



Minnesota Housing 2016 Program Assessment Report



MAINTAINING MOMENTUM IN 2016: A Note from Commissioner Mary Tingerthal

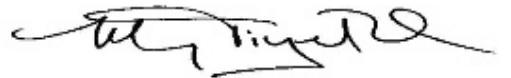
This 2016 Program Assessment provides a summary of the work completed in 2016 to bring stable affordable homes to more than 67,000 Minnesota families.

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

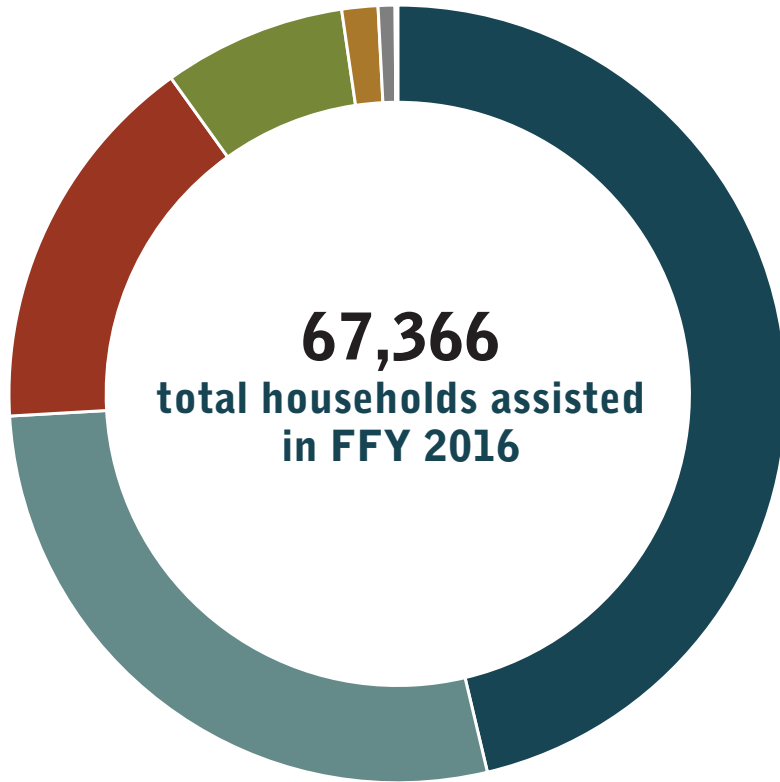
This report provides data on the 36 programs managed by Minnesota Housing in 2016. Some of these programs are funded with state-appropriated dollars, while others reflect federally-funded programs administered by Minnesota Housing and programs funded through agency resources and the capital markets. 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:

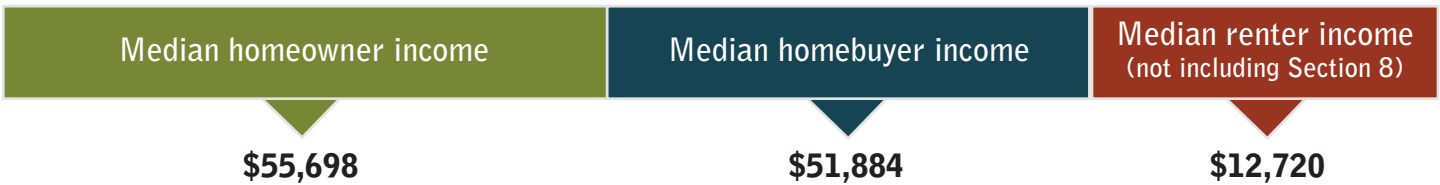
- Table 1 (pages 4-5): Median incomes of households served by each program
- Table 2 (pages 6-7): Income distribution for different types of households (owners and renters)
- Table 3 (pages 8-9): Number of households served by each type of program and other data
- Table 4 (pages 10-11): Information about 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

