910304

Housing Trust Fund Program

Report to the Legislature

Prepared pursuant to Minnesota Statutes (1988) Chapter 462A.201, Subdivision 6

February 8, 1991

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Pursuant to 462A.201, sd 6

Housing Trust Fund Program Report to the Legislature

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EXECUTIVE SUMMARY

The Housing Trust Fund Housing Program was authorized by the Legislature in 1988. The program provides zero interest deferred loans to assist in the acquisition, construction, rehabilitation, preservation, and development of affordable rental housing, limited equity cooperative housing, and homes for ownership by low income households. The Trust Fund is financed through interest earnings on real estate trust accounts and from interest accruing on revenue bond application fees, forfeited fees, and fees which are not returned. Approximately $1.2 million is generated annually for the Housing Trust Fund.

Since the program began, three funding rounds have been held during which a total of $1.7 million has been awarded to 28 projects across the state. Once all of these projects are completed, the Housing Trust Fund will have assisted in providing 549 units of housing. The average income of households residing in projects completed to date is $7,000.

Program Description

Background

The Housing Trust Fund was created by the Minnesota Legislature during the 1988 legislative session to provide a designated source of funding for affordable housing. The Housing Trust Fund provides zero interest deferred loans for the development, construction, acquisition, preservation, and rehabilitation of affordable rental housing, limited equity cooperative housing, and homes for ownership by low income persons. The fund is financed through interest earnings on "trust accounts" which consist of earnest money deposits on purchases of real estate. In the 1990 legislative session, a new funding source was added: interest accruing on revenue bond application fees, forfeited fees, and fees which are not returned. An eight member advisory committee assists the MHFA staff in reviewing applications and making funding recommendations to the MHFA Board.

Program Activity

Approximately $1.2 million a year is generated and awarded each year. There are two funding rounds a year, with selections made in the spring and early fall. In the three funding rounds to date (August 1989, March 1990, October 1990), $1.7 million was awarded to fund 28 projects across the state which, once completed, will provide 549 units of affordable housing to approximately 830 residents..

Eligible Participants

Individuals, for-profit entities, nonprofit entities, housing and redevelopment authorities, cities, and joint power boards established by two or more cities are eligible to receive Housing Trust Fund loans.

Eligible Projects

Projects involving the acquisition, rehabilitation, new construction, development, or preservation of affordable housing for low income households are eligible for funding. For a project to qualify for the Housing Trust Fund, at least 75 percent of the rental and cooperative units, and 100 percent of the homes for ownership, must be rented to or cooperatively owned, or owned by persons and families whose income is at or below 30 percent of the HUD median income for the Minneapolis/St. Paul Metropolitan Area (for FY 1990, $13,500 for a family of four).

Terms of Financing

Funds are awarded to projects in the form of a zero interest deferred loan. The loan must be repaid in full if the housing fails to operate as housing for low income persons during the first ten years. During the next 20 years, five percent of the loan is forgiven each year provided that the housing remains affordable for low income persons. 20% of the total funds available is set aside for projects which are not suitable for this type of financing term.

Housing Trust Fund Advisory Committee

Since the Housing Trust Fund Program began, the Advisory Committee has met regularly to review funding applications and to give MHFA guidance on the administration of the program. The eight members of the Advisory Committee represent realtors, lenders, nonprofit developers, apartment owners, low income persons, housing advocates, advocates for the homeless, and single or multifamily builders (see Appendix 1 for a list of members).

The HTF Advisory Committee has established several objectives which guide its review of applications for funding. The Committee particularly seeks to support those projects which: (1) are creative or innovative and could serve as models for other projects; (2) will provide long-term affordable housing; (3) have strong local support; and (4) contribute to a statewide distribution of funds.

Solicitation of Applications

At the beginning of a funding round, a Request for Proposals (RFP) is published in the State Register approximately six weeks prior to the application deadline. MHFA staff also mails the RFP to Housing and Redevelopment Authorities (HRAs), Community Action Programs (CAPs), nonprofit housing groups, county social service agencies, past program applicants, transitional housing providers, and advocacy groups.

MHFA staff sends Application Packets to eligible sponsors upon request. Staff provides technical assistance to organizations who need help in completing their applications. A training session is held for all interested applicants during each funding round.

Review of Applications

Applications are reviewed by MHFA staff and by members of the Housing Trust Fund Advisory Committee. MHFA staff reviews the applications in relation to the selection criteria (see below) for the program and prepares a one-page summary of each application. The Housing Trust Fund Advisory Committee meets several times to discuss the applications and to formulate final funding recommendations. Staff gathers additional information about the proposals as requested by the Advisory Committee. The final recommendations of the Advisory Committee are then presented to the MHFA Board for consideration.

Selection Criteria

The Housing Trust Fund Advisory Committee and MHFA take the following criteria into consideration when determining whether an application will be selected to receive an award from the Housing Trust Fund.

(1) The documented need for this type of residential housing in the proposed geographic area.

(2) The prior experience of the applicant in developing and managing similar residential housing.

(3) The ability of the applicant to proceed expeditiously with the development.

(4) The extent to which the requested funds are combined with other funds from private or public sources to make the development economically feasible.

(5) The cost and quality of the proposed housing.

(6) The extent to which the amount of rent charged is less than 30 percent (30%) of the income of the low income person leasing the housing unit.

(7) The extent of community and constituency support for this type of housing.

(8) The projected long term affordability of the proposed housing.

(9) The geographic area to be served, to the end that a reasonable distribution of low income housing can be achieved throughout the state.

