



Minnesota Housing 2016 Program Assessment Report





MAINTAINING MOMENTUM IN 2016:

A Note from Commissioner Mary Tingerthal

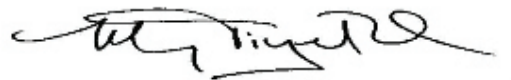
This 2016 Program Assessment provides a summary of the work completed in 2016 to bring stable affordable homes to more than 67,000 Minnesota families.

Lenders, developers, property owners and social service providers all over the state pitched in to help more than 4,000 new homeowners and 5,100 tenant families in new or renovated rental apartments.

With projects opening their doors in 2016 that were financed through the unprecedented \$110 million in Housing Infrastructure/general obligation bonds approved by the legislature in 2014 and 2015, we saw the number of rental units more than double compared to 2015.

The numbers in this report tell a story of the wide range of people who are helped by the housing dollars that flow through Minnesota Housing each year. Our typical first-time homebuyer family has an income of around \$51,000 per year, and nearly one-third of those households are led by a person of color or Hispanic ethnicity. The typical renter that receives federal rent assistance has an income of less than \$12,000 per year and is very likely to be elderly or have a disability.

Thank you for helping us to maintain our momentum in 2016 – bringing almost \$2.9 billion in housing dollars to Minnesotans over the past three years.



How to Read this Report

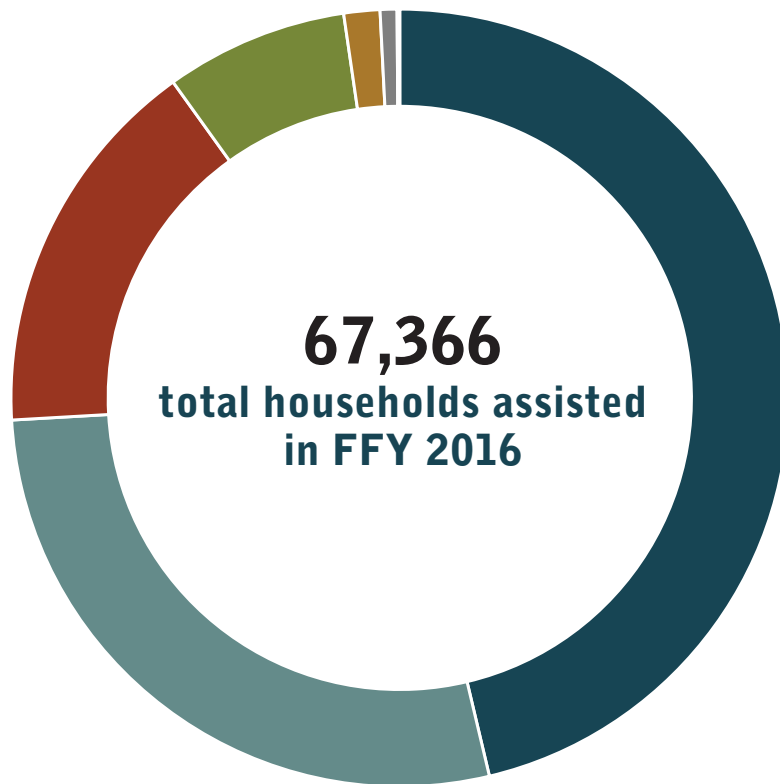
This report provides data on the 36 programs managed by Minnesota Housing in 2016. Some of these programs are funded with state-appropriated dollars, while others reflect federally-funded programs administered by Minnesota Housing and programs funded through agency resources and the capital markets. Many of the tables include information that must be reported to the State Legislature on an annual basis. This is the reason that we report on each specific program by its program name. Full descriptions of these programs can be found in the 2016 Affordable Housing Plan, but Table 1 includes a brief description of the type of activity represented by each program name.

Here are the highlights of the seven tables:

- Table 1 (pages 4-5): Median incomes of households served by each program
- Table 2 (pages 6-7): Income distribution for different types of households (owners and renters)
- Table 3 (pages 8-9): Number of households served by each type of program and other data
- Table 4 (pages 10-11): Information about households of color or Hispanic ethnicity served by each program
- Table 5 (pages 12-13): Distribution of resources in different regions of the state
- Table 6 (pages 14-16): A comparison of funding levels for each program for the years 2014, 2015, and 2016
- Table 7 (pages 17-18): Distribution of resources for households with certain characteristics (seniors, families with children, households with a disabled member, etc.)

BY THE NUMBERS:

A Snapshot of Our Work in 2016



- Rental Assistance**
46.3% | 31,188 households
- Homebuyer Programs**
27.8% | 18,734 households
- Non-Capital Resources to Prevent and End Homelessness**
16.0% | 10,750 households
- Rental Production**
7.6% | 5,133 households
- Home Improvement Programs**
1.5% | 1,024 households
- Multiple Use Resources**
0.7% | 446 households
- Rental Portfolio Management**
0.1% | 83 households
- Other**
0.01% | 8 households

