%
no HAF downpayment assistance	\$23,747,139	247	\$96,142	\$38,982	7.3%
with HAF downpayment assistance	\$7,319,016	81	\$90,358	\$30,888	27.2%
Minnesota Urban and Rural Homesteading Program (MURL)	\$885,065	8	\$110,633	\$21,768	12.5%

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Table 3
Minnesota Housing Assistance in Minnesota, FY 2009

Programs^{1, 3}	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit	Median Annual Household Income	Percentage Households of Color⁸
My Home Source	\$3,264,584	21	\$155,456	\$59,000	Not available
Neighborhood Stabilization (NSP)	\$2,242,306	40	\$56,058	Not available	
Publicly Owned Housing Program	\$3,523,380	25	\$140,935	\$28,057	0.0%
Quick Start Disaster Recovery Program	\$423,367	17	\$24,904	\$22,525	0.0%
Rehabilitation Loan Program	\$5,621,070	392	\$14,339	\$13,661	8.7%
Rental Rehabilitation Loan Program	\$396,133	224	\$1,768	\$21,896	17.8%
Section 8 Contract Administration	\$98,709,532	18,134	\$5,443	\$10,509	35.6%
Section 8 (Minnesota Housing-financed)	\$71,855,949	12,418	\$5,786	\$11,749	22.1%
Section 236 ⁷ (Minnesota Housing-financed)	\$1,558,149	528	\$2,951	Reported previously	
Tribal Indian Housing	\$3,588,608	33	\$108,746	\$43,548	100.0%
Total	\$444,237,151	77,871			
Homebuyers or homeowners	\$189,998,951	28,007			
Renters	\$253,940,200	49,864			
Capacity building	\$298,000				

Notes

¹For 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.

²Asset management includes assistance provided through the Asset Management Fund and FAF/FA loans and operating subsidies.

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³Because 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. HOME Rental Rehabilitation funding has been available to property in Greater Minnesota.

⁴Assistance amounts for Bridges and Housing Trust Fund Rental Assistance are the actual voucher and security deposit amounts disbursed during the reporting year. Average assistance per household is estimated for 12 months based on monthly assistance and security deposit paid in the reporting year.

⁵Beginning in 2009, FHPAP assistance will be reported on a State Fiscal Year basis (July 1 through June 30), including expenditures for assistance and services reported to Minnesota Housing by FHPAP providers.

⁶HTC 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.

⁷Interest rate reduction on developments for which 20 units are reported under Section 8 (Minnesota Housing-financed).

⁸A household of color is defined here as one in which the householder is of a race other than white or is of Hispanic ethnicity. For programs in which there may be a co-borrower, the race and ethnicity of the co-borrower is considered also.

Table 4
Minnesota Housing Assistance in Duluth, FY 2009

Programs^{1, 3, 4}	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit²	Median Annual Household Income	Percentage Households of Color⁶
Affordable Rental Investment Fund-Preservation (PARIF Public Housing)	\$300,000	107		\$10,970 (average)	13.0%
Bridges ⁵	\$139,099	47		\$7,488	38.3%
Community Activity Set-Aside (CASA)	\$2,400,416	28	\$85,729	\$30,060	25.0%
Community Fix-Up Fund (CFUF)	\$44,853	<=5	Not available		
Community Revitalization Fund (CRV)	\$380,692	22	\$17,304	\$29,050	19.0%
Economic Development and Housing Challenge Fund	\$1,347,929	96		\$19,380	17.6%
Ending Long-Term Homelessness Initiative Fund (ELHIF) ⁵	\$29,134	11		\$2,436	33.3%
Family Homeless Prevention and Assistance Program (FHPAP) ⁵	\$138,908	287	\$484	\$8,496	49.3%
Fix-Up Fund (FUF)	\$257,318	22	\$11,696	\$49,805	4.5%
Homeownership Assistance Fund (HAF)	\$100,754	34	\$2,963	\$28,638	26.5%
Homeownership Education, Counseling, and Training (HECAT)	\$160,056	702	\$228	\$31,087	13.6%
Housing Opportunities for Persons with AIDS (HOPWA)	\$3,840	6	Not available		
Housing Tax Credits (HTC)	\$899,453	Units reported elsewhere			
Housing Trust Fund (HTF)	\$382,002	10		\$7,644	51.5%
Housing Trust Fund Rental Assistance ⁵	\$195,341	38		\$4,800	92.1%
Minnesota Mortgage Program (MMP)	\$852,465	10	\$85,247	\$27,078	30.0%
Section 8 Contract Administration	\$1,529,220	392	\$3,901	\$13,111	5.9%

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Table 4
Minnesota Housing Assistance in Duluth, FY 2009

Programs^{1, 3, 4}	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit²	Median Annual Household Income	Percentage Households of Color⁶
Section 8 (Minnesota Housing-financed)	\$3,147,166	558	\$5,640	\$12,336	9.6%
Tribal Indian Housing	\$164,200	<=5	Not available		
Total	\$12,472,846	2,340			
Homebuyers or homeowners	\$4,360,754	788			
Renters	\$8,112,092	1,552			

Notes

¹For 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.

²In areas where few developments have been assisted, activity is insufficient to calculate average per unit assistance amounts.

³Many developments are assisted under more than one Minnesota Housing rental program; however, 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.

⁴Because many developments are assisted under more than one Minnesota Housing rental program, 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.

⁵Assistance amounts for Bridges and HTF are actual voucher and security deposit amounts, not estimated. FHPAP data include cash assistance and assistance for services to households, which are estimated based on the number of households served (HMIS) and average assistance per household.

⁶A household of color is defined here as one in which the householder is of a race other than white or is of Hispanic ethnicity. For programs in which there may be a co-borrower, the race and ethnicity of the co-borrower is considered also.