(10) For homeownership projects, priority will be given to projects which provide support ive services to homeowners, including training in home maintenance and budgeting.

Loan Administration

Upon notification of the selection of their proposal for funding by the MHFA Board, the project sponsor must execute a Loan Commitment with MHFA. The Loan Commitment documents MHFA's willingness, subject to stated terms and conditions, to provide loan funds to a particular project. Loan commitments are made for a period of six months. MHFA staff tracks the progress of each project and, if necessary, recommends extensions of loan commitments to the MHFA Board.

Funds are disbursed by the MHFA at the completion of a project. For proposals using funds for acquisition, the funds are disbursed at closing. For new construction projects or projects involving rehabilitation, funds are disbursed when all work has been completed and MHFA has inspected the property. Prior to closing, project sponsors must submit the required closing documents to MHFA. These include a title insurance commitment, certification that the building meets all zoning and code requirements, a Certificate of Good Standing, sworn construction statements, and an attorney's opinion letter. At closing, project sponsors must sign a Deferred Loan Repayment Agreement and Mortgage which is then recorded as a mortgage lien against the property in the amount of the Housing Trust Fund loan.

Reporting Requirements

Upon initial occupancy of the project, sponsors are required to provide demographic information on the tenants residing in the project. MHFA uses this information to evaluate the program. Sponsors must also annually submit a certification that the residents of the project meet the income guidelines of the Housing Trust Fund Program.

Program Activity

There have been three funding rounds of the Housing Trust Fund Program since the Fund was authorized in 1988. RFPs were issued for a total of $1.7 million and selections of applications for funding were made in August 1989, March 1990, and October 1990. There has been high demand for funds from the program. Seventy-two applications requesting a total of nearly $6 million were received in response to the RFPs. From that pool of applications, 28 proposals were selected for a total of $1,711,105. Tables summarizing the projects funded each round are presented in Appendix 2. Brief profiles of each project are found in Appendix 3. Once the projects are completed, the Housing Trust Fund will have assisted in the provision of 549 units of housing with a resident capacity of 831. The average income of residents of housing assisted by the program is $7,000. Data summarizing the activity of the program is presented below in Table 1:

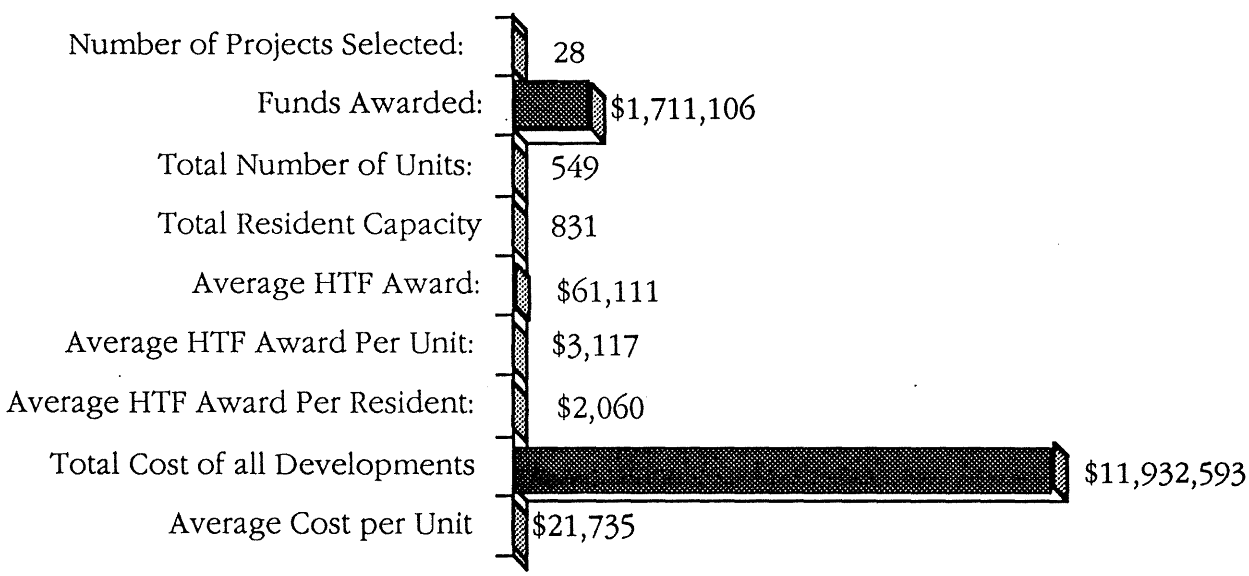
Table 1:
Program Activity

	August 1989	March 1990	October 1990	Total
Available Funds	$600,000	$500,000	$600,000	$1,700,000
Number of Applications Received	25	23	24	72
Dollar Amount Requested	$2,386,462	$1,424,382	$2,184,215	$5,995,059
Number of Applications Funded	8	8	12	28
Dollars Amount Awarded	$631,124	$449,981	$630,000	$1,711,105
Number of units	152	56	341	549
Resident Capacity	239	131	461	831

Financial Data

The Housing Trust Fund has provided awards ranging from $150,000 to $5,000 for individual projects. The average award was $61,111 (see Table 2 below for a summary of financial data). In most cases, the Housing Trust Fund was either one of the first sources of funds committed to a project, thereby enhancing the project sponsor's ability to raise funds from other sources, or the Housing Trust Fund was the last money into a project which "filled the gap" and enabled the project to be completed. In some cases, the Trust Fund provided a high proportion of the funds needed for a project since there were not other sources available to support the project. In total, the program has been involved in projects with development costs totalling $11.9 million. The average cost per unit was $21,735.

