



Local Affordable Housing Aid (LAHA) Annual Reporting

Nick Boettcher | Housing Policy and Programs Specialist

Colleen Meier | Program Manager

Our Mission at Minnesota Housing: The Core Purpose

Housing is foundational to a full life and a thriving state, so we equitably collaborate with individuals, communities and partners to create, preserve and finance housing that is affordable.

What is Affordable Housing Aid?

- Funded by state appropriations (statewide) and regional sales tax (metro).
 - Local Affordable Housing Aid (LAHA)
 - Statewide Affordable Housing Aid (SAHA)
- Department of Revenue distributes Aid directly to cities (>10,000 pop.), counties and Tribal Nations.
- Aid funds do not pass through Minnesota Housing.
- Minnesota Housing does collect annual reporting.

Local Government Housing Programs: Our Unique Role



As of 2023:

- New resources targeted to local units of government, including over \$100 million from appropriations and metro-area sales taxes.
 - Bring it Home Rental Assistance
 - LAHA
 - SAHA
- New team at Minnesota Housing: the Local Government Housing Programs Team.

Our Unique Role with Affordable Housing Aid

- LAHA and SAHA involve state funding but are not Minnesota Housing programs.
- **Minnesota Housing staff cannot provide legal, financial or tax advice.** Aid Recipients are to rely on their own legal, financial and tax advisors for such matters as:
 - Whether a given expenditure is for a qualifying project as defined in statute.
 - Whether a given expenditure is a locally funded housing expenditure as defined in statute.
 - Whether state prevailing wage requirements apply to a given project.

Local Affordable Housing Aid (LAHA)

- Aid to metro-area counties and cities to address local housing needs through housing development and support for organizations and individuals to maintain stable, affordable housing.



Seven Twin Cities metro-area counties and metro cities with over 10,000 residents



Regional sales tax, provided nearly \$130M for 2025



Department of Revenue administers and disburses aid in July and December



Minnesota Housing supports the program and collects reports

For housing aid disbursement information

Minnesota Dept. of
Revenue website
([revenue.state.mn.us](https://www.revenue.state.mn.us))
Local Affordable Housing Aid

<https://www.revenue.state.mn.us/local-affordable-housing-aid>



LAHA Requirements

Use of Funds:

Funds must be spent only on qualifying projects.

Qualifying Projects (*Complete requirements detailed in Minnesota Statutes 477A.35*) include:

- Emergency Rental Assistance for households $\leq 80\%$ AMI
- Financial Support to Non-Profit Affordable Housing Providers
- Affordable Housing Development and Financing: Construction, acquisition, rehabilitation, demolition or removal of existing structures, construction financing, permanent financing, interest rate reduction, refinancing to provide affordable housing to those who earn no more than 115% of the greater of state or area median income (AMI) (homeownership) and 80% of the greater of state or area median income (AMI) (rental)
- Financing the operations and management of financially distressed residential properties (2024 and later Aid Years only)
- Funding of supportive housing (2024 and later Aid Years only)
- Costs of operating emergency shelter facilities, including services (2024 and later Aid Years only)
- In some cases: other projects approved by Minnesota Housing (2024 and later Aid Years only)

Aid, Calendar and Fiscal Years

	Aid Year	Calendar Year	Aid Recipient's Fiscal Year	State's Fiscal Year
When is it?	January 1 – December 31 (Example: The 2025 Aid Year runs 1/1/25-12/31/25.)	January 1 – December 31	Varies. Most commonly Jan. 1 – Dec. 31.	July 1 – June 30 (FY26 runs 7/1/25-6/30/26)
What is it?	The calendar year in which Aid Funds are paid (or to be paid) to the Aid Recipient. (For example, the 2025 Aid Year runs 1/1/25-12/31/25.)	How most people think of “a year.”	The year used by the Aid Recipient for budgeting and financial reporting.	The year used by the state for budgeting and financial reporting.
How is it used in LAHA reporting?	When describing a set amount of funds paid or to be paid to the Aid Recipient in a given calendar year.	When describing commitments and expenditures of Aid Funds.	When describing Locally Funded Housing Expenditures.	Not used in reporting.