Table 5
Minnesota Housing Assistance in Minneapolis, FY 2009

Programs^{1,3,4}	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit²	Median Annual Household Income	Percentage Households of Color⁶
Affordable Rental Investment Fund-Preservation (PARIF)	\$2,500,000	212		\$8,616	82.8%
Bridges ⁵	\$237,739	40		\$9,138	64.1%
Community Activity Set-Aside (CASA)	\$11,496,666	110	\$104,515	\$37,104	46.4%
Community Fix-Up Fund (CFUF)	\$765,457	63	\$12,150	\$60,000	22.2%
Community Revitalization Fund (CRV)	\$1,065,434	54	\$19,730	\$40,596	52.9%
Economic Development and Housing Challenge Fund	\$712,500	103		\$17,804	76.6%
Ending Long-Term Homelessness Initiative Fund (ELHIF)	\$1,050,265	59		\$15,639	71.7%
Family Homeless Prevention and Assistance Program (FPAP) ⁵	\$1,949,125	2,515	\$775	\$7,644	86.1%
Fix-Up Fund (FUF)	\$1,176,145	58	\$20,278	\$57,595	20.7%
Habitat Next 1000 Homes	\$408,271	<=5		Not available	
HOME Homeowner Entry Loan Program (HOME HELP)	\$574,965	41	\$14,024	\$34,246	51.2%
Homeownership Assistance Fund (HAF)	\$201,479	62	\$3,250	\$38,648	37.1%
Homeownership Education, Counseling, and Training (HECAT)	\$637,488	2,796	\$228	\$34,551	56.0%
Housing Tax Credits (HTC)	\$739,507	Reported elsewhere			
Housing Trust Fund (HTF)	\$535,000	67		\$7,644	73.1%
Housing Trust Fund Rental Assistance ⁵	\$2,808,373	525		\$6,384	82.3%
Minnesota Mortgage Program (MMP)	\$1,164,964	10	\$116,496	\$38,623	30.0%
My Home Source	\$1,287,778	12	\$107,315	\$43,000	Not available
Rehabilitation Loan Program	\$330,996	22	\$15,045	\$13,037	40.9%

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Table 5
Minnesota Housing Assistance in Minneapolis, FY 2009

Programs^{1,3,4}	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit²	Median Annual Household Income	Percentage Households of Color⁶
Rental Rehabilitation Loan Program	\$35,000	<=5	Not available		
Section 8 Contract Administration	\$21,733,421	3,181	\$6,832	\$9,061	75.5%
Section 8 (Minnesota Housing-financed)	\$9,346,838	1,273	\$7,342	\$11,013	55.4%
Total	\$60,757,411	11,109			
Homebuyers or homeowners	\$19,109,643	3,130			
Renters	\$41,647,768	7,979			

Notes

¹For 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.

²In areas where few developments have been assisted, activity is insufficient to calculate average per unit assistance amounts.

³Many developments are assisted under more than one Minnesota Housing rental program; however, 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.

⁴Because many developments are assisted under more than one Minnesota Housing rental program, 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.

⁵Assistance amounts for Bridges and HTF are actual voucher and security deposit amounts, not estimated. FHPAP data include cash assistance and assistance for services to households, which are estimated based on the number of households served (HMIS) and the average assistance per household.

⁶A household of color is defined here as one in which the householder is of a race other than white or is of Hispanic ethnicity. For programs in which there may be a co-borrower, the race and ethnicity of the co-borrower is considered also.

Table 6
Minnesota Housing Assistance in Saint Paul, FY 2009

Program^{1,3,4}	Minnesota Housing Assistant	Households Or Units Assisted	Average Assistance Per Household Or Unit²	Median Annual Household Income	Percentage Households of Color⁶
Affordable Rental Investment Fund-Preservation (PARIF)	\$500,000	96		Not available	81.0%
Asset Management	\$750,000	37		Reported previously	
Bridges ⁵	\$202,416	54		\$9,306	37.0%
Community Activity Set-Aside (CASA)	\$11,040,439	95	\$116,215	\$38,948	71.6%
Community Fix-Up Fund (CFUF)	\$359,580	18	\$19,977	\$49,717	33.3%
Community Revitalization Fund (CRV)	\$177,670	21	\$8,460	\$34,250	30.0%
Ending Long-Term Homelessness Initiative Fund (ELHIF)	\$3,268,842	66		\$7,248	64.3%
Family Homeless Prevention and Assistance Program (FHPAP) ⁵	\$1,292,032	1,648	\$784	\$7,668	79.4%
Fix-Up Fund (FUF)	\$820,029	44	\$18,637	\$63,675	22.7%
Habitat Next 1000 Homes	\$348,809	<=5		Not available	
Habitat 21st Century Fund	\$105,782	<=5		Not available	
HOME Homeowner Entry Loan Program (HOME HELP)	\$834,947	57	\$14,648	\$39,183	73.7%
Homeownership Assistance Fund (HAF)	\$135,600	42	\$3,229	\$36,326	54.8%
Homeownership Education, Counseling, and Training (HECAT)	\$606,936	2,662	\$228	\$34,189	56.0%
Housing Trust Fund (HTF)	\$710,000	50		\$8,616	53.3%
Housing Trust Fund Rental Assistance ⁵	\$1,641,123	332		\$7,483	62.0%
Minnesota Mortgage Program (MMP)	\$854,738	10	\$85,474	\$33,672	10.0%
Rehabilitation Loan Program	\$177,206	12	\$14,767	\$9,514	33.3%
Rental Rehabilitation Loan Program	\$23,868	<=5	Not available		
Section 8 Contract Administration	\$16,534,433	2,532	\$6,530	\$9,297	70.2%

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Table 6
Minnesota Housing Assistance in Saint Paul, FY 2009

Program^{1,3,4}	Minnesota Housing Assistant	Households Or Units Assisted	Average Assistance Per Household Or Unit²	Median Annual Household Income	Percentage Households of Color⁶
Section 8 (Minnesota Housing-financed)	\$4,177,421	603	\$6,928	10,453	45.9%
Total	\$44,561,871	8,286			
Homebuyers or homeowners	\$15,461,736	2,867			
Renters	\$29,100,135	5,419			

Notes

¹For 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.