Table 2:
Financial Data



Geographic Distribution

One of the goals of the Trust Fund is to assist projects throughout the state. The regional distribution of HTF awards is presented below in Table 3 (see also Fig. 1). Sixteen projects have been funded in the Twin Cities metropolitan area (Region 11) for a total of $831,464 (49% of total) while 12 projects in Greater Minnesota have received a total of $879,642 (51%) from the Housing Trust Fund.

Table 3:
Geographic Distribution of Funds

Region	No. of Projects	No. of Units	Funds Awarded
1	0	0	0
2	1	3	$67,397
3	5	136	$397,400
4	0	0	0
5	2	7	$138,124
6E	0	0	0
6W	0	0	0
7E	0	0	0
7W	1	11	$82,000
8	0	0	0
9	2	7	$144,720
10	1	8	$50,000
11	16	377	$831,464
Total:	**28**	**549**	**$1,711,105**

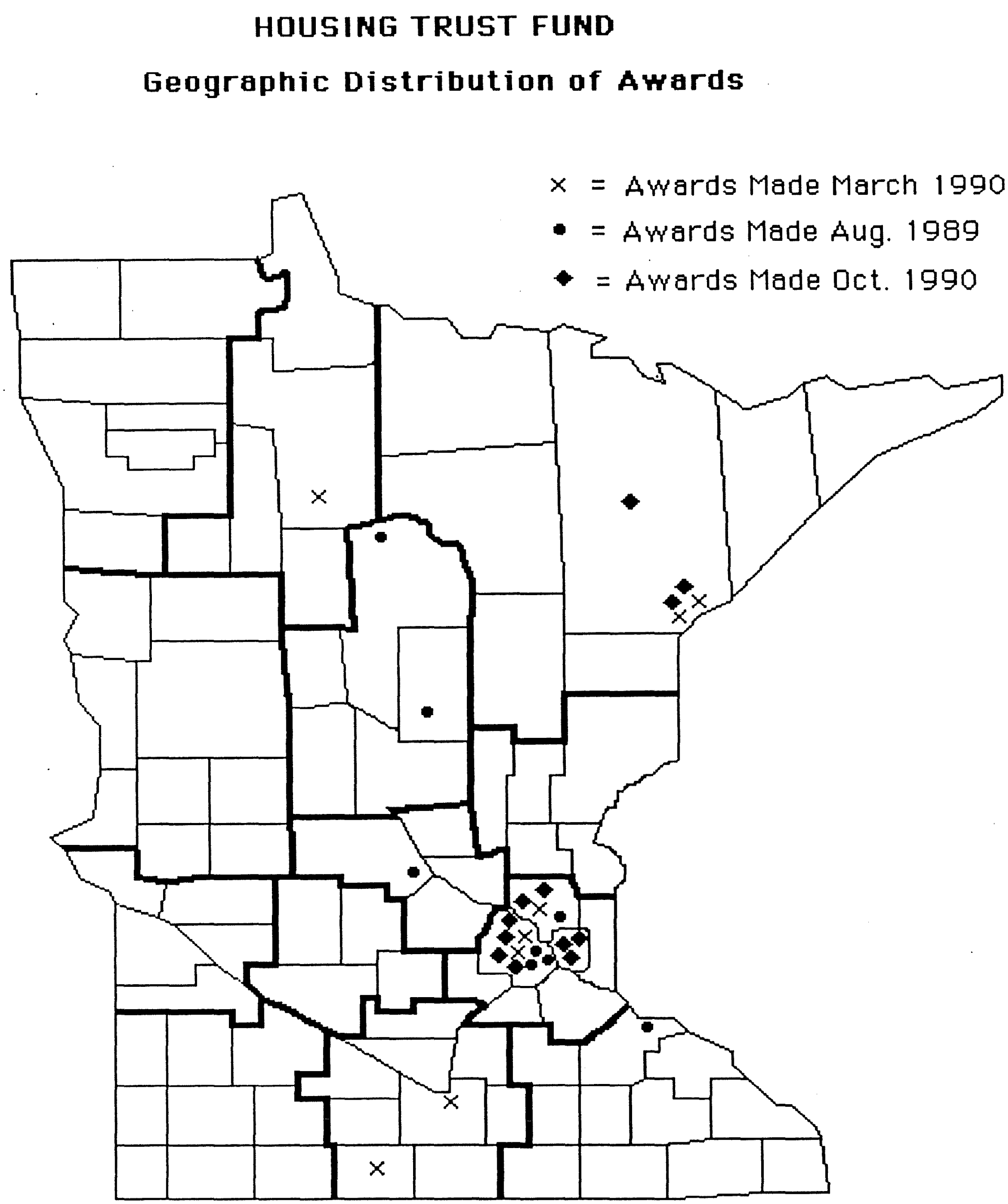


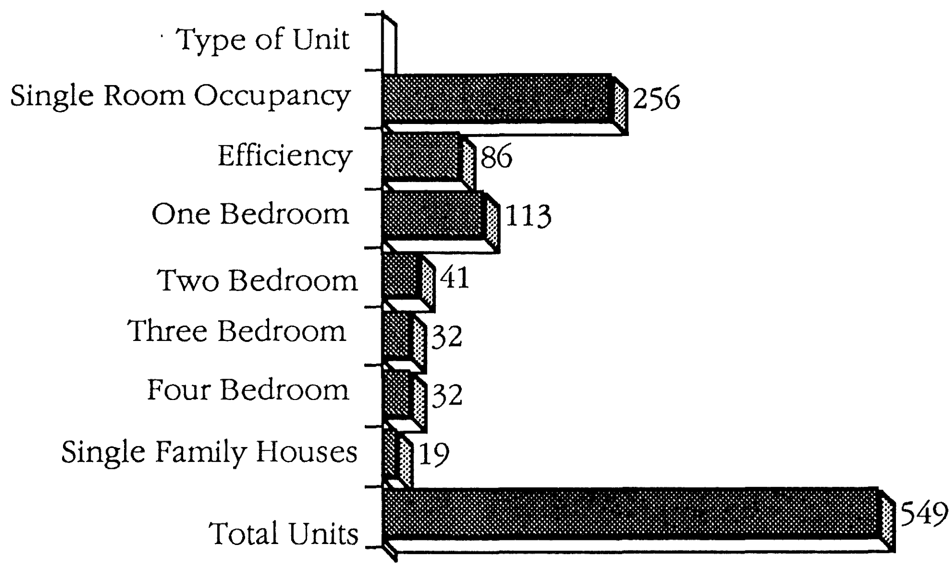
Figure 1

10/5/90

Type of Units

The Housing Trust Fund has assisted in the development of 549 units of housing. The breakdown of the type of units assisted by the program is shown below in Table 4.

**Table 4:
Type of Units**



Appendix 1

HOUSING TRUST FUND ADVISORY COMMITTEE

Representing Builders:
David Van Landschoot, Chairman
Justin Properties, Inc.
405 Sibley St., Suite 125
St. Paul, MN 55101
1/94*

Representing Housing Advocates:
Paul Carrizales
Family Service of Greater St. Paul/CLUES
166 E. 4th Street, Suite 300
St. Paul, MN 55101
(612) 222-0311
1/95

Representing Low Income Persons:
Sharon Finn
P.O. Box 943
Cass Lake, MN 56633
(218) 335-8282
1/94

Representing Realtors:
Faye Bland
Great Minneapolis Real Estate Co.
5357 Penn Ave. S.
Minneapolis, MN 55419
(612) 925-5990
1/95

Representing Nonprofit Developers:
Frances Skinner
2621 Minnesota Ave.
Duluth, MN 55802
(218) 722-6968
1/94

Representing Apartment Owners:
Donald Jacobson
9300 Hyland Creek Circle
Bloomington, MN 55437
(612) 854-8444
1/95

Representing Lenders:
Lyn Burton
502 Grand Hill