Commitment, Expenditure and Reporting Deadlines

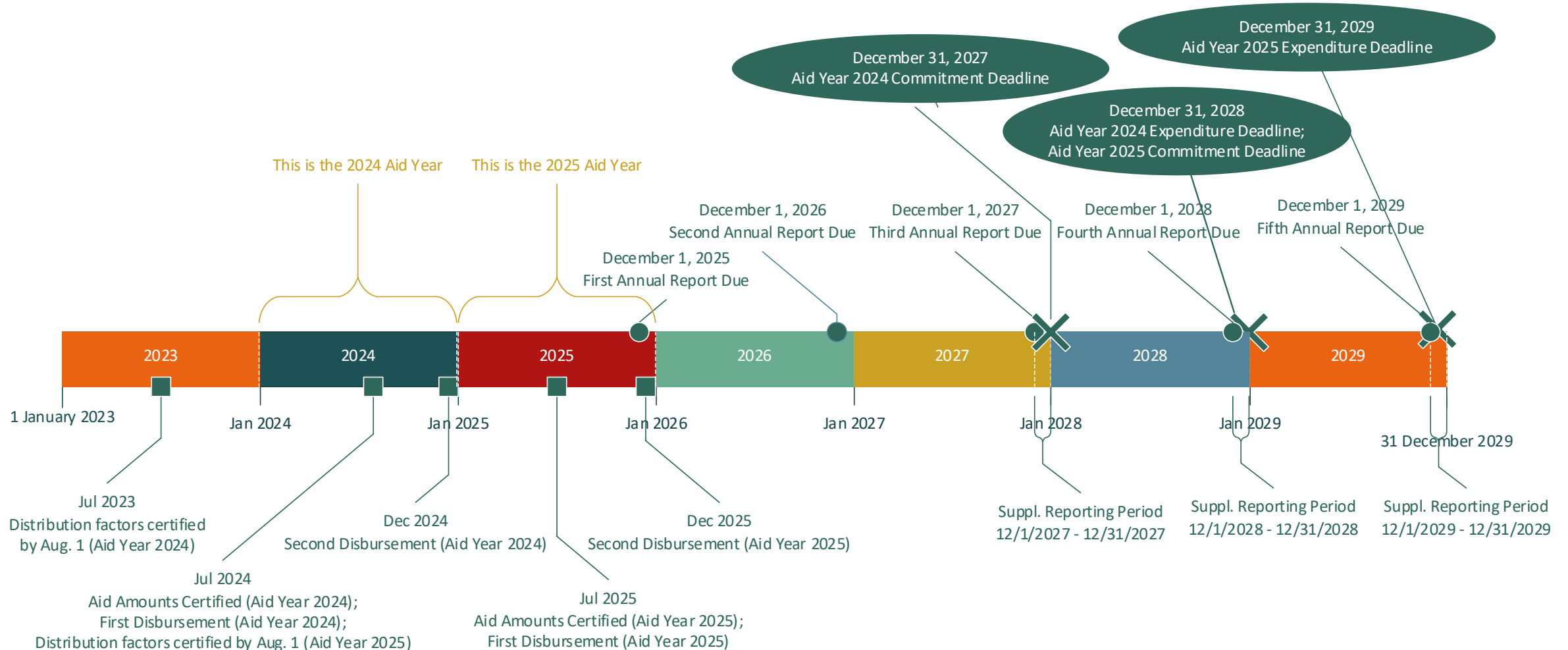
Important Dates:

Aid Year	Fund Commitment Deadline	Expenditure Deadline
All	December 31 in the third year following the year after the aid was received.	December 31 in the fourth year following the year after the aid was received.
2024	December 31, 2027	December 31, 2028
2025	December 31, 2028	December 31, 2029
2026	December 31, 2029	December 31, 2030

- All Aid Recipients must complete and submit an **Annual Report** addressing its **use of Aid Funds** and its **Locally Funded Housing Expenditures** to Minnesota Housing no later than **December 1 of each calendar year**, starting in 2025.
- Aid Recipients responsible for determining whether and when funds have been committed and expended.