²In areas where few developments have been assisted, activity is insufficient to calculate average per unit assistance amounts.

³Many developments are assisted under more than one Minnesota Housing rental program; however, 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.

⁴Because many developments are assisted under more than one Minnesota Housing rental program, 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.

⁵Assistance amounts for Bridges and HTF are actual voucher and security deposit amounts, not estimated. FHPAP data include cash assistance and assistance for services to households, which are estimated based on the number of households served (HMIS) and average assistance per household.

⁶A household of color is defined here as one in which the householder is of a race other than white or is of Hispanic ethnicity. For programs in which there may be a co-borrower, the race and ethnicity of the co-borrower is considered also.

Table 7
Minnesota Housing Assistance by Strategic Goal, FY 2009

Programs	Minnesota Housing Assistance	Households or Units Assisted
Finance new affordable housing opportunities	\$181,153,315	11,290
<i>New construction or purchase of new construction</i>		
Community Activity Set-Aside (CASA)	\$3,696,314	26
no downpayment assistance	\$393,495	<=5
with HAF downpayment assistance	\$1,647,031	11
with HOME downpayment assistance	\$1,655,788	12
Community Revitalization Fund (CRV)	\$2,607,406	85
Economic Development and Housing Challenge Fund	\$3,017,475	236
Flood Insurance Recovery Program (FIRP)	\$2,795	8
Habitat Next 1000 Homes	\$1,931,715	25
Habitat 21st Century Fund	\$1,037,249	12
HOME Homeowner Entry Loan Program (HOME HELP)	\$179,988	12
Homeownership Assistance Fund (HAF)	\$49,800	13
Housing Tax Credits (HTC)	\$6,862,413	915
with Minnesota Housing assistance	\$4,469,789	299
without Minnesota Housing assistance	\$2,392,624	616
Housing Trust Fund (HTF)	\$6,760,062	232
Low and Moderate Income Rental Program (LMIR)	\$6,792,035	120
Minnesota Mortgage Program (MMP)	\$371,024	<=5
no HAF downpayment assistance	\$127,550	<=5
with HAF downpayment assistance	\$243,474	<=5
Publicly Owned Housing Program	\$3,523,380	25
Quick Start Disaster Recovery Program	\$126,088	<=5
Tribal Indian Housing	\$772,600	6

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Table 7
Minnesota Housing Assistance by Strategic Goal, FY 2009

Programs	Minnesota Housing Assistance	Households or Units Assisted
<i>Subtotal, new construction</i>	\$37,730,343	1,398
<i>Existing home purchase</i>		
Community Activity Set-Aside (CASA)	\$101,366,640	868
without downpayment assistance	\$7,512,619	65
with HAF downpayment assistance	\$45,424,614	400
with HOME downpayment assistance	\$48,429,407	403
Community Revitalization Fund (CRV)	\$1,226,382	78
HOME Homeowner Entry Loan Program (HOME HELP)	\$3,069,803	210
Homeownership Assistance Fund (HAF)	\$1,568,553	479
Minnesota Mortgage Program (MMP)	\$30,695,131	325
no HAF downpayment assistance	\$23,619,589	246
with HAF downpayment assistance	\$7,075,542	79
Minnesota Urban and Rural Homesteading Program (MURL)	\$885,065	8
Tribal Indian Housing	\$2,810,049	25
<i>Subtotal, existing home purchase</i>	\$141,621,623	1,304
Capacity Building Grant Program	\$298,000	
Homeownership Education, Counseling, and Training (HECAT)	\$1,503,350	8,588
Preserve existing affordable housing	\$224,199,471	35,928
Affordable Rental Investment Fund-Preservation (PARIF)	\$7,161,295	560
Affordable Rental Investment Fund-Preservation (PARIF Public Housing)	\$2,630,050	1,059
Asset Management	\$2,865,805	261
Community Fix-Up Fund (CFUF)	\$3,311,545	201
Community Revitalization Fund (CRV)	\$891,313	85
Economic Development and Housing Challenge Fund	\$240,000	25

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Table 7
Minnesota Housing Assistance by Strategic Goal, FY 2009

Programs	Minnesota Housing Assistance	Households or Units Assisted
Fix-Up Fund (FUF)	\$13,347,022	755
Flood Economic Development and Housing Challenge Fund	\$754,275	16
Flood Insurance Recovery Program (FIRP)	\$50,160	125
Habitat 21st Century Fund	\$65,000	<=5
HOME Rental Rehabilitation Program	\$8,703,771	649
Housing Tax Credits (HTC) with Minnesota Housing assistance	\$1,263,782	387
Housing Trust Fund (HTF)	\$1,292,440	265
Low and Moderate Income Rental Program (LMIR)	\$3,178,943	215
Quick Start Disaster Recovery Program	\$297,279	13
Rehabilitation Loan Program	\$5,621,070	392
Rental Rehabilitation Loan Program	\$396,133	224
Tribal Indian Housing	\$5,959	<=5
<i>Subtotal, nonSection 8/236 preservation</i>	\$52,075,841	4,848
Section 8 Contract Administration	\$98,709,532	18,134
Section 8 (Minnesota Housing-financed)	\$71,855,949	12,418
Section 236 (Minnesota Housing-financed)	\$1,558,149	528
<i>Subtotal, Section 8/236 preservation</i>	\$172,123,630	31,080
End long-term homelessness	\$26,374,711	14,281
Bridges	\$2,966,126	800
Ending Long-Term Homelessness Initiative Fund (ELHIF) new	\$947,649	25
Ending Long-Term Homelessness Initiative Fund (ELHIF) preservation	\$5,419,892	238
Family Homeless Prevention and Assistance Program (FHPAP)	\$8,170,823	11,227
Housing Opportunities for Persons with AIDS (HOPWA)	\$106,939	167
Housing Trust Fund Rental Assistance	\$8,763,282	1,824