St. Paul, MN 55102
(612) 222-1907 (h)
(612) 228-9903 (w)
1/94

Representing Advocates for the Homeless:
Sue Watlov Phillips
MN Coalition for the Homeless
668 Broad way Street N.E.
Minneapolis, MN 55413
(612) 379-8520
1/95

* term expires

Appendix 2:
Summary of Funded Projects

HTF Projects: August, 1989

Sponsor	Location	Target Population	Units	Type*	Amount
Anoka Co. CAP - Oaks	Blaine	ventilator dependent	5 single rooms, 1 - 2 BR	R	$5,000
Central Community Housing Trust	Mpls.	individuals	12 - 1BR, 51 eff.	R, RS	$120,000
Housing Coalition of St. Cloud	St. Cloud	individuals	11 single rooms	A, R	$82,000
Leech Lake Business Committee	Cass Lake	individuals & families	2 - 1BR, 2 - BR	NC	$103,000
Mid-MN Womens's Center	Brainerd	women & children	3 - 3 BR houses	A	$35,124
Phillips Neighborhood Housing Trust	Mpls.	individuals & families	6 - 1BR, 7 - 2 BR, 5 - 3BR	A, R	$86,000
Powderhorn Community Council	Mpls.	elderly	40 - 1BR	R	$150,000
Red Wing HRA	Red Wing	families	8 - 3BR	NC	$50,000
				Total:	**$631,124**

*** A=Acquisition; R=Rehabilitation; NC=New Construction; RS=Rent Subsidy**

HTF Projects: March, 1990

Sponsor	Location	Target Population	Units	Type*	Amount
Anoka Co. CAP - Convent	Col. Hghts.	single women	10 - 1BR, 3 - 2BR	R	$10,000
Bi-County Community Action Council	Bemidji	families & individuals	2 SF houses	A, R	$67,396
Center City Housing Corp.	Duluth	familes with children	3 - 2BR	R	$72,865
Grace House	Mpls.	persons with AIDS	4 - 1BR	R	$20,000
Mankato Coalition for Affordable Housing	Mankato	individuals & families	1 - 2BR, 1 - 3BR	A	$73,000
MN Indian Women's Resource Center	Mpls.	Am. Indian single parent families	1 - 1BR, 8 - 2BR,4 - 3BR, 2 - 4 BR	R	$50,000
Minnesota Valley Action Council	Martin Co.	families with disabled member	4 - 3BR houses	A, R	$71,720
Women's Transitional Housing	Duluth	single women	7 - eff., 6 - 1 BR	A, R	$85,000
				Total:	**$449,981**

