



# **Greater Minnesota Housing Fund**

## **Program Guide**

## **Greater Minnesota Housing Fund (GMHF)**

Greater Minnesota Housing Fund (GMHF) is a 501(c)3 non-profit and Minnesota's largest certified affordable housing Community Development Finance Institution (CDFI). GMHF assembles and leverages significant financing resources for affordable housing projects across the state. Founded in 1996, and certified by the U.S. Department of Treasury as a CDFI since 2004, GMHF has provided more than \$216 million in financing to affordable housing projects statewide, and created or preserved more than 12,000 homes for low and moderate income Minnesotans. GMHF combines its loan products with a full suite of development services and housing-related technical assistance to communities and local partners across its 80-county service area of Greater Minnesota. Through our subsidiary the Minnesota Equity Fund, GMHF provides equity syndication investments to projects statewide, including projects located in the Twin Cities.

### **GMHF Funding Priorities:**

GMHF gives funding preference in the RFP to projects which meet GMHF's priorities, and where GMHF resources fill gaps not available from other funders. These priorities include:

Preservation: Preserve federally-assisted and locally-assisted housing, with priority for projects with rental assistance that are at-risk of leaving federal programs.

Ending Long-Term Homelessness: Serve long-term homeless families and individuals through creation and stabilization of permanent supportive housing.

Creation of New Affordable Housing: Provide new housing for low-income families in strong markets with job and employment growth.

Supporting Housing Diversity: Providing new housing and preserving existing housing that include larger units for families and provide housing to diverse populations.

### **Multifamily Funding from GMHF:**

Gap Loans: GMHF provides 0-1%, 30-year, deferred second mortgages ("gap loans") to developers to lower the cost and increase affordability of multi-family affordable rental housing. Multifamily gap funding is awarded through the Super RFP. GMHF's gap loans are primarily offered as end loans (available at close of permanent financing). The maximum income for multifamily projects is 80% of the greater of area median income or statewide median income, as published on GMHF's website. The maximum gap funding per unit is \$8,500.

Interim Loans: GMHF operates a \$40+ million revolving loan fund for multifamily predevelopment, acquisition, construction/rehabilitation, tax-credit bridge, tax increment financing, and other lending needs. GMHF offers interim loans on flexible terms and competitive pricing and applications are accepted year-round, with early inquiries encouraged. Pre-development loans for RFP projects are available up to \$150,000 unsecured. GMHF is willing to do loan participations with local lenders to improve project affordability. A full list of GMHF's affordable loan products is available at: <http://www.gmhf.com/lending-interim.html>

Permanent Loans: GMHF offers limited permanent loans to affordable housing projects that meet GMHF program priorities. Permanent loans are available for preservation of federally subsidized (HUD, RD, LIHTC) multi-family projects, supportive housing and strategically-located new construction workforce housing projects. Permanent loan applications are accepted year-round, and early inquiries are encouraged as funding is limited. GMHF's permanent loans are designed to fill a funding niche not available from other lenders.

FHLB of Des Moines Member: GMHF is a CDFI member of the Federal Home Loan Bank of Des Moines. As a member, GMHF is able to support multifamily and single family applications to the FHLB's AHP.

**Multifamily Contact Information:** For more information on GMHF's lending products and technical assistance, contact:

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