Median homeowner income

\$55,698

Median homebuyer income

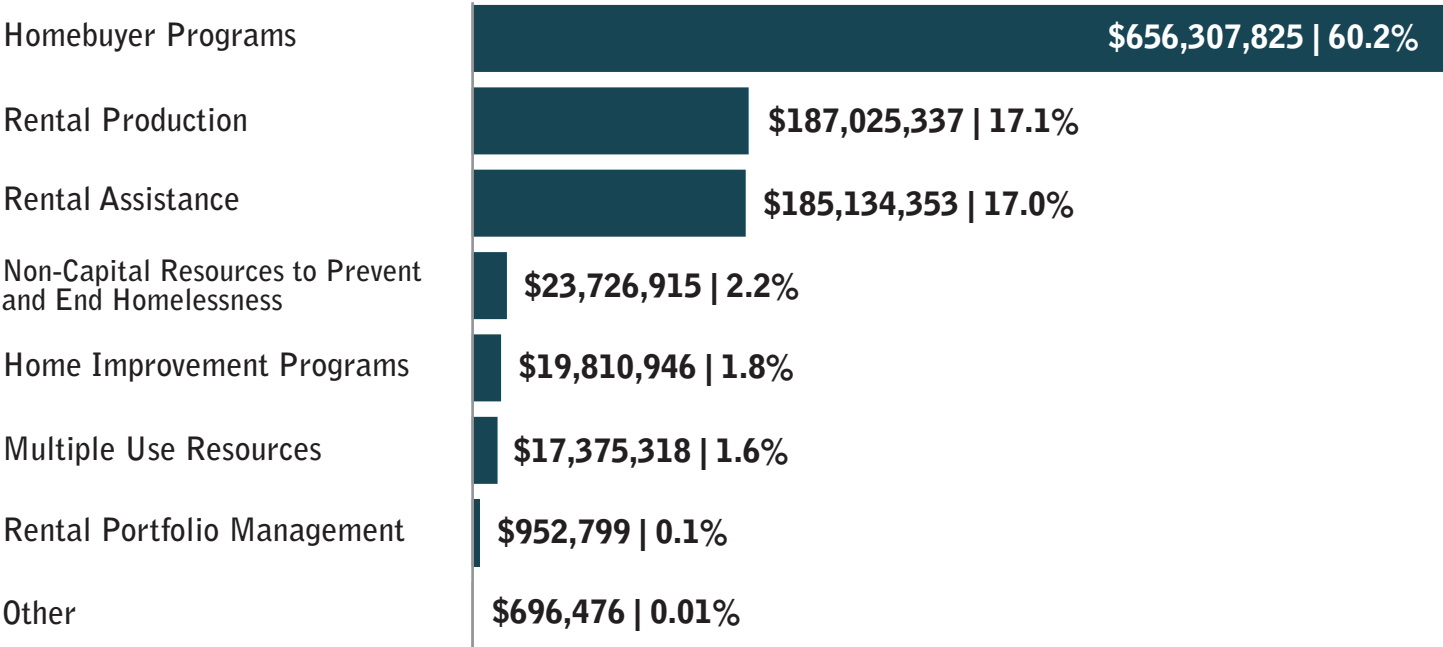
\$51,884

Median renter income
(not including Section 8)

\$12,720



\$1.09 billion
total assistance in FFY 2016



Home Mortgage Loans
4,063

Home Improvement Loans
1,024

Rental Units Financed
5,133

Renter Households Served
47,154



TABLE 1:

Median Incomes of Assisted Households Compared with Selected Income Standards, FFY 2016

| Resources | Activity | Annual Household Incomes | Percent of State Median |
|--|---|--------------------------|-------------------------|
| Housing Trust Fund, Capital (Housing Infrastructure Bonds – HIB) | Deferred Loan, Rental Production | \$8,796 | 11.4% |
| Housing Trust Fund, Rental Assistance (HTFRA) | Rent Assistance, Homelessness Prevention | \$9,186 | 11.9% |
| Operating subsidy | Deferred Loan, Rental Production, Homelessness Prevention | \$9,365 | 12.1% |
| Bridges | Rent Assistance, Homelessness Prevention | \$9,768 | 12.7% |
| Publicly Owned Housing Program | Deferred Loan, Rental Production | \$11,267 | 14.6% |
| Family Homeless Prevention and Assistance Program (FHPAP) | Grant, Homelessness Prevention | \$12,000 | 15.6% |
| MN Family Investment Program (one adult, two children) maximum benefit including food support | | \$12,212 | 15.8% |
| Section 8 Traditional Contract Administration (TCA) | Rent Assistance | \$12,602 | 16.3% |
| Section 8 Performance Based Contract Administration (PBCA) | Rent Assistance | \$12,716 | 16.5% |
| Affordable Rental Preservation-PARIF | Deferred Loan, Rental Production | \$13,704 | 17.8% |
| Rental Rehabilitation Deferred Loan Pilot Program | Deferred Loan, Rental Production | \$14,255 | 18.5% |
| Rehabilitation Loan Program | Deferred Loan, Homeowner Repair | \$14,336 | 18.6% |
| Housing Opportunities for Persons with AIDS (HOPWA) | Rent Assistance, Homelessness Prevention | \$17,344 | 22.5% |
| Affordable Rental Preservation-HOME | Deferred Loan, Rental Production | \$18,000 | 23.3% |
| Economic Development and Housing/Challenge Fund (EDHC), multifamily | Deferred Loan, Rental Production | \$19,760 | 25.6% |
| Poverty guideline, three-person household | | \$20,160 | 26.1% |
| Low-Income Housing Tax Credits (LIHTC) | Investment Tax Credit, Rental Production | \$21,619 | 28.0% |
| Amortizing Loan Program | Amortizing Loan, Rental Production | \$23,667 | 30.7% |

| Resources | Activity | Annual Household Incomes | Percent of State Median |
|---|--|--------------------------|-------------------------|
| Poverty guideline, four-person household | | \$24,300 | 31.5% |
| Economic Development and Housing/Challenge Fund (EDHC), HIB | Deferred Loan, Rental Production | \$26,069 | 33.8% |
| Enhanced Homeownership Capacity Initiative | Education and Counseling | \$34,992 | 45.4% |
| Homeownership Education, Counseling, and Training (HECAT) | Education and Counseling | \$35,951 | 46.6% |
| Habitat for Humanity Initiatives | Homebuyer Financing | \$37,896 | 49.2% |
| 50% of HUD median income, statewide | | \$38,550 | 50.0% |
| EDHC, Community Homeownership Impact Fund | Loans and Grants, Homeownership | \$38,950 | 50.5% |
| 200% of poverty, three-person household | | \$40,320 | 52.3% |
| Targeted Mortgage Opportunity Program | First Mortgage, Homeownership | \$42,670 | 55.3% |
| 50% of HUD median income, Minneapolis/St. Paul | | \$42,900 | 55.6% |
| Deferred Payment Loans | Deferred Loan, Homeownership Downpayment | \$44,000 | 57.1% |
| 200% of poverty, four-person household | | \$48,600 | 63.0% |
| 60% of HUD median income, Minneapolis/St. Paul | | \$51,480 | 66.8% |
| Home Mortgage Loans | First Mortgage, Homeownership | \$52,728 | 68.4% |
| EDHC, Twin Cities Community Land Bank | Loans and Grants, Foreclosure Remediation | \$53,261 | 69.1% |
| Neighborhood Stabilization Program (NSP) | Loans and Grants, Foreclosure Remediation | \$53,339 | 69.2% |
| Mortgage Credit Certificates | First Mortgage, Homeownership | \$59,777 | 77.5% |
| HUD median income, Minnesota non-metro areas | | \$63,800 | 82.7% |
| Home Improvement Loan Program | Amortizing Loan, Homeowner Improvement | \$65,550 | 85.0% |
| Monthly Payment Loans (MPL) | Amortizing Loan, Homeownership Downpayment | \$66,142 | 85.8% |
| HUD median income, statewide | | \$77,100 | 100.0% |
| HUD median income, Minnesota metro areas | | \$82,500 | 107.0% |
| HUD median income for Minneapolis/St. Paul | | \$85,500 | 110.9% |