2024 & 2025 Aid Years Timeline

Timeline: LAHA 2024 & 2025 Aid Years



For reporting forms and instructions

Minnesota Housing website (mnhousing.gov)
Local Government Housing Programs

<https://mnhousing.gov/local-and-statewide-affordable-housing-aid.html>



Sign up for email updates >

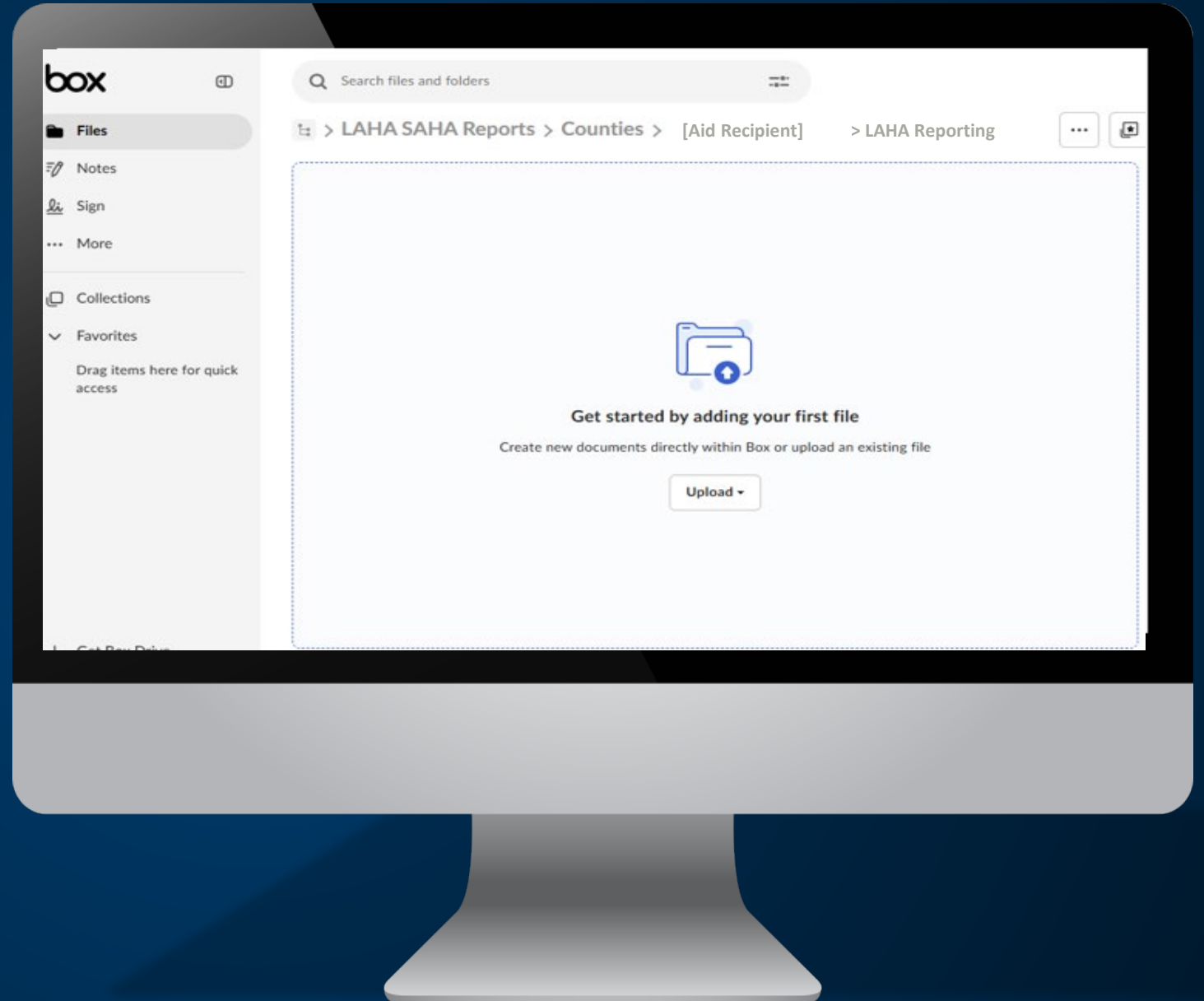


Submit Reports via Box.com by December 1

Minnesota Housing-
specific Box.com site
(mnhousing.box.com)

<https://mnhousing.box.com>

- Minnesota Housing-approved secure upload tool.
- **You do not need a paid subscription.**
- Simply accept the invitation sent by email to access your upload folder.



Thank you!

Local Government Housing Programs Team

localhousingaid.mhfa@state.mn.us

mnhousing.gov