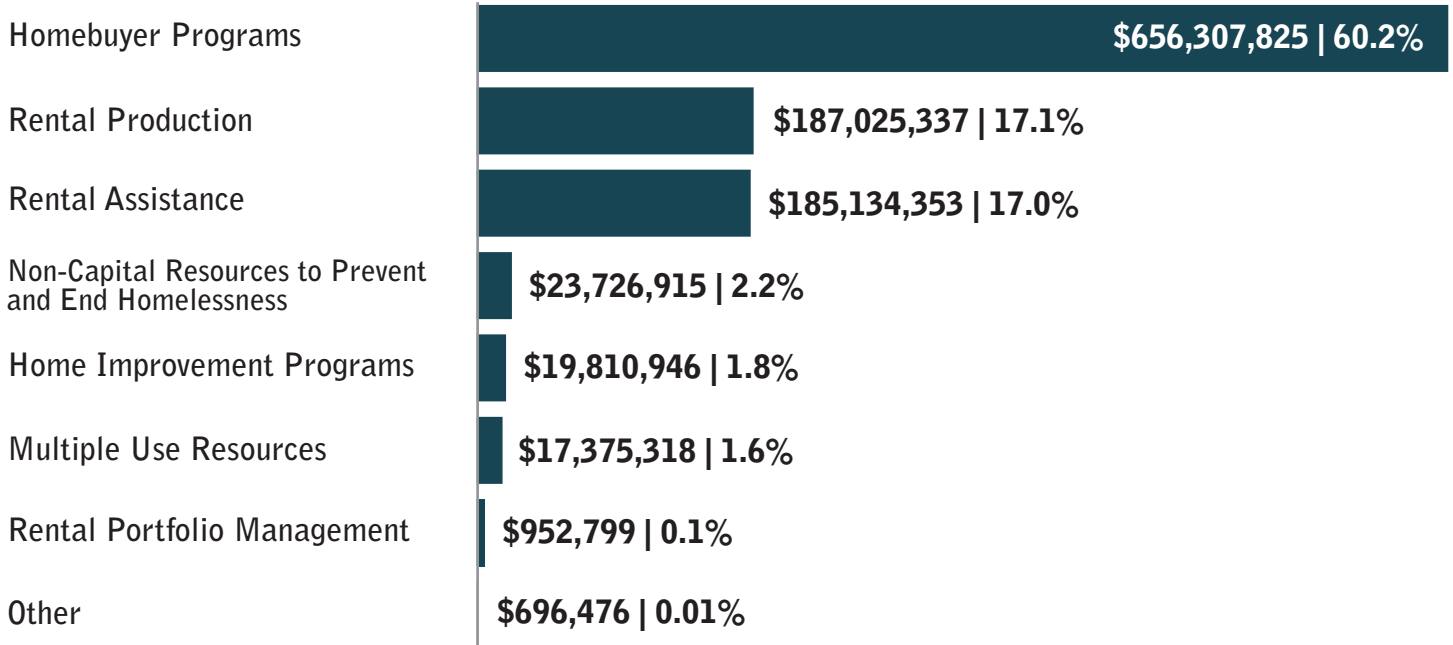


- Rental Assistance
46.3% | 31,188 households
- Homebuyer Programs
27.8% | 18,734 households
- Non-Capital Resources to Prevent and End Homelessness
16.0% | 10,750 households
- Rental Production
7.6% | 5,133 households
- Home Improvement Programs
1.5% | 1,024 households
- Multiple Use Resources
0.7%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