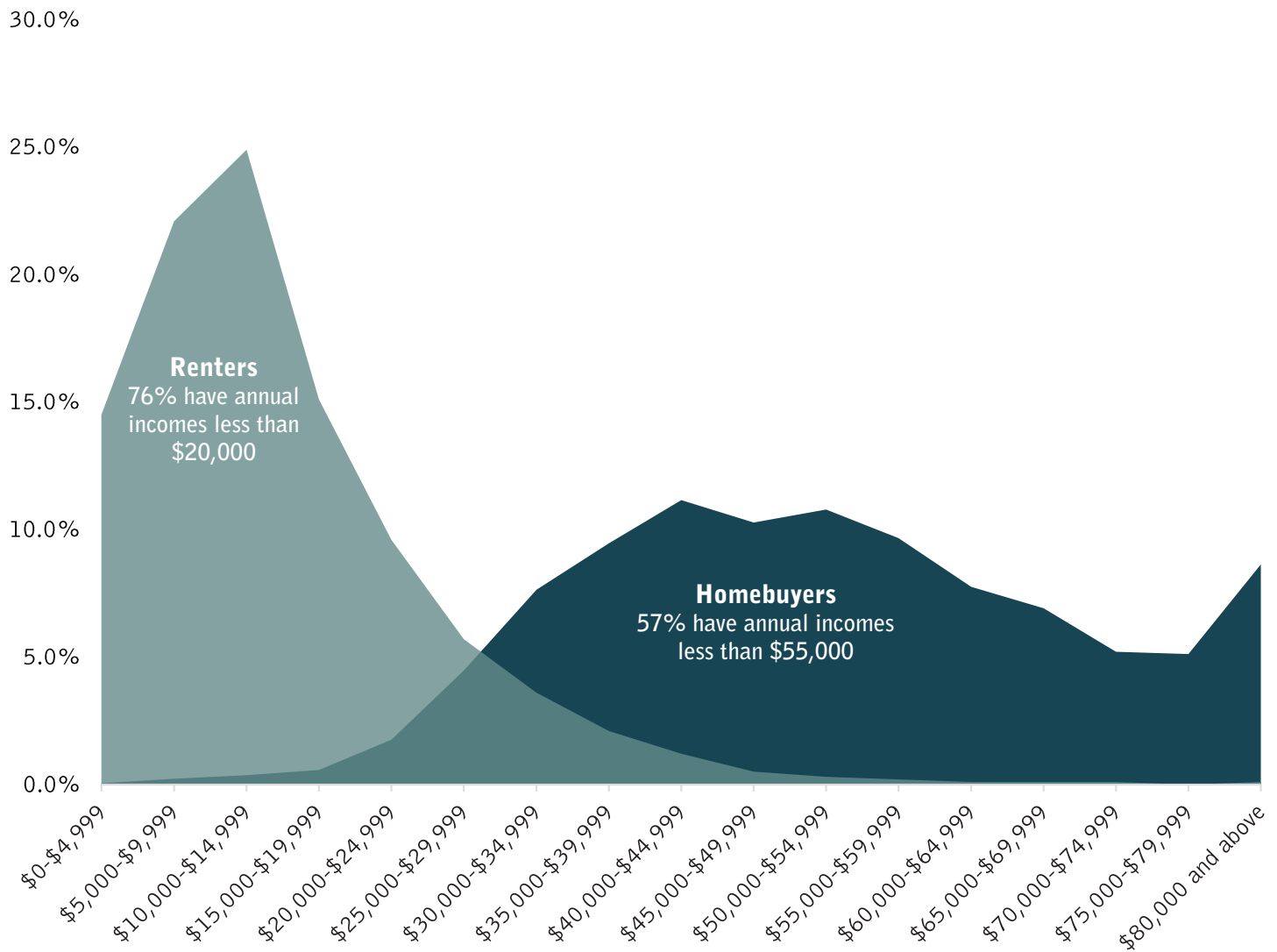
TABLE 2:
Income Distribution of Assisted Households, FFY 2016

| | Homebuyers (N=4,439) | | Homeowners (N=1,024) | | Non-Section 8 Renters (N=5,133) | | Section 8 Renters (N=30,391) | |
|-------------------------------|-------------------------|--------------|-------------------------|--------------|------------------------------------|--------------|---------------------------------|--------------|
| Gross Annual Household Income | % | Cumulative % | % | Cumulative % | % | Cumulative % | % | Cumulative % |
| \$0-\$4,999 | 0.0% | 0.0% | 0.6% | 0.6% | 18.9% | 18.1% | 10.0% | 10.0% |
| \$5,000-\$9,999 | 0.2% | 0.2% | 3.7% | 4.3% | 20.5% | 38.6% | 23.6% | 33.6% |
| \$10,000-\$14,999 | 0.4% | 0.6% | 10.6% | 14.9% | 19.4% | 58.0% | 30.4% | 64.1% |
| \$15,000-\$19,999 | 0.6% | 1.1% | 10.6% | 25.6% | 12.7% | 70.7% | 17.5% | 81.6% |
| \$20,000-\$24,999 | 1.8% | 2.9% | 4.7% | 30.3% | 9.6% | 80.3% | 9.5% | 91.1% |
| \$25,000-\$29,999 | 4.5% | 7.4% | 1.7% | 31.9% | 6.5% | 86.8% | 4.8% | 95.8% |
| \$30,000-\$34,999 | 7.6% | 15.0% | 3.5% | 35.4% | 4.9% | 91.8% | 2.3% | 98.2% |
| \$35,000-\$39,999 | 9.5% | 24.5% | 4.3% | 39.7% | 3.0% | 94.8% | 1.1% | 99.2% |
| \$40,000-\$44,999 | 11.2% | 35.6% | 5.1% | 44.8% | 1.9% | 96.6% | 0.5% | 99.7% |
| \$45,000-\$49,999 | 10.3% | 45.9% | 4.6% | 49.4% | 0.9% | 97.6% | 0.19% | 99.9% |
| \$50,000-\$54,999 | 10.8% | 56.7% | 4.2% | 53.6% | 0.6% | 98.2% | 0.07% | 99.9% |
| \$55,000-\$59,999 | 9.7% | 66.3% | 5.1% | 58.7% | 0.4% | 98.5% | 0.03% | 100.0% |
| \$60,000-\$64,999 | 7.7% | 74.1% | 3.7% | 62.4% | 0.2% | 98.7% | | |
| \$65,000-\$69,999 | 6.9% | 81.0% | 4.9% | 67.3% | 0.1% | 98.9% | | |
| \$70,000-\$74,999 | 5.2% | 86.2% | 4.6% | 71.9% | 0.1% | 99.8% | | |
| \$75,000-\$79,999 | 5.1% | 91.3% | 5.5% | 77.3% | 0.0% | 99.8% | | |
| \$80,000 and above | 8.6% | 100% | 22.7% | 100% | 0.2% | 100.0% | | |
| Total | 100% | | 100% | | 100% | | 100% | |

Note: These data exclude households reported under Homeownership Education, Counseling and Training, a program without income limits.



FIGURE 1:
Income Distribution of Assisted Households, FFY 2016



More than three-quarters of renters served
made less than \$20,000 per year.