*** A=Acquisition; R=Rehabilitation; NC=New Construction; RS=Rent Subsidy**

HTF Projects: October, 1990

APPLICANT	LOCATION	TARGET POP.	UNITS	TYPE*	AMOUNT
Anoka County CAP	Columbia Heights	families	4 - 2BR, 4 - 3BR	R	$30,000
Arrowhead EOA	Virginia	families	5 mobile homes	A,R	$34,125
Catholic Charities - Mary Hall	St. Paul	individuals	75 - SRO	R	$21,464
Center City Housing Corporation	West Duluth	individuals	29 - SRO	R	$100,000
East Metro Women's Council	White Bear Lake	women w/children	10 - 2BR, 10 - 3BR	NC	$125,000
Homes on Portland Enterprises	Minneapolis	women w/children	1 - 2BR, 1 - 1BR, 3 - SRO	A,R	$41,000
Olde Worlde Inn, Inc.	Duluth	individuals	30 SRO, 26-1BR, 1-2BR, 28-effic.	R	$105,411
Project for Pride in Living	Minneapolis	families	1 - 2BR, 3 - 3BR, 2 - 4BR	R	$30,000
Rise, Inc.	Spring Lake Park	individuals	4 - SRO	R	$12,000
Sarah Family Programs	St. Paul	women w/ children	5 - 1BR	A	$45,000
Shelter at Our Savior's	Minneapolis	individuals	6 - SRO	A,R	$56,000
Catholic Charities - Dunwoody	Minneapolis	individuals	96-SRO	R	$30,000
				Total	**$630,000**

*** A=Acquisition; R=Rehabilitation; NC=New Construction.**

Appendix 3

HOUSING TRUST FUND

Project Profiles

AUGUST 1989
MARCH 1990
OCTOBER 1990

Housing Trust Fund Projects

AUGUST 1989

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

ANOKA COUNTY CAP-OAKS PROJECT

-BLAINE-

The Oaks is a newly renovated independent group residence for ventilator-dependent individuals. HTF funds will be used to complete accessibility improvements to allow tenants to live more independently.

The Minnesota Coalition for Home Care estimates that approximately 200 units of this type of housing are needed in Minnesota. The Oaks is the first such project for this special needs population in the state.

PROJECT SUMMARY:

HTF Funds Awarded: August 1989

Sponsor: Anoka County Community Action Program
8008 NE Highway 65
Spring Lake Park, MN 55432

Contact Person: Stephen Klein (784-2443)

Project Location: Blaine

Total Development Cost: $195,760

Funds Received from Housing Trust Fund: $5,000

Other Sources of Funds:

MHFA:	$76,000
Minnesota Dept. of Jobs and Training	40,000
GMMHC Deferred Loan	10,000
U.S. Dept. of Energy	5,500
ACCAP	46,260
H.U.D.	13,000

Closing Date: June 1990

Unit Mix: 5 single rooms, 1 - 2BR

Rent Level: 30% of tenant income

Target Population: Low income adults who are ventilator dependent

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

CENTRAL COMMUNITY HOUSING TRUST: BALMORAL
-MINNEAPOLIS-

The Central Community Housing Trust has worked since 1986 to address the severe and growing shortage of SRO and/or efficiency-type apartments for low-income single individuals in Minneapolis. CCHT has developed 198 units in the Central Community of Minneapolis since that time. In partnership with the Minneapolis Community Development Agency and MHFA, the Trust will purchase and rehabilitate an apartment building to create affordable housing for 63 individuals.

HTF funds will be used, in combination with syndication proceeds, to set up an investment fund to subsidize the rents of the 33 non-Section 8 units in the Balmoral Apartments.

PROJECT SUMMARY:

HTF Funds Awarded: August 1989

Sponsor: Central Community Housing Trust
511 11th Avenue S., Box 63, Suite 269
Minneapolis, MN 55415

Contact Person: Alan Arthur (341-3148)

Project Location: Minneapolis

Total Development Cost: $1,878,260

Funds Received from Housing Trust Fund: $120,000

Other Sources of Funds:

Minneapolis Community Develop. Agency: $1,215,271
MHFA ARM: $657,995
Syndication: $540,000 ($260,000 for rent subsidies)

Closing Date: July 1990

Unit Mix: 12 - 1BR, 51 - eff.

Rent Level: $215/month

Target Population: Individuals with low and very low incomes

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

HOUSING COALITION OF ST. CLOUD

-ST. CLOUD-

The Coalition was instrumental in creating a transitional housing program in St. Cloud, but their efforts have been hampered by a lack of permanent affordable housing for people who have completed the program. The vacancy rate for existing affordable housing in the area is quite low, partially because of the rapidly increasing student population attending St. Cloud State University.
The Coalition will use HTF funds to acquire and renovate an 11- room student boarding house and convert it to Single Room Occupancy (SRO) housing for low income individuals.

PROJECT SUMMARY:

HTF Funds Awarded: August 1989

Sponsor: Housing Coalition of St. Cloud Area, Inc.
P.O. Box 642
St. Cloud, MN 56302

Contact Person: Michael Brown (259-7676)

Project Location: St. Cloud

Total Development Cost: $100,000

Funds Received from Housing Trust Fund: $82,000

Other Sources of Funds:

Bank Loan: $20,000

Closing Date: December 1990

Unit Mix: 10 single rooms

Rent Level: $150 - $200/month

Target Population: Very low income individuals

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

LEECH LAKE RESERVATION BUSINESS COMMITTEE
-CASS LAKE-

The Leech Lake Reservation Business Committee has created an innovative tenant educational cooperative housing program, referred to as HOMETECH. HOMETECH provides low cost rental units for the Reservation's growing population of young people and small families requiring housing. It include an education/experience component which will allow occupants to learn home management and maintenance while acquiring a limited equity/reserve through rental payments. The reserve account can be used for a down payment on a home, a security deposit on a larger rental, or other housing-related costs. The project received funding from the Housing Trust Fund to build a four-plex in what is planned to be a 3 building complex.