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Table 7
Minnesota Housing Assistance by Strategic Goal, FY 2009

Programs	Minnesota Housing Assistance	Households or Units Assisted
Address foreclosures	\$12,509,654	16,372
HOME HELP	\$2,834,817	193
My Home Source	\$3,264,584	21
Homeownership Education, Counseling, and Training (HECAT)	\$4,167,947	16,311
Neighborhood Stabilization (NSP)	\$2,242,306	40
Total, all programs	\$444,237,151	77,871
Homebuyers or homeowners	\$189,998,951	28,007
Renters	\$253,940,200	49,864

Notes

Assistance amounts and units of assistance shown in this distribution by strategic goal are based on the primary use of funds or (in the case of Bridges and Housing Trust Fund Rental Assistance) the goal the program addresses according to the *2008-2009 Affordable Housing Plan*.

Affordable rental housing funded under programs other than ELHIF may include some units of supportive housing; however, all the units these developments are reported under the same strategic goal, e.g., supportive units in a new development constructed with Housing Trust Fund capital assistance would be reported under the goal of financing new affordable housing opportunities.

Table 8
Minnesota Housing Assistance for Households of Color, FY 2009

Program^{1, 2}	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit	Median Annual Household Income
Bridges	\$918,538	192		\$8,616
Community Activity Set-Aside (CASA)	\$42,163,166	343	\$122,925	\$39,000
Community Fix-Up Fund (CFUF)	\$492,169	31	\$15,876	\$54,180
Community Revitalization Fund (CRV)	\$1,316,897	87	\$15,137	\$38,000
Family Homeless Prevention and Assistance Program (FHPAP)	\$4,202,016	5,772	\$728	\$8,520
Flood Insurance Recovery Program (FIRP)	\$603	<=5	Not available	
Fix-Up Fund (FUF)	\$972,196	58	\$16,762	\$62,723
Habitat Next 1000 Homes	\$1,615,242	20	\$80,762	\$34,614
Habitat 21st Century Fund	\$698,133	8	\$87,267	\$34,096
HOME Homeowner Entry Loan Program (HOME HELP)	\$2,634,831	180	\$14,638	\$38,715
Homeownership Assistance Fund (HAF)	\$509,300	153	\$3,329	\$41,762
Homeownership Education, Counseling, and Training (HECAT) ³	\$1,736,676	7,617	\$228	\$33,511
Housing Opportunities for Persons with AIDS (HOPWA) ⁴	\$37,408	58	\$640	\$13,212
Housing Trust Fund Rental Assistance	\$5,718,394	1,134		\$7,050
Minnesota Mortgage Program (MMP)	\$3,871,616	40	\$96,790	\$35,113
Minnesota Urban and Rural Homesteading (MURL)	\$170,184	<=5	Not available	
Rehabilitation Loan Program	\$533,074	34	\$15,679	\$16,125
Section 8 Contract Administration	\$41,072,215	6,233	\$6,589	\$9,060
Section 8 (Minnesota Housing-financed)	\$18,097,426	2,609	\$6,937	\$10,095

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Table 8
Minnesota Housing Assistance for Households of Color, FY 2009

Program^{1, 2}	Minnesota Housing Assistance	Households or Units Assisted	Average Assistance Per Household or Unit	Median Annual Household Income
Tribal Indian Housing	\$3,588,608	33	\$108,746	\$43,548
Total	\$130,348,692	24,271		
Homebuyers or homeowners	\$60,302,695	8,273		
Renters	\$70,045,997	15,998		

Notes

¹This table includes information on assistance to households, only, not project-based assistance. Information on the occupants of rental units assisted by Minnesota Housing is shown in Table 3.

²For 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.

³Assistance amount for Homeownership Education, Counseling, and Training (HECAT) is estimated based on the average assistance amount and number of households of color assisted during the reporting year.

⁴HOPWA assistance amount shown here is based on average assistance per household; median income is for all HOPWA households.

Table 9
Minnesota Housing Assistance by Region, FY 2009

Region ³	RFP Awards ¹				Other Funds ²				Area Share of Households Estimated Eligible for Assistance
	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	
Central	131	\$6,228,897	2.8%	14.9%	7,306	\$35,211,379	10.4%	8.9%	13.2%
Twin Cities	2,968	\$23,988,143	62.8%	57.5%	40,754	\$248,032,011	57.9%	62.8%	54.8%
Minneapolis	1,020	\$8,671,572	21.6%	20.8%	10,077	\$50,798,061	14.3%	12.9%	10.4%
Saint Paul	565	\$6,297,635	12.0%	15.1%	7,721	\$38,264,236	11.0%	9.7%	7.3%
Northeast	361	\$3,740,379	7.6%	9.0%	5,933	\$22,697,784	8.4%	5.8%	6.4%
Duluth	284	\$2,635,098	6.0%	6.3%	2,056	\$9,837,748	2.9%	2.5%	Not available ⁴
Northwest	329	\$1,718,169	7.0%	4.1%	2,619	\$12,338,790	3.7%	3.1%	5.0%
Southeast	628	\$4,471,552	13.3%	10.7%	7,149	\$43,515,769	10.2%	11.0%	8.8%
Southwest	192	\$701,887	4.1%	1.7%	3,123	\$19,190,096	4.4%	4.9%	9.5%
West Central	119	\$862,493	2.5%	2.1%	3,548	\$13,663,223	5.0%	3.5%	2.4%
Total	4,728	\$41,711,520	100%	100%	70,432	\$394,649,051	100%	100%	100%

Notes

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

²Other Funds includes: first mortgages, downpayment assistance, rehabilitation and improvement loans, housing with tax credits, homebuyer education, and all Section 8 units for which Minnesota Housing currently administers Housing Assistance Payments contracts (both agency-financed and other). 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 this distribution; however, units with HTC, as well as rental units with assistance from multiple Minnesota Housing programs, are counted only once.