\$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%

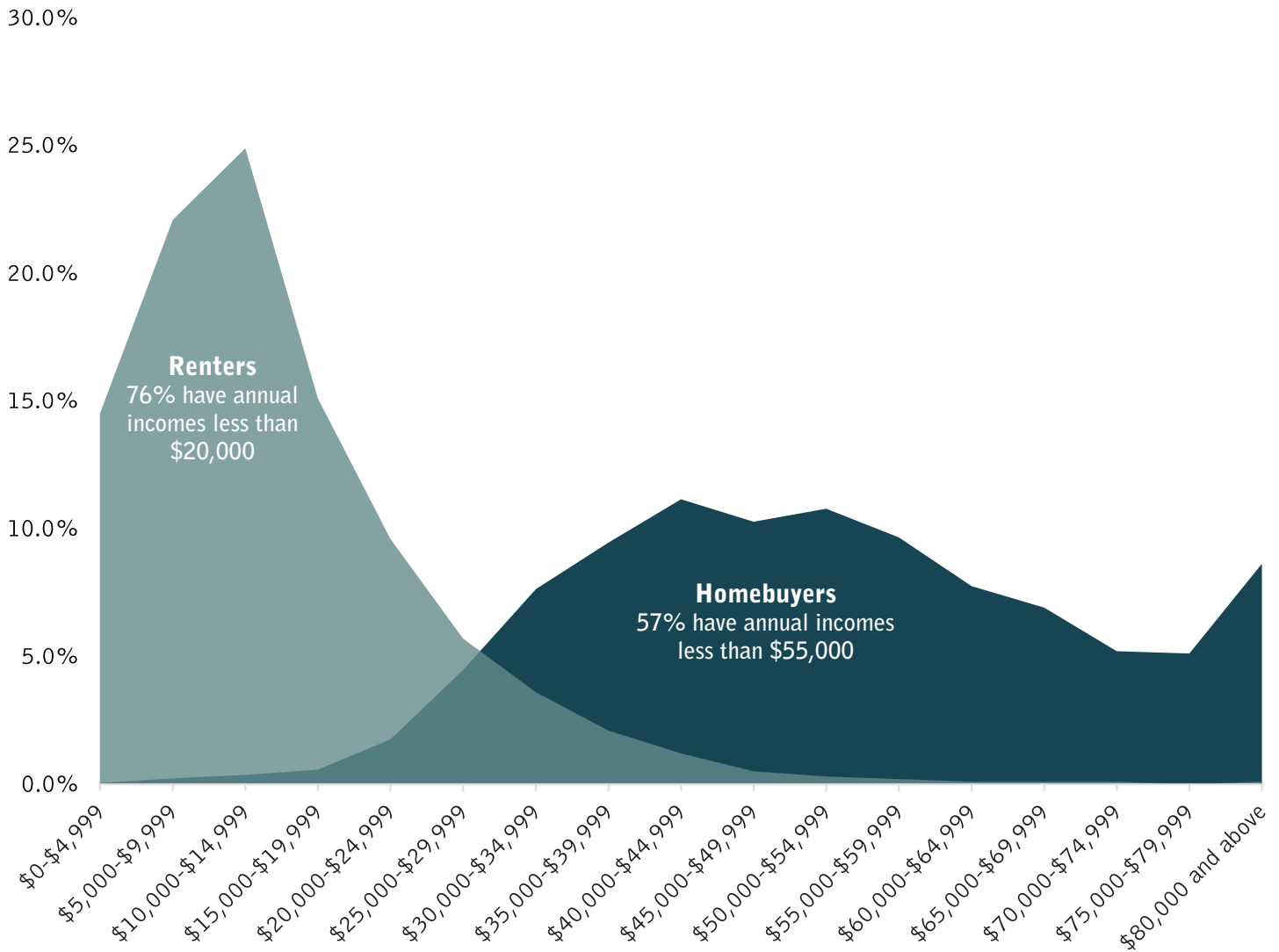
TABLE 2:
Income Distribution of Assisted Households, FFY 2016

Gross Annual Household Income	Homebuyers (N=4,439)		Homeowners (N=1,024)		Non-Section 8 Renters (N=5,133)		Section 8 Renters (N=30,391)	
	%	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			