PROJECT SUMMARY:

HTF Funds Awarded: August 1989

Sponsor: Leech Lake Reservation Business Committee
Route 3, Box 100
Cass Lake, MN 56633

Contact Person: Peter Bernier (218-335-8290)

Project Location: Cass Lake

Total Development Cost: $130,000

Funds Received from Housing Trust Fund: $103,000

Other Sources of Funds:

Leech Lake Business Committee: $28,000

Closing Date: June 1990

Unit Mix: 2 - 2BR, 2 - 1BR

Rent Level: $208/month

Target Population: Small families and individuals

MID-MINNESOTA WOMEN'S CENTER

-BRAINERD-

Obtaining permanent housing is very difficult for women who are leaving Mid-Minnesota Women's Center emergency shelter for battered women. In Brainerd, much of the scarce rental housing stock is of poor quality and not affordable to families with low incomes.

The Center received assistance from the Housing Trust Fund to purchase two single-family homes to use as permanent rental housing for women who are exiting the shelter. HTF funds were used for down payments and closing costs. The Center works closely with the Housing and Redevelopment Authority to secure Section 8 rental assistance for the tenants.

PROJECT SUMMARY:

HTF Funds Awarded: August 1989

Sponsor: Mid-Minnesota Women's Center
P.O. Box 602
Brainerd, MN 56401

Contact Person: A. Louis Seliski (218-828-1216)

Project Location: Brainerd

Total Development Cost: $89,562

Funds Received from Housing Trust Fund: $35,124

Other Sources of Funds:

Bank financing : $54,438

Closing Dates: 12/8/89, 1/12/90

Unit Mix: 2 - 3BR houses

Rent Level: 30% of tenant's income (Section 8 vouchers)

Target Population: Battered women and their children

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

PHILLIPS NEIGHBORHOOD HOUSING TRUST

-MINNEAPOLIS-

In the Phillips neighborhood of Minneapolis, there is a large shortage of affordable housing for low-income families and individuals. 3 - bedroom units suitable for families are particularly scarce. PNHT will use HTF funds to acquire and renovate a 23 unit residential property. Renovation will include creating 5 three bedroom units, which will reduce the number of units from 23 to 18. The Trust plans to reduce the terms of the mortgage to15 years, so that when the Section 8 period ends, rents will only have to cover operating expenses and can be kept affordable.

PROJECT SUMMARY:

HTF Funds Awarded: August 1989

Sponsor: Phillips Neighborhood Housing Trust
2714 Chicago Avenue South
Minneapolis, MN 55407

Contact Person: Christopher Owens (872-6060)

Project Location: Minneapolis

Total Development Cost: $615,000

Funds Received from Housing Trust Fund: $86,000

Other Sources of Funds:

Minneapolis/St. Paul Family Housing Fund: $234,000
First Bank: $295,000

Closing Date: June 1990

Unit Mix: 6 - 1BR, 7 - 2BR, 5 - 3BR

Rent Level: 30% of tenants' income (Section 8 assisted)

Target Population: Families and individuals

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

POWDERHORN COMMUNITY COUNCIL
-MINNEAPOLIS-

Low-income, frail elderly individuals who require supportive living arrangements but not ongoing medical supervision currently have few housing alternatives. The Powderhorn Community Council has been the lead organizer of a public/private effort to address this unmet need and to create a model for other developments in the state and nation. In partnership with the Minneapolis Public Housing Authority and Community Development Agency, the Council will renovate a 48-unit public housing high rise, converting it to use as an assisted living residence. HTF funds will be used to help finance the extensive handicap accessibility improvements necessary for the residence's new use.

PROJECT SUMMARY:

HTF Funds Awarded: August 1989

Sponsor: Powderhorn Community Council
3751 17th Avenue S.
Minneapolis, MN 55407

Contact Person: Glenn Sampson (724-1502)

Project Location: Minneapolis

Total Development Cost: $1.4 million

Funds Received from Housing Trust Fund: $150,000

Other Sources of Funds:

City of Minneapolis:	$900,000
Foundations:	$185,000

Closing Date: Not Closed

Unit Mix: 40 - 1BR

Rent Level: 30% of tenant's income (Section 8 assisted)

Target Population: Low-income elderly

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

RED WING HOUSING AND REDEVELOPMENT AUTHORITY

-RED WING-

Families with low incomes face a severe shortage of affordable housing in Red Wing, particularly larger families who need 3-bedroom units. The Red Wing Housing and Redevelopment Authority has long waiting lists for the few units of subsidized family housing and Section 8 certificates. Red Wing HRA will use HTF funds, in combination with its own redevelopment funds and equity from its senior housing development (Jordan II), to construct four 3 - bedroom duplexes. The duplexes will be used for permanent, affordable housing for low income families.

PROJECT SUMMARY:

HTF Funds Awarded: August 1989

Sponsor: Red Wing Housing and Redevelopment Authority
433 West Fourth Street
Red Wing, MN 55066

Contact Person: Mary Weigenant (388-7571)

Project Location: Red Wing

Total Development Cost: $400,000

Funds Received from Housing Trust Fund: $50,000

Other Sources of Funds:

Jordan II Equity: $200,000
HRA redevelopment funds: $150,000

Closing Date: December 1990

Unit Mix: 8 - 3BR apartments

Rent Level: $250/month

Target Population: Families

Housing Trust Fund Projects

March 1990

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

ANOKA COUNTY CAP - CONVENT
-COLUMBIA HEIGHTS-

The Immaculate Conception Church Long Range Planning Committee, with support provided by Anoka County CAP and the Anoka County Affordable Housing Coalition, conducted a community needs assessment and found transitional housing options for women to be among the most urgent housing needs in southern Anoka county. The Church has decided to respond to that need by leasing its Convent to a nonprofit organization, Elim Transitional Housing, Inc., for a program serving single women and women with small children. Anoka County CAP is providing technical assistance in the development of this project. HTF funds will be used to renovate the facility. The project will be funded under the Housing Trust Fund's 20% set-aside for projects for which a 30-year commitment is not suitable.