³Regional 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. City share of households estimated to be eligible generally is not available (NA) for cities.

⁴Minnesota Housing identified area share of households estimated to be eligible for assistance based on data from the U.S. Census Bureau; data are not available to estimate eligibility in Duluth.

Table 10
Summary Distribution of Minnesota Housing Assistance by Region, FY 2009

Region¹	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 Assistance²
Central	7,437	\$41,440,276	9.9%	9.5%	13.2%
Twin Cities	43,722	\$272,020,154	58.2%	62.3%	54.8%
Minneapolis	11,097	\$59,469,633	14.8%	13.6%	10.4%
Saint Paul	8,286	\$44,561,871	11.0%	10.2%	7.3%
Northeast	6,294	\$26,438,163	8.4%	6.1%	6.4%
Duluth	2,340	\$12,472,846	3.1%	2.9%	Not available
Northwest	2,948	\$14,056,959	3.9%	3.2%	5.0%
Southeast	7,777	\$47,987,321	10.3%	11.0%	8.8%
Southwest	3,315	\$19,891,983	4.4%	4.6%	9.5%
West Central	3,667	\$14,525,716	4.9%	3.3%	2.4%
Total	75,160	\$436,360,572	100%	100%	100%

¹The distribution of MHFA assistance varies from year to year and depends, in part, on the availability of feasible development proposals submitted to the MHFA. Data for 97 percent of all units Minnesota Housing assisted during the year 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.

²Minnesota Housing identified area share of households estimated to be eligible for assistance based on data from the U.S. Census Bureau; data are not available to estimate eligibility in Duluth.

Table 11
Trends in Minnesota Housing Assistance, FY 2007 - FY 2009

Programs	2009		2008		2007	
	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)	No funds available at this time				\$880,000	44
Affordable Rental Investment Fund			\$192,337	306		
Affordable Rental Investment Fund-Preservation (PARIF)	\$7,161,295	560	\$4,939,475	235	\$10,483,882	600
Affordable Rental Investment Fund-Preservation (PARIF Public Housing)	\$2,630,050	1,059	\$2,308,600	658	No funds available at this time	
American Dream Downpayment Initiative (ADDI)	Assistance available under HOME HELP				\$555,000	56
Asset Management	\$2,865,805	261	\$5,191,563	344	\$3,564,397	Reported elsewhere
Bridges	\$2,966,126	800	\$2,862,418	756	\$1,540,110	593
Capacity Building Grant Program	\$298,000		\$429,600		\$619,258	
Community Activity Set-Aside (CASA)	\$105,062,954	894	\$137,602,736	994	\$159,969,941	1,050
no downpayment assistance	\$7,906,114	68	\$35,712,803	257	\$18,153,681	116
with HAF downpayment	\$47,071,645	411	\$101,889,933	737	\$141,816,260	934
with HOME downpayment	\$50,085,195	415				
Community Fix-Up Fund (CFUF)	\$3,311,545	201	\$3,329,484	205	\$4,300,197	290
Community Revitalization Fund (CRV)	\$4,725,100	248	\$4,570,225	247	\$8,851,842	228
Economic Development and Housing Challenge Fund	\$3,257,475	261	\$5,814,221	266	\$4,229,597	269

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Table 11
Trends in Minnesota Housing Assistance, FY 2007 - FY2009

Programs	2009		2008		2007	
	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted
Economic Development Initiative Grant	No units reported		\$347,000	Reported elsewhere	No units reported	
Ending Long-Term Homelessness Initiative Fund (ELHIF)	\$6,367,541	263	\$8,387,261	268	\$1,983,237	139
Entry Cost Homeownership Opportunity (ECHO)	No funds available at this time		\$103,000	35	\$492,865	166
Family Homeless Prevention and Assistance Program (FHPAP)	\$8,170,823	11,227	\$5,930,272	8,817	\$3,843,287	6,842
Fix-Up Fund (FUF)	\$13,347,022	755	\$15,842,643	948	\$19,432,452	1,286
Flood Economic Development and Housing Challenge Fund	\$754,275	16	No units reported			
Flood Insurance Recovery Program (FIRP)	\$52,955	133	\$87,909	209	No units reported	
Habitat Next 1000 Homes	\$1,931,715	25	\$2,087,886	23	\$2,009,269	23
Habitat 21st Century Fund	\$1,102,249	13	\$1,036,245	16	\$1,303,654	19
HOME Homeowner Entry Loan Program (HOME HELP)	\$6,084,608	415	\$839,945	57	Funds not available	
HOME Rental Rehabilitation Program	\$8,703,771	649	\$4,827,738	400	\$5,970,087	441
Homeownership Assistance Fund (HAF, second mortgage amount)	\$1,618,353	492	\$3,450,244	904	\$4,791,271	1,172

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Table 11
Trends in Minnesota Housing Assistance, FY 2007 - FY2009

