

February 9, 2023



Dear Chair Port and Members of the Senate Housing & Homelessness Prevention Committee,

On behalf of the Homes for All Coalition, we write in support of SF 1094. Homes for All represents over 270 organizations across the state that advocate for safe, accessible, stable, and affordable housing across the housing continuum. Our coalition represents the full continuum of housing, from services for people experiencing homelessness, to permanent supportive housing, to affordable rental options, to homeownership opportunities for Minnesotans.

SF 1094 makes critical changes to Minnesota’s Housing Infrastructure Bond (HIB) statute and authorizes significant and needed funding for HIBs. Our state is facing a severe housing shortage for people with the lowest incomes, and HIBs are the best and most impactful tool we have to develop more affordable housing across the state.

We have highlighted some of key features of SF 1094:

- **\$750 million in HIBs over two years**, with half authorized in 2023 and half in 2024, allowing for predictable funding for housing projects and maintaining a project pipeline.
- **Adding development and preservation of housing at or below 50% of AMI, with a preference for below 30%, for households who do not need supportive services-** Currently, there is no funding source for housing at or below 50% AMI without supportive services. This policy change will ensure we meet the needs of all households with the lowest incomes, both those that require supportive services and those that do not.
- **Defining “accessible” in HIB statute-** This will ensure people with disabilities have access to affordable housing that meets the highest level of accessible building code.
- **Clarifying homeownership investments through HIBs as grants-** Homeownership developers have struggled to utilize HIBs due to the loan liability remaining on their balance sheet for longer than the offsetting asset. This change will allow us to develop additional homes across the state and increase homeownership opportunities.

We also support the \$250 million of GO bonds for public housing rehabilitation included in SF 1094. These funds are of critical importance to help us maintain the public housing we currently have and make needed repairs to public housing around the state.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Michael Dahl
Public Policy Director, HOME Line
Homes for All Policy Co-Chair

Annie Shapiro
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Homes for All Policy Co-Chair