PROJECT SUMMARY:

HTF Funds Awarded: March 1990

Sponsor: Anoka County CAP
8008 NE Highway 65
Spring Lake Park, MN 55432

Contact Person: Steve Klein (784-2443)

Project Location: Columbia Heights

Total Development Cost: $50,000

Funds Received from Housing Trust Fund: $10,000

Other Sources of Funds:

Dept. of Energy	$5,924	Open Your Hearts	$10,000
Local Service Clubs	$10,000	Foundations/other	$14,000

Closing Date: Not Closed

Unit Mix: 10 single rooms, 3 - 2 room suites , common kitchen, baths

Rent Level: $150 - $175/mo.

Target Population: Homeless single women and women with small children

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

BI-COUNTY COMMUNITY ACTION COUNCIL

-WALKER & BEMIDJI-

Bi-County Community Action Council will acquire two single family homes and rehabilitate them for use as transitional housing for homeless families and individuals in Beltrami and Cass counties. Residents will receive self-sufficiency support services through the two national demonstration projects Bi-County CAC operates. HTF funds will be used to purchase and, in combination with funding from the Legislature for Youth Employment and Training, to rehabilitate the homes.

PROJECT SUMMARY:

HTF Funds Awarded: March 1990

Sponsor: Bi-County Community Action Council
P.O. Box 579
Bemidji, MN 56601

Contact Person: Jim McGill (218-751-4631)

Project Location: Walker, Bemidji

Total Development Cost: $103,114

Funds Received from Housing Trust Fund: $67,397

Other Sources of Funds:

State of MN - Youth Employment and Training: $30,179
BiCAC: $4,850

Closing Date: Not Closed

Unit Mix: 2 single-family homes with 2 or 3 bedrooms

Rent Level: $150/month

Target Population: Low income families and individuals

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

CENTER CITY HOUSING CORPORATION: TRI-PLEX
-DULUTH-

Duluth has a critical need for affordable rental housing for families. Waiting lists for existing subsidized housing are two years long. With financing from the Housing Trust Fund and a variety of local and federal sources, Center City Housing Corporation, which has successfully developed and managed single-room occupancy (SRO) housing for low income individuals in Duluth over the past several years, will acquire and renovate a 3-unit apartment building for families. An adjacent lot will be purchased and developed as a play area for children.

PROJECT SUMMARY:

HTF Funds Awarded: March 1990

Sponsor: Center City Housing Corporation
1108 E. 8th St.
Duluth, MN 55805

Contact Person: Gary Olson (218-728-1311)

Project Location: Duluth

Total Development Cost: $139,361

Funds Received from Housing Trust Fund: $72,865

Other Sources of Funds:

Duluth Housing Trust Fund:	$21,000
Duluth Community Action Program	10,400
Duluth Housing and Redevelopment Authority:	22,500
Center City Housing:	12,596

Closing Date: Not Closed

Unit Mix: 3 - 2 BR

Rent Level: $345/month

Target Population: Low income families

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

GRACE HOUSE
-MINNEAPOLIS-

Grace House is a licensed adult foster care facility for people living with AIDS who are no longer able to live independently. People living with AIDS are limited in their housing options, particularly in the later stages of the disease when assisted living services are needed, but a hospital or nursing home placement is inappropriate. Grace House, which leases the building from the Church of St. Joan of Arc for $1.00 a year, is the first community-based assisted living residence of its kind in Minnesota. HTF funds were used to install an elevator to make the house more accessible to residents.

PROJECT SUMMARY:

HTF Funds Awarded: March 1990

Sponsor: Grace House
4457 3rd Ave. S.
Minneapolis, MN

Contact Person: Jan Schutz (824-1587)

Project Location: Minneapolis

Total Development Cost: $90,215

Funds Received from Housing Trust Fund: $20,000

Other Sources of Funds:

McKnight Foundation:	$50,000
Thorpe Foundation:	7,500
Other donations:	25,000

Closing Date: Not Closed

Unit Mix: 3 living suites

Rent Level: licensed care facility

Target Population: Individuals living with AIDS

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

MANKATO AREA COALITION FOR AFFORDABLE HOUSING
-MANKATO-

The Coalition will acquire and renovate a duplex to be used as transitional housing for families and individuals. The duplex is adjacent to the Welcome Inn Transitional Living Center, which has provided temporary housing to homeless single men, women and families in the Mankato area since 1985. Purchasing the duplex will provide additional housing for people participating in either that program or the Welcome Home Transitional Housing Program for Women, which was created in 1989 as a response to the increase in requests for housing assistance from single women and women with children. MACAH will use HTF funds to acquire the building.

PROJECT SUMMARY:

HTF Funds Awarded: March 1990

Sponsor: Mankato Area Coalition for Affordable Housing
P.O. Box 41
Mankato, MN 56002

Contact Person: Jose Trujillo (507-388-1928)

Project Location: Mankato

Total Development Cost: $84,000

Funds Received from Housing Trust Fund: $73,000

Other Sources of Funds:

Mankato Area Housing Coalition: $11,000

Closing Date: June 1990

Unit Mix: 1 - 2BR, 1 - 3BR

Rent Level: $30% of tenant income

Target Population: Homeless individuals and families

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

MINNESOTA INDIAN WOMEN'S RESOURCE CENTER
-MINNEAPOLIS-

Minnesota Indian Women's Resource Center's Second Stage Housing Program will offer to single parents and their children affordable housing, subsidized child care, and an array of supportive services including career planning, MIWRC support groups, and special community cultural events. HTF funds, in combination with funds from MHFA's Indian Housing Program and other public and private resources, will be used to renovate a property at the Fairview-Deaconess Hospital complex for a mixed use facility containing 15 housing units, office space for 23 MIWRC employees, and a child care center for 75 children.