Programs	2009		2008		2007	
	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted
Homeownership Education, Counseling, and Training (HECAT)	\$5,671,297	24,899	\$2,854,355	16,165	\$1,726,979	10,777
Housing Opportunities for Persons with AIDS (HOPWA)	\$106,939	167	\$102,590	139	\$100,836	125
Housing Tax Credits (HTC)	\$8,126,195	1,302	\$8,699,775	1,119	\$8,320,016	1,700
with Minnesota Housing assistance	\$5,733,571	686	\$7,653,899	906	\$7,658,710	1,493
without Minnesota Housing assistance	\$2,392,624	616	\$1,045,876	213	\$661,306	207
Housing Trust Fund (HTF)	\$8,052,502	497	\$6,173,461	461	\$983,230	88
Housing Trust Fund Rental Assistance	\$8,763,282	1,824	\$6,648,944	1,467	\$3,771,300	961
Housing Trust Fund Transitional	No units reported				\$195,000	7
Low and Moderate Income Rental Program (LMIR)	\$9,970,978	335	\$22,485,404	773	\$23,822,258	599
Minnesota Mortgage Program (MMP)	\$31,066,155	328	\$217,289,382	1,770	\$298,621,927	2,372
no Homeownership Assistance	\$23,747,139	247	\$202,646,442	1,603	\$277,649,630	2,134
with Homeownership Assistance	\$7,319,016	81	\$14,642,940	167	\$20,972,297	238
Minnesota Urban and Rural Homesteading Program (MURL)	\$885,065	8	\$445,033	<=5	\$608,653	6
My Home Source	\$3,264,584	21	No homes completed and sold			
Neighborhood Stabilization (NSP)	\$2,242,306	40	No funds available at this time			
Publicly Owned Housing Program	\$3,523,380	25	\$4,002,731	29	No units reported	

Continued on the next page

Table 11
Trends in Minnesota Housing Assistance, FY 2007 - FY2009

Programs	2009		2008		2007	
	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted	Minnesota Housing Assistance	Households or Units Assisted
QuickStart Disaster Recovery Program	\$423,367	17	\$10,761,071	475		
Rehabilitation Loan Program	\$5,621,070	392	\$5,649,172	409	\$4,149,993	293
Rental Assistance for Family Stabilization (RAFS)	Funded under HTF				\$15,500	13
Rental Rehabilitation Loan Program	\$396,133	224	\$754,452	186	\$871,342	310
Section 8 Contract Administration	\$98,709,532	18,134	\$97,502,598	17,952	\$94,434,760	18,119
Section 8 Housing Assistance Payments Program-Minnesota Housing	\$71,855,949	12,418	\$70,715,147	12,156	\$71,036,886	12,209
Section 236 (Minnesota Housing-financed)	\$1,558,149	528	\$1,499,250	528	\$1,504,281	528
Tribal Indian Housing Program	\$3,588,608	33	\$3,991,969	42	Reported under CRV	
Total	\$444,237,151	77,871	\$669,756,136	67,496	\$744,983,309	58,604
Homebuyers or homeowners	\$189,998,951	28,007	\$409,941,299	21,542	\$506,814,045	16,510
Renters	\$253,940,200	49,864	\$259,385,237	45,954	\$237,550,007	42,094
Capacity building	\$298,000		\$429,600		\$619,258	

Understanding Minnesota Housing's Assistance Data

Information in this report includes: home improvement, rehabilitation, and homeownership financing purchased during the reporting year; units in multifamily developments for which Minnesota Housing disbursed deferred loans or permanent mortgage financing that closed (or initially closed) during the reporting year; and tenants who received rental assistance 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. Data include capital and operating assistance.

Average assistance amounts per unit for rental housing programs are useful only for general comparison because 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 total number of units assisted under each program.

For tenant households receiving rental assistance under Bridges or the Housing Trust Fund (including ELHIF funds), assistance amounts include rent and security deposit assistance disbursed on behalf of households 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.

Data on the number of households assisted and assistance amounts under Family Homeless Prevention and Assistance (FHPAP) are from

expenditure reports submitted to Minnesota Housing by providers. Data are reported on a state fiscal year (July 1 through June 30).

Expenditures for FHPAP in the cities of Duluth, Minneapolis, and Saint Paul are estimated using the number of households reported in HMIS and the average per household assistance (cash and services) for the applicable provider, e.g., Ramsey County average assistance times the number of households assisted in Saint Paul. Regional distributions and assistance to households of color for FHPAP are estimated based on average per household assistance and the number of households assisted as reported by HMIS (which captures data on most but not all assisted households).

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 assistance in the form of a second mortgage to qualifying lower

income households receiving a first mortgage under the Minnesota Mortgage Program (MMP) or the Community Activity Set-Aside (CASA) Program. 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 Homeowner Entry Loan Program (HOME HELP) also provides entry cost assistance in the form of a second mortgage under the CASA program and is reported in the same manner as HAF. The total Minnesota Housing amount provided to downpayment-assisted homebuyers is the sum of the first mortgage and second mortgage amounts.

Under Section 8, approximately 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 five or fewer households have been assisted, disclosure of data is limited.

A household of color, for the purposes of this report, is defined as one in which the borrower or householder is identified as being of a race other than white or of Hispanic ethnicity. Under those programs where a co-borrower may be present, e.g., homeowner and homebuyer loan programs, the race and ethnicity of the co-borrower is also considered.

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* and the *American Community Survey*. 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). These estimates are updated based on the availability of new Census data on income and tenure by county within the state.

Minnesota Housing Program Descriptions

This is a list of programs under which the agency reported assistance activity in 2009, including currently funded programs as well as inactive programs (i.e., for which activity occurred, but no additional funding applications are being accepted).

Program

Affordable Rental Investment Fund-Preservation (PARIF)

Description

PARIF is a statewide program that provides deferred loans at below-market interest to help cover the costs of preserving permanent affordable rental housing with long-term, project-based federal subsidies that are in jeopardy of being lost. Program funds may also be used to preserve existing supportive housing developments. The program provides funds to help with the costs of acquisition, rehabilitation and debt restructuring, as well as equity take-out deferred loans.

