

1. Can you provide a breakdown of how many new units were constructed using HIBs and how many were rehabilitated, both in the most recent award cycle and since 2012?
  - a. Please also provide this information regarding specifically: single-family homes, multifamily rentals, and senior housing. Additionally, please provide how many units are owner-occupied and how many are rental.
2. Page 16 of the February 10th presentation says that \$5.3 million in HIB financing for single-family homes was awarded, even though there were \$36.8 million in total requests for single-family funding. You also testified that sometimes awards partially fund the number of units that developers requested, leading to a smaller than planned number of completed units, rather than completing the entire project as intended by the developer. Given that \$18.333 million was allocated for single-family units, why were these funds not fully utilized?
3. To clarify regarding the Workforce and Affordable Homeownership Development program, the January 15<sup>th</sup> annual report to the legislature regarding the program says on page 1, under "Summary of the Program": "The funding may be used for the development of homeownership opportunities..." (my bolding and underlining). Aren't projects under this program required to be owner-occupied? Perhaps "may" should have been "must?"
4. What percentage of funds that are derived from the sale of HIBs are issued as grants and what percentage as loans?
5. For those funds that are issued as loans, at what interest rate and terms are the loans issued by MHFA to recipients?
6. What happens to repaid funds? Who has control over their use?
7. What is the timeline between the bond allocation, bond sale, when an RFP is opened, when the funds become available for use by awardees, and when projects are completed?
8. How many HIB financed single-family homes are turned into owner-occupied homes vs. rental homes?
9. Over the life of the Challenge program, what percentage of funds have been used for:
  - a. Single-family homes vs. multifamily units?
  - b. Owner-occupied units vs. rental units?
  - c. New construction vs. rehabilitation/repair?
10. Before the senate pushed for allocation of the uses of HIBs last year, what percentage of total HIB funds were spent on:
  - a. Single-family homes?
  - b. Manufactured homes or manufactured home parks?
11. Does MHFA conduct follow-up on projects? For example, if a project is funded with the intention of providing affordable housing at 30% AMI, does the agency later follow-up on the project to ensure these terms are continuing to be met?
12. At our December 6<sup>th</sup> hearing, you said the administration hadn't yet "done the work" to have the research or information for the administration to take a position on rent control. Has the administration now "done the work" sufficient to determine a position?
13. Has MHFA done any modeling on how MHFA financed developments might be impacted by the rent control measures in Minneapolis and St. Paul?
14. As a bank, how does MHFA reconcile needs of property owners to have properties that cash-flow, given St. Paul's 3% rent cap and an inflation rate greater than 3%?

15. I still don't understand how the math on pages 12 and 13 of the February 8<sup>th</sup> presentation work. Could you please explain to me how the agency is determining the number of payments and households?
16. The [Marshall Independent recently reported](#) "Broadmoor Valley was one of a dozen manufactured housing communities in Minnesota chosen to receive state funding for infrastructure repairs." However, their \$500,000 grant award from MHFA was contingent on a \$100,000 matching grant from the City of Marshall. According to the city, they never agreed to provide the \$100,000 in funding, yet MHFA still selected the project for a grant.
  - a. At what point in the RFP process are cities or other entities contacted to verify that they are indeed providing the matching funds?
  - b. What happens if a city or other entity is falsely represented as providing matching funds in an application?
  - c. If a city does not provide the matching funds, does MHFA award a grant to another project?
  - d. Other than Broadmoor Valley, has this occurred before?