TABLE 3:
Assistance by Type, FFY 2016

| Resources ¹ | Minnesota Housing Assistance | Households or Units Assisted | Average Assistance Per Household or Unit | Median Annual Household Income | Households of Color and Hispanic Households ² |
|---|------------------------------|------------------------------|--|--------------------------------|--|
| Homebuyer and Home Refinance (unduplicated count) | \$656,307,825 | 18,734 | | | |
| Home Mortgage Loans ³ | \$625,852,927 | 4,063 | \$154,037 | \$52,728 | 30.0% |
| <i>no downpayment/closing cost loan</i> | \$70,382,232 | 486 | \$144,819 | \$56,507 | 16.7% |
| <i>with a downpayment/closing cost loan</i> | \$555,470,695 | 3,577 | \$155,290 | \$52,263 | 31.8% |
| <i>with a Mortgage Credit Certificate</i> | \$50,881,091 | 309 | \$164,664 | \$59,970 | 22.0% |
| Targeted Mortgage Opportunity Program | \$1,024,500 | 7 | \$146,357 | \$42,670 | 100.0% |
| Mortgage Credit Certificates ⁴ | Not available | 318 | Not available | \$59,777 | 21.7% |
| Deferred Payment Loans (second mortgage amount) | \$11,359,907 | 1,919 | \$5,920 | \$44,000 | 34.3% |
| Monthly Payment Loans (second mortgage amount) | \$12,105,855 | 1,658 | \$7,301 | \$66,142 | 29.0% |
| Habitat for Humanity Initiatives | \$3,620,365 | 47 | \$77,029 | \$37,896 | 80.9% |
| Homeownership Education, Counseling, and Training (HECAT) ⁵ | \$1,694,271 | 13,982 | \$203 | \$35,940 | 44.0% |
| Enhanced Homeownership Capacity Initiative | \$650,000 | 626 | \$1,038 | \$34,992 | 87.9% |
| Home Improvement | \$19,810,946 | 1,024 | | | |
| Home Improvement Loan Program | \$13,536,240 | 746 | \$18,145 | \$65,666 | 9.4% |
| Rehabilitation Loan Program | \$6,274,706 | 278 | \$22,571 | \$14,336 | 10.8% |
| Rental Production - New Construction and Rehabilitation (unduplicated count) | \$187,025,337 | 5,133 | | | |
| Amortizing Loan Program (Low and Moderate Income Rental-LMIR) | \$24,684,250 | 554 | \$44,556 | \$23,667 | 56.8% |
| Amortizing Loans-MAP | \$2,427,000 | 75 | \$32,360 | Not available | |
| Flexible Financing for Capital Costs | \$1,560,000 | 173 | \$9,017 | See Amortizing Loan Program | |
| Low-Income Housing Tax Credits (LIHTC) | \$62,020,774 | 515 | \$120,429 | \$21,619 | 44.6% |
| Economic Development and Housing/Challenge Fund (EDHC), multifamily | \$6,435,140 | 234 | \$27,501 | \$19,760 | 68.7% |
| Economic Development and Housing/Challenge Fund (EDHC), HIB | \$20,313,737 | 755 | \$26,906 | \$26,069 | 94.5% |
| Affordable Rental Preservation-PARIF | \$5,201,339 | 199 | \$26,137 | \$13,704 | 48.3% |
| Affordable Rental Preservation-HOME | \$5,660,603 | 694 | \$8,156 | \$18,000 | 35.9% |

| Resources ¹ | Minnesota Housing Assistance | Households or Units Assisted | Average Assistance Per Household or Unit | Median Annual Household Income | Households of Color and Hispanic Households ² |
|---|------------------------------|---|--|--------------------------------|--|
| Housing Trust Fund, Capital (HIB) | \$42,216,554 | 403 | \$104,756 | \$8,796 | 53.6% |
| Publicly Owned Housing Program (POHP) | \$10,920,077 | 1,448 | \$7,541 | \$11,267 | 25.2% |
| Rental Rehabilitation Deferred Loan Pilot Program (RRDL) | \$5,585,863 | 509 | \$10,974 | \$14,255 | 24.0% |
| Rental Assistance Contract Administration | \$185,134,353 | 31,188 | | | |
| Section 8 Performance Based Contract Administration (PBCA) | \$134,716,487 | 21,443 | \$6,283 | \$12,083 | 37.8% |
| Section 8 Traditional Contract Administration (TCA) | \$49,956,499 | 8,948 | \$5,583 | \$12,636 | 28.4% |
| Section 236 ⁶ | \$461,367 | 797 | Not available | | |
| Non-Capital Resources to Prevent and End Homelessness | \$23,726,915 | 10,750 | | | |
| Housing Trust Fund, Rental Assistance (HTFRA) ⁷ | \$9,544,658 | 1,772 | \$7,248 | \$9,186 | 65.0% |
| Operating Subsidy | \$3,435,349 | 1,552 | \$2,213 | \$9,768 | 61.9% |
| Bridges ⁷ | \$3,118,158 | 754 | \$6,036 | \$9,768 | 32.2% |
| Family Homeless Prevention and Assistance Program (FHPAP) ⁸ | \$7,500,963 | 6,495 | \$1,155 | \$12,000 | 55.8% |
| Housing Opportunities for Persons with AIDS (HOPWA) | \$127,787 | 177 | \$722 | \$17,344 | 42.4% |
| Rental Portfolio Management | \$952,799 | 83 | | | |
| Asset Management ⁹ | \$952,799 | 83 | \$11,480 | Not available | |
| Multiple Use Resources (unduplicated count) | \$17,375,318 | 446 | | | |
| EDHC, Community Homeownership Impact Fund ¹⁰ (unduplicated) | \$6,111,974 | 294 | \$20,789 | \$38,950 | 45.2% |
| <i>EDHC appropriations</i> | <i>\$4,633,616</i> | <i>293</i> | <i>\$15,814</i> | <i>\$38,950</i> | <i>45.1%</i> |
| <i>EDHC HIB</i> | <i>\$861,208</i> | <i>41</i> | <i>\$21,005</i> | <i>\$40,076</i> | <i>31.7%</i> |
| <i>EDHC interim construction</i> | <i>\$617,150</i> | <i>7</i> | <i>\$88,164</i> | <i>\$33,776</i> | <i>28.6%</i> |
| EDHC, Community-Owned Manufactured Home Parks | \$1,705,000 | 125 | \$13,640 | N/A | N/A |
| EDHC, Twin Cities Community Land Bank (TCCLB) and Family Housing Fund (FHF) ¹¹ | \$6,978,996 | 27 | \$153,481 | \$53,261 | 59.3% |
| Technical Assistance and Operating Support ¹² | \$2,579,348 | No demographic data; this is assistance to nonprofits | | | |
| Other | \$696,476 | 8 | | | |
| Neighborhood Stabilization Program (NSP) ¹³ | \$696,476 | 8 | \$87,059 | \$53,339 | 71.4% |
| Quickstart Disaster Recovery | \$0 | 0 | N/A | N/A | N/A |
| Total (unduplicated count) | \$1,091,029,968 | 67,366 | | | |