Affordable Rental Investment Fund-Preservation (PARIF Public Housing)

These are PARIF funds reserved for the preservation of Low Rent Public Housing.

Asset management

The Asset Management and Financing Adjustment Factor (FAF) and Financing Adjustment (FA) accounts are used to make interest and non-interest bearing amortizing and deferred loans as well as rent subsidy grants. Minnesota Housing-financed first mortgage developments may be eligible for funding if reserves are inadequate to fund capital improvements. Loans typically are made to provide funding necessary for repairs and maintenance to protect the agency's assets and ensure the development is decent, safe and sanitary. FAF/FA savings are the result of an agreement between the U.S. Department of Housing and Urban Development (HUD) and Minnesota Housing to share in the savings resulting from refunding high interest rate bonds originally issued in 1980 and 1982 to finance Section 8 developments.

Bridges

Bridges operates in selected counties to provide grants for temporary rental assistance payments and security deposits paid directly to landlords. Assistance is provided on behalf of participants with serious and persistent mental illness who are on a waiting list for a permanent rent subsidy, typically a Section 8 Housing Choice Voucher. Other eligible uses of Bridges funding include utility deposits, or payment of contract rent or utilities for up to 90 days during a medical or psychiatric crisis. The program is administered by local housing organizations; referral to the program must be made by a mental health professional.

Capacity Building Grant Program

These grants are available to build or maintain the capacity of local entities, e.g., nonprofits, to provide affordable housing or housing-related services. Funds may be used for variety of purposes including staff training and technical assistance.

Program	Description
Community Activity Set-Aside (CASA)	CASA provides fully-amortizing mortgage loans to low- and moderate-income first-time homebuyers. The loans are originated through first mortgage lenders throughout the state. Under CASA, the agency offers access to a designated pool of funding for lenders and their community partners that are addressing a locally identified community credit need.
Community Fix-Up Fund (CFUF)	CFUF is a home improvement program with more flexible requirements than the Fix-up Fund and is designed to support local initiatives, including lower program interest rates and more aggressive loan underwriting criteria. Lenders participating in FUF may apply for CFUF resources for targeted activities that meet locally defined home improvement needs and objectives.
Community Revitalization Fund (CRV)	CRV is the umbrella under which Minnesota Housing currently delivers the Challenge Fund and two interim financing programs for homeownership.
Economic Development and Housing Challenge Fund	The Challenge Fund provides grants or loans for a variety of purposes including: construction, acquisition, rehabilitation, or permanent financing; interest rate reduction; refinancing and gap financing of housing. Funds are to support economic development or job creation activities within a community or region by meeting locally identified housing needs and may be used for either rental or owner-occupied housing.
Ending Long-Term Homelessness Initiative Fund (ELHIF)	ELHIF is assistance for permanent supportive housing for persons experiencing long-term homelessness and can be utilized for capital financing, operating subsidies, rental assistance, and non-bondable development costs in general obligation bond-funded supportive housing projects.
Family Homeless Prevention and Assistance Program (FHPAP)	FHPAP provides grants to encourage and support innovations at the county, region, or local level in redesigning the existing homelessness support system or in establishing a comprehensive system. Funds are used for a broad range of purposes aimed at preventing homelessness, shortening the length of stay in emergency shelters or length of homelessness, and assisting individuals and families experiencing homelessness to secure transitional or permanent affordable housing.
Fix-Up Fund (FUF)	FUF provides below-market interest rate, fully-amortizing home improvement loans to low- and moderate-income homeowners to improve the livability and energy efficiency of their homes.
Flood Economic Development and Housing Challenge Fund	Minnesota Housing implemented the Flood Economic Development and Housing Challenge Program to address flood damage in southeastern Minnesota. Under this program, the Agency has provided loans for capital improvements to return housing to pre-disaster conditions.
Flood Insurance Recovery Program (FIRP)	Homeowners recovering from the floods in southeastern Minnesota and the Red River Valley could receive state assistance for the payment of flood insurance premiums. Eligible applicants were homeowners who borrowed from the Small Business Association or from the Minnesota Housing Quick Start Disaster Recovery Program.
Habitat Next 1000 Homes	Minnesota Housing funds Habitat for Humanity's Next 1,000 Homes campaign, which provided no-interest loans to qualifying low-income homebuyers in the Twin Cities in this reporting period.

Program	Description
Habitat 21st Century Fund	Minnesota Housing funds Habitat for Humanity's 21st Century Fund, which provided no-interest loans to qualifying low-income homebuyers primarily through Habitat affiliates in Greater Minnesota in this reporting period.
HOME Homeowner Entry Loan Program (HOME HELP)	HOME HELP is interest-free, deferred funding to assist eligible homebuyers with downpayment and closing costs. Assistance is available to first-time buyers under Minnesota Housing's CASA first mortgage program.
HOME Rental Rehabilitation Program	This federally funded program, for which HOME funds are no longer available, provided deferred loans to rehabilitate privately owned rental property to support affordable, decent, safe, and energy efficient housing for lower-income families.
Homeownership Assistance Fund (HAF)	HAF provides entry cost assistance to income eligible first-time homebuyers purchasing their homes through an agency first mortgage program (i.e., the Minnesota Mortgage Program or the Community Activity Set Aside Program). HAF loans are deferred second mortgage loans with no interest.
Homeownership Education, Counseling, and Training (HECAT)	HECAT provides financial support to eligible nonprofit organizations or public agencies offering comprehensive homebuyer/owner training on a pre- or post-purchase basis. Funds also may be used to provide assistance to individuals facing foreclosure through counseling services and, if applicable, mortgage payment or other financial assistance on a one-time basis. HECAT resources include federal NeighborWorks funding for foreclosure prevention counseling.
Housing Opportunities for Persons with AIDS (HOPWA)	This federally funded program provides grants to nonprofit agencies to meet the housing needs of persons with Acquired Immune Deficiency Syndrome (AIDS), HIV-positive status, or related diseases, and their families. Grants may fund both housing assistance and services. The City of Minneapolis receives and administers a direct grant for the 11-county Minneapolis/Saint Paul metropolitan area, and the State of Minnesota receives a direct award of funds for the portion of the state not covered by the City of Minneapolis grant.
Housing Tax Credits (HTC)	HTC is a federal income tax credit to owners and investors in the construction or acquisition with substantial rehabilitation of eligible rental housing. Housing must meet income and rent restrictions for a minimum of 15 years. Tax credits are awarded in a competitive allocation process held each year concurrently with the Minnesota Housing Combined Request for Proposals. The allocation of tax credits is based upon the state population and a per capita amount that increases each year with the cost of living.

