



February 25, 2025

RE: Presentation on the Task Force on Long-Term Sustainability of Affordable Housing

Dear Chair Port, Lead Lucero and Members of the Committee,

Thank you for hearing the presentation from the Task Force on Long-Term Sustainability of Affordable Housing. The task force report provides an overview of the current challenges experienced by owners, operators and residents of affordable housing and offers actionable recommendations to address these challenges.

Minnesota is a national leader in developing and preserving affordable housing through public-private partnerships. Our affordable housing system is robust and complex, including public investment from all levels of government, local policy that supports housing production, experienced and committed private sector owner-operators, significant private capital investment, and residents who reside in these homes. The task force report highlights the need for targeted interventions to protect our collective investments in the affordable housing supply that thousands of Minnesota housings depend on.

Please consider and support the implementation of the task force's recommendations. The recommendations focus on strengthening our affordable housing system by recognizing and addressing current economic challenges. They include conducting research and evaluations to improve the effectiveness of our investments, developing new or improving existing policies, tools, strategies, programs, and practices, and encouraging local policies that stimulate housing production.

The Greater Minnesota Housing Fund (GMHF) is a non-profit housing intermediary and Community Development Finance Institution (CDFI) with a mission to support the creation of strong communities and affordable homes through strategic investments and effective partnerships. GMHF has a 28-year history of supporting research, evaluation, analysis, demonstration projects, and the creation of new and innovative programs to address Minnesota's housing needs. In addition, we raise low-cost capital to directly invest in the production and preservation of affordable housing across Minnesota. GMHF works with Minnesota communities, including cities, towns, rural areas, and Tribal nations to support their local housing needs.

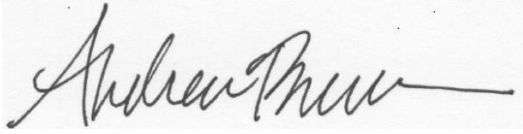
GMHF supports the Minnesota Housing Stability Coalition and its efforts to document the challenges and opportunities facing the affordable housing system by commissioning new research and analysis that is available (or will soon be available) on their webpage: (<https://mnhousingstability.org/reports-and-resources/>), including:

- [Understanding Resident Perspectives on Distressed Properties](#)
- [Distress Indicators - Operations and Property Subgroups](#)
- [Executive Summary - Distressed Property Data Project Phase 1](#)
- Using Data to Characterize Distress on Regulated Properties and Housing Providers (will be posted on 2/25/25)
- Executive Summary - Distressed Property Data Project Phase 2 (will be posted on 2/25/25)
- Coordinated Entry and Vacancy in Supportive Housing (expected to be published in the next few weeks)

GMHF stands ready to support the implementation of the task force recommendations and continue to be deeply engaged in advancing solutions to the housing challenges we face today.

Thank you for your leadership and commitment to addressing this emergent and critical issue.

Sincerely,

A handwritten signature in black ink, reading "Andrea Brennan", followed by a long horizontal flourish.

Andrea Brennan
President and CEO