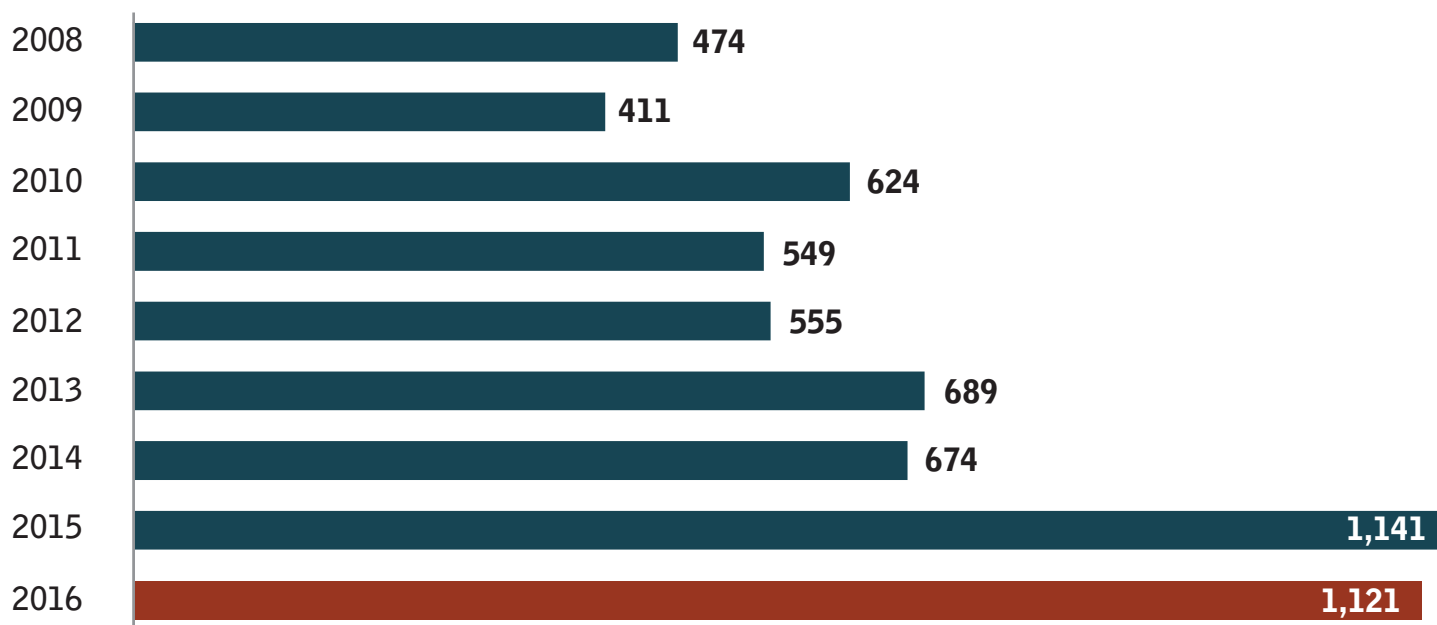
TABLE 4:**Assistance to Households of Color or Hispanic Ethnicity,
FFY 2016**

| Resources ¹ | Minnesota Housing Assistance | Households or Units Assisted ² | Average Assistance Per Household or Unit | Median Annual Household Income |
|---|------------------------------|---|--|--------------------------------|
| Homebuyer (unduplicated count) | \$212,695,101 | 5,481 | | |
| Home Mortgage Loans ³ | \$199,414,333 | 1,220 | \$163,454 | \$52,184 |
| <i>no downpayment/closing cost loan</i> | \$12,761,329 | 81 | \$157,547 | \$55,032 |
| <i>with a downpayment/closing cost loan</i> | \$186,653,004 | 1,139 | \$163,874 | \$51,980 |
| <i>with a Mortgage Credit Certificate</i> | \$11,492,931 | 68 | \$169,014 | \$64,269 |
| Targeted Mortgage Opportunity Program | \$1,024,500 | 7 | \$146,357 | \$42,670 |
| Mortgage Credit Certificates ⁴ | Not available | 69 | Not available | \$61,500 |
| Deferred Payment Loans (second mortgage amount) | \$4,225,697 | 658 | \$6,422 | \$43,982 |
| Monthly Payment Loans (second mortgage amount) | \$3,655,850 | 481 | \$7,601 | \$67,491 |
| Habitat for Humanity Initiatives | \$3,042,023 | 38 | \$80,053 | \$35,484 |
| Homeownership Education, Counseling, and Training (HECAT) ⁵ | \$744,198 | 3,666 | \$203 | \$35,000 |
| Enhanced Homeownership Capacity Initiative | \$588,500 | 550 | \$1,070 | \$33,948 |
| Home Improvement | \$2,070,276 | 100 | | |
| Home Improvement Loan Program | \$1,396,026 | 70 | \$19,943 | \$65,285 |
| Rehabilitation Loan Program | \$674,250 | 30 | \$22,475 | \$17,924 |
| Rental Assistance Contract Administration | \$74,739,529 | 10,380 | | |
| Section 8 Performance Based Contract Administration (PBCA) | \$58,316,701 | 7,916 | \$7,367 | \$10,350 |
| Section 8 Traditional Contract Administration (TCA) | \$16,422,828 | 2,464 | \$6,665 | \$11,790 |
| Non-Capital Resources to Prevent and End Homelessness (unduplicated count) | \$11,707,663 | 5,080 | | |
| Housing Trust Fund, Rental Assistance (HTFRA) ⁷ | \$6,605,228 | 1,151 | \$7,728 | \$9,192 |
| Bridges ⁷ | \$1,170,071 | 243 | \$6,996 | \$9,760 |
| Family Homeless Prevention and Assistance Program (FHPAP) ⁸ | \$3,878,214 | 3,611 | \$1,074 | \$10,488 |
| Housing Opportunities for Persons with AIDS (HOPWA) | \$54,150 | 75 | \$722 | Not available |
| Multiple Use Resources | \$5,459,274 | 149 | | |
| EDHC, Community Homeownership Impact Fund ¹⁰ (unduplicated) | \$2,996,213 | 133 | | |
| <i>EDHC appropriations</i> | \$2,628,963 | 132 | \$19,916 | \$38,124 |
| <i>EDHC HIB</i> | \$200,250 | 13 | \$15,404 | \$43,074 |
| <i>EDHC interim construction</i> | \$167,000 | 2 | \$83,500 | \$24,960 |

| Resources ¹ | Minnesota Housing Assistance | Households or Units Assisted ² | Average Assistance Per Household or Unit | Median Annual Household Income |
|---|------------------------------|---|--|--------------------------------|
| EDHC, Twin Cities Community Land Bank and Family Housing Fund ¹¹ | \$2,463,061 | 16 | \$153,941 | \$56,434 |
| Other | \$282,734 | 5 | | |
| Neighborhood Stabilization Program (NSP) ¹³ | \$282,734 | 5 | \$56,547 | \$53,261 |
| Quickstart Disaster Recovery | \$0 | 0 | N/A | |
| Total (unduplicated count) | \$306,954,577 | 21,195 | | |

Note: Data include assistance to households, only; information on rental housing is shown in Table 3. HOPWA assistance amount is estimated based on average assistance per household.