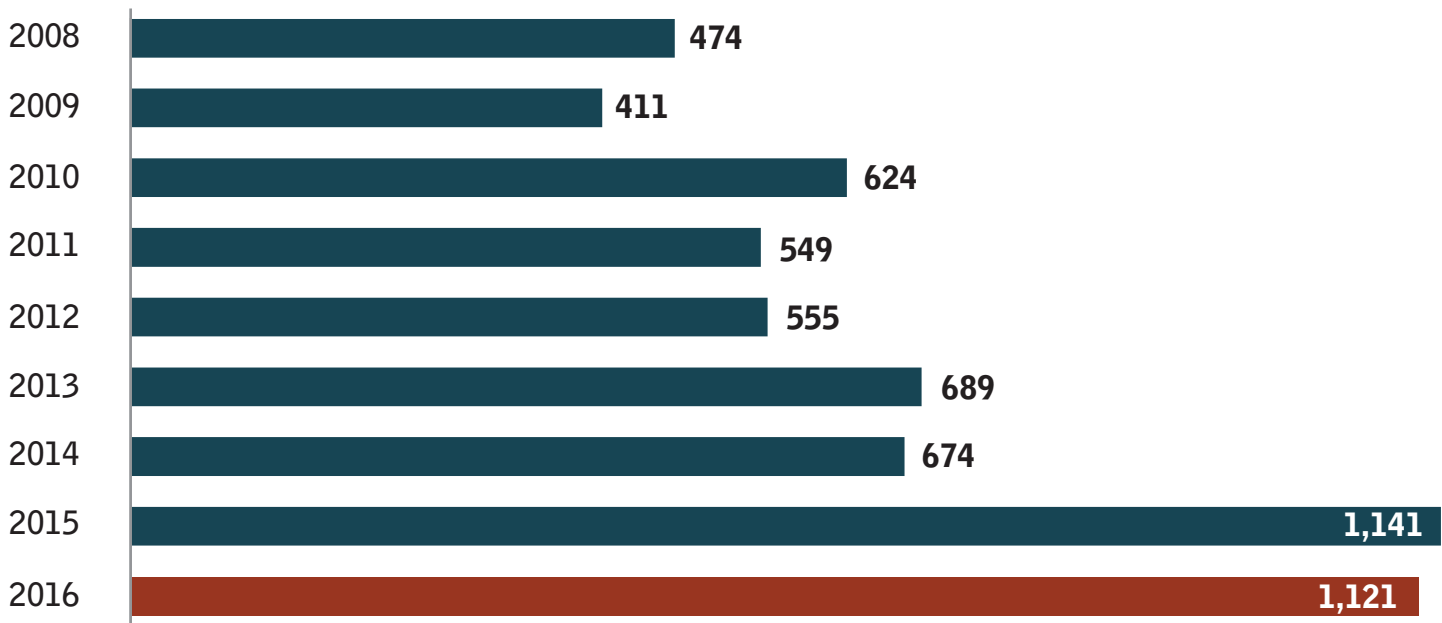
TABLE 4:
Assistance to Households of Color or Hispanic Ethnicity,
FFY 2016

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

Region	Competitive Assistance: Grants, Deferred Loans, and Housing Tax Credits				Area Share of Lower Income Cost-Burdened Households
	2016		Three Years: 2014-16		
	Amount of Assistance	Area Share of Assistance	Amount of Assistance	Area Share of Assistance	
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).

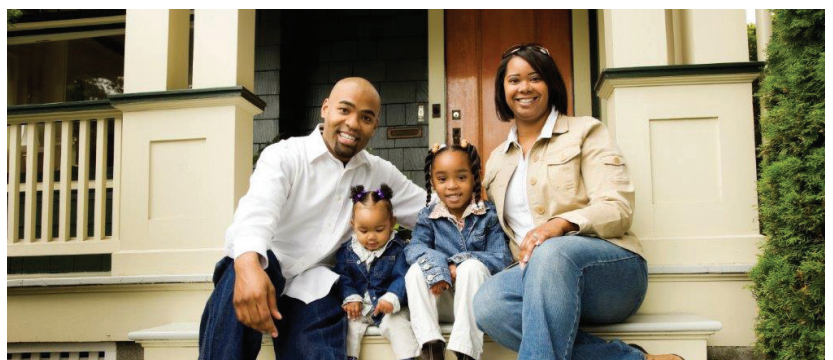


TABLE 6:
Assistance by Activity, FFY 2014-FFY2016

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
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

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
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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