Program	Description
Housing Trust Fund (HTF)	HTF can be used for three general types of activities: capital financing, operating subsidies, and rental assistance. Capital financing is provided for acquisition, construction, and rehabilitation of affordable and/or permanent supportive housing. Operating subsidies are provided for unique costs associated with operating a low-income or supportive housing development or for revenue shortfall to help reduce the difference between the costs of operating a low-income housing development and the rents that the tenants can afford to pay. At least 75 percent of funds in HTF must be used for the benefit of persons and families whose income, at the time of initial occupancy, does not exceed 30 percent of the median family income for the Minneapolis/Saint Paul metropolitan area.
Housing Trust Fund Rental Assistance	HTF rental assistance is provided in the form of a tenant-based, sponsor-based, or project-based rental contract with an administrator. HTF rental assistance is intended to be temporary assistance to individual households.
Low and Moderate Income Rental Program (LMIR)	LMIR provides interest-bearing, amortizing, first mortgages available for the refinance, acquisition, rehabilitation or new construction/conversion of rental apartment buildings that house low- and moderate-income Minnesotans. Flexible Financing for Capital Costs, offered only in conjunction with LMIR, provides additional deferred assistance to support the production, stabilization, and maintenance of multifamily rental housing.
Minnesota Mortgage Program (MMP)	MMP provides fully-amortizing first mortgage loans for low- and moderate-income first-time homebuyers. The loans are originated by participating first mortgage lenders throughout the state.
Minnesota Urban and Rural Homesteading Program (MURL)	MURL has provided funding to nonprofit organizations and public agencies to acquire and rehabilitate vacant, condemned or abandoned single family residences. Nonprofits sell homes by way of interest-free contracts-for-deed to at risk first-time homebuyers who agree to abide by a “good neighbor policy.”
My Home Source	My Home Source is a line of credit funded by the Economic Development and Housing Challenge Fund to enable a single developer to acquire foreclosed homes for rehab and resale.
Neighborhood Stabilization (NSP)	Federal NSP funds provide assistance to local governments to acquired and redevelop foreclosed properties that might otherwise become sources of abandonments and blight. Minnesota Housing has allocated this award in 2009 to nine agencies in the Twin Cities and 12 in Greater Minnesota.
Publicly Owned Housing Program	This program provides deferred loans at no interest to eligible public entities to acquire, construct, or rehabilitate permanent supportive rental or transitional housing (including land and buildings). Funds are from proceeds of state general obligation bonds and may be used only for eligible capital costs; operational expenses are not an eligible use under this program.

Program	Description
Quick Start Disaster Recovery Program	Quick Start assistance was intended to supplement private insurance, FEMA, and SBA assistance for homeowners with damage caused by the flooding in southeastern Minnesota. The program provided forgivable, no-interest loans for owner-occupied home repair, new construction or a comparable replacement home (including manufactured homes), or single family rental housing repair.
Rehabilitation Loan Program	The Rehabilitation Loan Program provides deferred loans at no interest to low-income homeowners to fund repairs directly affecting the safety, habitability, energy efficiency or accessibility of their homes. The program is administered by local agencies.
Rental Rehabilitation Loan Program	The Rental Rehabilitation Loan Program provides fully amortizing property improvement loans for up to 15 years to residential rental property owners. Financing is available statewide.
Section 8 Contract Administration	Minnesota Housing administers Section 8 developments under a contract with HUD that provides for an efficient, statewide administration of federal project-based rental assistance. The agency's primary responsibilities are performing management and occupancy reviews, processing contract renewals, processing monthly payment vouchers, and following up on Real Estate Assessment Center (REAC) physical inspections.
Section 8 (Minnesota Housing-financed)	The Section 8 program was enacted in 1974 to provide decent, safe, and sanitary affordable housing for households with a range of incomes. Eligible tenants pay no more than 30 percent of their income for rent; HUD pays the difference between tenant payments and the Fair Market Rent of the housing. Owners of these developments have received permanent mortgage financing from Minnesota Housing.
Section 236 (Minnesota Housing-financed)	The Section 236 Program, which was used to fund low-income housing in the late 1960s and early 1970s, was predominately a program between the federal government, private lenders, and private for profit and nonprofit developers. Under Section 236 the federal government subsidized the interest rate on the mortgage from the then current market rate to a rate of one percent in order to reduce rents and make housing more affordable. Section 236 was a predecessor to the Section 8 program.
Tribal Indian Housing	The program provides funds to support homeownership, home improvement, and rental opportunities to American Indian families throughout the state. Funds are provided pursuant to housing plans to address unique housing needs; program terms and conditions proposed by each tribe are subject to review and approval by the agency.

Minnesota Housing finances
and advances affordable housing
opportunities for low and moderate
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strong communities.



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