FIGURE 2: First-Time Homebuyer Loans for Households of Color or Hispanic Ethnicity, FFY 2008-2016



32 percent of first-time homebuyer loans went to households of color or Hispanic ethnicity in 2016.

TABLE 5:
Assistance by Region and Funds Source, FFY 2016

| | Competitive Assistance: Grants, Deferred Loans, and Housing Tax Credits | | | | |
|--------------------|---|--------------------------|----------------------|--------------------------|---|
| | 2016 | | Three Years: 2014-16 | | |
| Region | Amount of Assistance | Area Share of Assistance | Amount of Assistance | Area Share of Assistance | Area Share of Lower Income Cost-Burdened Households |
| Central | \$22,602,152 | 10.4% | \$52,894,222 | 9.1% | 13.1% |
| Twin Cities | \$126,615,277 | 58.0% | \$339,550,627 | 58.3% | 54.7% |
| <i>Minneapolis</i> | \$28,323,811 | 13.0% | \$113,279,239 | 19.4% | 11.2% |
| <i>Saint Paul</i> | \$47,379,192 | 21.7% | \$84,452,043 | 14.5% | 7.7% |
| Northeast | \$23,544,607 | 10.8% | \$73,128,191 | 12.6% | 7.2% |
| <i>Duluth</i> | \$17,790,435 | 8.2% | \$32,735,776 | 5.6% | 2.3% |
| Northwest | \$5,054,587 | 2.3% | \$26,438,889 | 4.5% | 3.1% |
| Southeast | \$23,702,682 | 10.9% | \$55,566,678 | 9.5% | 12.7% |
| Southwest | \$8,592,392 | 3.9% | \$20,023,803 | 3.4% | 5.0% |
| West Central | \$8,024,901 | 3.7% | \$15,049,878 | 2.6% | 4.2% |
| Total | \$218,136,600 | 100.0% | \$582,652,288 | 100.0% | 100.0% |

Over the past three years, 42% of competitive assistance has gone to Greater Minnesota.



| Market-Driven Assistance: Amortizing Loans | | | | |
|--|----------------------|--------------------------|------------------------|--------------------------|
| 2016 | | | Three Years: 2014-16 | |
| Region | Amount of Assistance | Area Share of Assistance | Amount of Assistance | Area Share of Assistance |
| Central | \$61,935,121 | 9.1% | \$146,847,224 | 8.4% |
| Twin Cities | \$520,259,563 | 76.4% | \$1,309,642,967 | 75.1% |
| <i>Minneapolis</i> | \$53,637,393 | 7.9% | \$168,204,333 | 9.7% |
| <i>Saint Paul</i> | \$68,656,138 | 10.1% | \$170,191,768 | 9.8% |
| Northeast | \$13,193,270 | 1.9% | \$36,965,581 | 2.1% |
| <i>Duluth</i> | \$6,983,172 | 1.0% | \$19,748,513 | 1.1% |
| Northwest | \$10,272,175 | 1.5% | \$26,906,391 | 1.5% |
| Southeast | \$47,557,466 | 7.0% | \$137,435,987 | 7.9% |
| Southwest | \$17,169,704 | 2.5% | \$56,465,391 | 3.2% |
| West Central | \$10,960,468 | 1.6% | \$28,551,466 | 1.6% |
| Total | \$681,347,768 | 100.0% | \$1,742,815,008 | 100% |

Notes: Data available for this table include non-Section 8 resources Minnesota Housing provided in 2016.

Competitive funds are generally distributed to developers and service organizations through a competitive process, such as a Request for Proposals.

Grants and deferred loans are state and federal appropriations (other than Section 8 and 236), and Minnesota Housing Pool 3 resources.

Housing tax credit assistance amounts are syndication proceeds in developments for which loans closed with 9% housing tax credits in 2016 (not including suballocators).

Amortizing loans involve regular principal and interest payments with borrowers deciding if they want apply for a Minnesota Housing loan or pursue other lending options.

Regional total amounts include data for Duluth, Minneapolis, and Saint Paul, i.e., the sum of regional shares is 100%.

Share of lower income cost-burdened households is based on estimates of the number of households with income less than \$50,000 who pay more than 30% of income for housing (from the Census Bureau's American Community Survey, 2011-2015).



TABLE 6:
Assistance by Activity, FFY 2014-FFY2016

| | 2014 | | 2015 | | 2016 | |
|--|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| Resources ¹ | Minnesota Housing Assistance | Households or Units Assisted | Minnesota Housing Assistance | Households or Units Assisted | Minnesota Housing Assistance | Households or Units Assisted |
| Homebuyer (unduplicated count) | \$377,515,250 | 12,014 | \$638,293,493 | 17,215 | \$656,327,825 | 18,734 |
| Home Mortgage Loans ³ | \$324,690,988 | 2,417 | \$599,372,332 | 4,089 | \$625,852,927 | 4,063 |
| <i>no downpayment/closing cost loan</i> | \$72,227,582 | 578 | \$81,476,809 | 603 | \$70,382,232 | 486 |
| <i>with downpayment/closing cost loan</i> | \$252,463,406 | 1,839 | \$517,895,523 | 3,486 | \$555,470,695 | 3,577 |
| <i>with Mortgage Credit Certificate</i> | Not available | | \$40,697,237 | 262 | \$50,881,091 | 309 |
| Targeted Mortgage Opportunity Program | \$246,250 | <5 | \$8,820,400 | 58 | \$1,024,500 | 7 |
| Mortgage Credit Certificates ⁴ | Not available | 178 | Not available | 272 | Not available | 318 |
| Deferred Payment Loans (second mortgage amount) | \$2,927,955 | 533 | \$13,135,425 | 2,023 | \$11,359,907 | 1,919 |
| HOME Homeowner Entry Loan Program (HOME HELP second mortgage amount) | \$1,941,700 | 237 | \$222,350 | 26 | Program completed | |
| Monthly Payment Loans (second mortgage amount) | \$8,042,469 | 1,181 | \$10,463,950 | 1,437 | \$12,105,855 | 1,658 |
| Habitat for Humanity Initiatives | \$3,320,438 | 42 | \$3,684,139 | 49 | \$3,620,365 | 47 |
| Homeownership Education, Counseling, and Training (HECAT) ⁵ | \$2,072,612 | 9,268 | \$2,007,397 | 12,461 | \$1,694,271 | 13,982 |
| Enhanced Homeownership Capacity Initiative | Program not yet implemented | | \$587,500 | 548 | \$650,000 | 626 |
| Emergency Homeowners' Loan Program | \$391,699 | 109 | Program completed | | | |
| Home Improvement | \$21,481,655 | 1,254 | \$18,116,277 | 1,016 | \$19,810,946 | 1,024 |
| Home Improvement Loan Program | \$16,769,911 | 1,034 | \$13,536,159 | 811 | \$13,536,240 | 746 |
| Rehabilitation Loan Program | \$4,711,744 | 220 | \$4,580,118 | 205 | \$6,274,706 | 278 |

| | 2014 | | 2015 | | 2016 | |
|--|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| Resources ¹ | Minnesota Housing Assistance | Households or Units Assisted | Minnesota Housing Assistance | Households or Units Assisted | Minnesota Housing Assistance | Households or Units Assisted |
| Rental Production - New Construction and Rehabilitation (unduplicated count)⁴ | \$118,035,519 | 2,747 | \$157,518,926 | 2,329 | \$187,025,337 | 5,133 |
| Amortizing Loan Program (LMIR and MAP) | \$6,334,302 | 243 | \$4,625,286 | 174 | \$27,111,250 | 629 |
| Flexible Financing for Capital Costs | \$1,407,000 | 177 | \$1,376,196 | 124 | \$1,560,000 | 173 |
| Low-Income Housing Tax Credits (LIHTC) | \$75,792,748 | 532 | \$104,761,911 | 1,408 | \$62,020,774 | 515 |
| Economic Development and Housing/Challenge Fund (EDHC), multifamily (includes appropriations and Housing Infrastructure Bonds) | \$11,931,596 | 739 | \$24,458,423 | 931 | \$26,748,877 | 989 |
| Affordable Rental Preservation-PARIF | \$2,072,901 | 174 | \$3,070,285 | 102 | \$5,201,339 | 199 |
| Affordable Rental Preservation-HOME | \$4,480,471 | 114 | \$10,641,261 | 252 | \$5,660,603 | 694 |
| Housing Trust Fund, Capital (HIB) | \$9,021,849 | 78 | \$3,000,000 | 20 | \$42,216,554 | 403 |
| Publicly Owned Housing Program | \$4,603,160 | 874 | \$1,694,510 | 456 | \$10,920,077 | 1,448 |
| Rental Rehabilitation Deferred Loan Pilot Program | \$2,391,492 | 178 | \$4,421,250 | 387 | \$5,585,863 | 509 |
| Rental Assistance Contract Administration | \$180,796,315 | 31,402 | \$181,460,383 | 31,233 | \$185,134,353 | 31,188 |
| Section 8 Performance Based Contract Administration (PBCA) | \$112,544,603 | 18,985 | \$120,209,904 | 21,422 | \$134,716,487 | 21,443 |
| Section 8 Traditional Contract Administration (TCA) | \$67,426,187 | 11,436 | \$60,599,646 | 8,948 | \$49,956,499 | 8,948 |
| Section 236 ⁶ | \$825,525 | 981 | \$650,833 | 863 | \$461,367 | 797 |
| Non-Capital Resources to Prevent and End Homelessness (unduplicated count) | \$19,767,554 | 11,091 | \$20,289,851 | \$11,398 | \$23,726,915 | 10,750 |
| Housing Trust Fund, Rental Assistance (HTFRA) ⁷ | \$9,012,726 | 1,792 | \$9,929,713 | 1,840 | \$9,544,658 | 1,772 |
| Operating Subsidy | \$1,999,086 | 600 | \$3,353,622 | 2,026 | \$3,435,349 | 1,552 |

TABLE 6, CONTINUED:
Assistance by Activity, FFY 2014-FFY2016

| Resources ¹ | 2014 | | 2015 | | 2016 | |
|---|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| | Minnesota Housing Assistance | Households or Units Assisted | Minnesota Housing Assistance | Households or Units Assisted | Minnesota Housing Assistance | Households or Units Assisted |
| Bridges ⁷ | \$2,655,376 | 704 | \$2,974,330 | 750 | \$3,118,158 | 754 |
| Family Homeless Prevention and Assistance Program (FHPAP) ⁸ | \$5,985,180 | 7,913 | \$7,246,556 | 8,652 | \$7,500,963 | 6,987 |
| Housing Opportunities for Persons with AIDS (HOPWA) | \$115,186 | 152 | \$139,252 | 156 | \$127,787 | 177 |
| Portfolio Management | \$696,561 | 25 | \$553,824 | 80 | \$952,799 | 83 |
| Asset Management ⁹ | \$696,561 | 25 | \$553,824 | 80 | \$952,799 | 83 |
| Multiple Use Resources (unduplicated count) | \$30,842,652 | 461 | 19,169,803 | 364 | \$17,375,318 | 446 |
| EDHC, Community Homeownership Impact Fund ¹⁰ | \$4,652,434 | 283 | \$6,597,387 | 313 | \$6,111,974 | 294 |
| EDHC, Community Recovery-Bridge to Success | \$11,092,501 | 75 | Program completed | | | |
| EDHC, Twin Cities Community Land Bank and Family Housing Fund ¹¹ | \$13,670,646 | 103 | \$10,836,155 | 51 | \$6,978,996 | 27 |
| EDHC Community-Owned Manufactured Home Parks | No activity | | | | \$1,705,000 | 125 |
| Technical Assistance and Operating Support ¹² | \$1,427,071 | N/A | \$1,736,261 | N/A | \$2,579,348 | N/A |
| Other | \$4,947,485 | 135 | \$1,860,565 | 51 | \$696,476 | 8 |
| Neighborhood Stabilization Program (NSP) ¹³ | \$2,871,431 | 29 | \$1,499,665 | 18 | \$696,476 | 8 |
| Quickstart Disaster Recovery | \$2,076,054 | 106 | \$360,900 | 33 | \$0 | 0 |
| Total (unduplicated count) | \$754,082,989 | 59,129 | \$1,037,263,122 | 63,686 | \$1,091,029,968 | 67,366 |

TABLE 7:
Outcomes of Minnesota Housing Assistance, FFY 2016

| Resources ¹ | Percentage of households that are: | | | |
|---|---|--------------|---------------------------|----------------------|
| | Families with children | Seniors | With a disabled occupant* | Long-term homeless |
| Homebuyer and Home Refinance (unduplicated count) | 42.8% | 5.1% | 1.3% | Not available |
| Home Mortgage Loans ³ | 42.1% | 1.7% | 1.4% | Not available |
| Targeted Mortgage Opportunity Program | 71.4% | 0.0% | 0.0% | Not available |
| Mortgage Credit Certificates ⁴ | 25.2% | 0.6% | 0.3% | Not available |
| Deferred Payment Loans | 45.1% | 2.4% | 2.3% | Not available |
| Monthly Payment Loans | 43.9% | 1.2% | 0.4% | 0.5% |
| Habitat for Humanity Initiatives | 100.0% | 4.3% | 6.4% | Not available |
| Homeownership Education, Counseling, and Training (HECAT) ⁵ | Not available | 7.3% | Not available | Not available |
| Enhanced Homeownership Capacity Initiative | Not available | 3% | Not available | Not available |
| Home Improvement | 32.7% | 19.6% | 11.7% | Not available |
| Home Improvement Loan Program | 36.7% | 14.9% | 3.6% | Not available |
| Rehabilitation Loan Program | 21.9% | 32.4% | 33.5% | Not available |
| Rental Production - New Construction and Rehabilitation (unduplicated household count) | 32.5% | 17.8% | 9.7% | 7.8% |
| Amortizing Loan Program | 49.7% | 13.3% | <1% | 2.0% |
| Flexible Financing for Capital Costs | See characteristics for Amortizing Loan Program tenants | | | |
| Low-Income Housing Tax Credits (LIHTC) | 45.7% | 20.3% | <1% | 3.0% |
| Economic Development and Housing/Challenge Fund (EDHC), multifamily | 48.0% | 14.4% | 2.4% | 3.2% |
| Economic Development and Housing/Challenge Fund (EDHC), HIB | 74.0% | 8.2% | 2.7% | 1.4% |
| Affordable Rental Preservation-PARIF | 36.0% | 27.0% | 13.0% | 4.7% |
| Affordable Rental Preservation-HOME | 32.3% | 11.6% | <1% | 1.6% |

TABLE 7, CONTINUED:
Outcomes of Minnesota Housing Assistance, FFY 2016

| Resources ¹ | Percentage of households that are: | | | |
|---|--------------------------------------|---------------|---------------------------|----------------------|
| | Families with children | Seniors | With a disabled occupant* | Long-term homeless |
| Housing Trust Fund, Capital (HTF) | 17.0% | 14.9% | 6.6% | 19.2% |
| Publicly Owned Housing Program (POHP) | 8.9% | 38.3% | 25.3% | 6.8% |
| Rental Rehabilitation Deferred Loan Pilot Program | 22.3% | 22.3% | 9.1% | 7.6% |
| Rental Assistance Contract Administration (Section 8 PBCA and TCA) | 26.0% | 47.8% | 33.9% | Not available |
| Non-Capital Resources to Prevent and End Homelessness | 52.1% | 3.8% | Not available | 26.1% |
| Housing Trust Fund, Rental Assistance (HTFRA) ⁷ | 58.8% | 3.4% | Not available | 72.6% |
| Operating Subsidy | 16.4% | 12.9% | 26% | 40.2% |
| Bridges ⁷ | 28.8% | 4.9% | 100.0% | 15.4% |
| Family Homeless Prevention and Assistance Program (FHPAP) ⁸ | 55.1% | 3.9% | 35.0% | 9.8% |
| Housing Opportunities for Persons with AIDS (HOPWA) | No detailed household data available | | | |
| Multiple Use Resources (unduplicated count) | 53.3% | 17.9% | Not available | Not available |
| EDHC, Community Homeownership Impact Fund ¹⁰ | 54.0% | 17.9% | Not available | Not available |
| EDHC, Twin Cities Community Land Bank (TCCLB) and Family Housing Fund (FHF) ¹¹ | 44.4% | Not available | Not available | Not available |

*Estimated for multifamily tenants based on total households, not valid responses.

Seniors = Ages 62 and older

Long-term homeless = Lacking a permanent place to live continuously for a year or more, or at least four times in the past three years

NOTES

¹Data for all programs are based on funds disbursed, including loans purchased or closed and grants funds disbursed by the Agency. For programs in which Minnesota Housing provides second mortgages in conjunction with other Minnesota Housing assistance, total units are shown by program, but are unduplicated in subtotal and total unit counts.

Tenant demographics are reported to Minnesota Housing by owners of agency-funded developments being monitored for compliance with program rules. Data include characteristics of tenants occupying developments funded prior to the reporting year. With the exception of households with a disabled member, all percentage calculations are based on households with complete information reported; due to the availability of data, we calculated percentages of disabled households based on the total number of households reporting.

Tenant characteristics will vary from year-to-year reflecting the number, size, location, and type of developments on which owners report.

²These are households in which the head of household (but also the co-borrower, in the case of home mortgages) is of a race other than white or is of Hispanic origin.

³Data include first mortgages that U.S. Bank Home Mortgage HFA Division purchased during the reporting year.

⁴Includes the number of households that received a tax credit, either with or without a first mortgage from Minnesota Housing.

⁵HECAT is also funded through other partners; the amount shown is only Minnesota Housing's contribution to households served. Data include National Foreclosure Mitigation Counseling resources. The count of households assisted under HECAT **includes** 5,629 online homebuyer education participants in 2016 who received no direct financial assistance; the calculation for average assistance amount per household does not include these participants.

⁶Includes **all** Section 236 units for which Minnesota Housing makes interest reduction payments.

⁷Total assistance amount for Bridges and Housing Trust Fund Rental Assistance is the actual voucher, security deposit, and housing expense amounts disbursed during the reporting year. Average assistance per household is estimated for 12 months based on average monthly assistance paid in the reporting year. Both the Bridges and Housing Trust Fund rent assistance amounts include some ELHIF resources.

⁸Data on FHPAP assistance is reported by State Fiscal Year (July 1 through June 30), based on expenditures for assistance and services reported to Minnesota Housing by FHPAP providers and demographic data reported in HMIS.

⁹Includes Financing Adjustment Factor and Financing Adjustment (FAF/FA) resources.

¹⁰The Community Homeownership Impact Fund includes Single Family's Economic Development and Housing/Challenge Fund resources. This is a count of loans and grants, not households; some households may receive more than one loan under this program.

¹¹Total assistance amount includes \$2.8 million of land acquisition (Family Housing Fund). Average assistance is the loan amount per household (through Twin Cities Community Land Bank).

¹²This is the **total** amount provided (including both state appropriations and Minnesota Housing resources). State appropriations comprised \$1,015,889 of this program assistance in 2016.

¹³Includes NSP projects that were completed in FFY 2016.

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