PROJECT SUMMARY:

HTF Funds Awarded: March 1990

Sponsor: Minnesota Indian Women's Resource Center
1900 Chicago Ave.
Minneapolis, MN 55404

Contact Person: Margaret Peake Raymond (872-8211)

Project Location: Minneapolis

Total Development Cost: $988,251

Funds Received from Housing Trust Fund: $50,000

Other Sources of Funds:

MHFA Indian Housing	$300,000	Foundations	$128,000
MCDA multifamily	470,000		

Closing Date: January 1991

Unit Mix: 8 - 2BR, 4 -3BR, 2 - 4BR

Rent Level: 30% of tenant's income (Section 8 assisted)

Target Population: Single parent families primarily with American Indian head of household

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

MINNESOTA VALLEY ACTION COUNCIL

-FAIRMONT-

In Martin County, the demand for handicapped accessible, affordable rental housing far exceeds supply. Currently there are only a few units of subsidized, accessible units and 20+ households needing them. The shortage is particularly severe for younger families with physically impaired members. Minnesota Valley Action Council's goal in its Housing Trust Accessible Housing program is to provide affordable rental housing to low income families with special needs. It will use HTF funds to acquire 5 single family homes which it will modify to be handicapped accessible.

PROJECT SUMMARY:

HTF Funds Awarded: March 1990

Sponsor: Minnesota Valley Action Council
410 Jackson Street
P.O. Box 3327
Mankato, MN 56001

Contact Person: Rick Goodemann (507-345-6822)

Project Location: Fairmont, Welcome (Martin County)

Total Development Cost: $124,979

Funds Received from Housing Trust Fund: $71,720

Other Sources of Funds:

Bank Financing	$47,244
Dept. of Energy	6,015

Closing Date: Not Closed

Unit Mix: 4 single family homes, 1 - 1BR, 3 - 2BR

Rent Level: 30% of tenant's income (Section 8 vouchers)

Target Population: families with physically impaired member and individual with physical impairment

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

WOMEN'S TRANSITIONAL HOUSING
-DULUTH-

For single women exiting Women's Transitional Housing program, finding affordable, safe, permanent housing is very difficult. To begin to address the unmet permanent housing needs of very low income single women in Duluth, WTHC will use HTF funds to acquire and convert what was an adolescent chemical dependency treatment center into a 13 unit apartment building with a mix of efficiencies and one-bedroom units. The Coalition will create a supportive community where women can work through crises and toward personal life goals. Social services will be available to residents through WHTC's transitional housing program.

PROJECT SUMMARY:

HTF Funds Awarded: March 1990

Sponsor: Women's Transitional Housing Coalition, Inc.
1401 E. 2nd Street
Duluth, MN 55805

Contact Person: Nancy Burns (218-728-6437)

Project Location: Duluth

Total Development Cost: $318,780

Funds Received from Housing Trust Fund: $85,000

Other Sources of Funds:

Duluth Low Income Housing Initiatives: $75,000
Duluth SRO Fund: $150,000
Ordean Foundation: 46,000

Closing Date: Not Closed

Unit Mix: 7 - efficiencies, 6 - 1BR

Rent Level: 30% of tenant income (Section 8 assisted)

Target Population: Single women

Housing Trust Fund Projects

October 1990

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

ANOKA COUNTY CAP: TYLER HEIGHTS
-COLUMBIA HEIGHTS-

There is a shortage of affordable rental units for large families in the Columbia Heights area. The Anoka County Community Action Program acquired and rehabilitated the Tyler Heights project to provide large (two and three bedroom) units to low income families. Anoka County CAP works closely with the Housing and Redevelopment Authority to ensure that the project is marketed to persons eligible for Section 8 rental assistance.

PROJECT SUMMARY:

HTF Funds Awarded: October 1990

Sponsor: Anoka County CAP.
18008 Highway 65 N.E.
Spring Lake Park, MN 55432

Contact Person: Steve Klein (784-2443)

Project Location: Columbia Heights

Total Development Cost: $327,638

Funds Received from Housing Trust Fund: $30,000

Other Sources of Funds:

HRA Mortgage: $185,000
Rental Rehabilitation Program: $64,000
Anoka County CAP: $66,000
Department of Energy Weatherization: $9,280
GMMHC: $15,000

Closing Date: January 24, 1991

Unit Mix: 4 - 2 Bedroom, 4 - 3 Bedroom

Rent Level: 30% of tenant income (Section 8 assisted)

Target Population: Families

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

ARROWHEAD ECONOMIC OPPORTUNITY AGENCY

-VIRGINIA-

Manufactured housing represents an important affordable housing resource in the Arrowhead region. The Arrowhead EOA will acquire and renovate 5 mobile homes which will then be sold to low income families. The rehabilitation of the units will be completed by the Arrowhead EOA's weatherization staff. The Agency will also provide training to the new homeowners in home maintenance and other home ownership skills.

PROJECT SUMMARY:

HTF Funds Awarded: October 1990

Sponsor: Arrowhead EOA
1702 Third Ave. S.
Virginia, MN 55792

Contact Person: Don Stauty (749-2912)

Project Location: Virginia

Total Development Cost: $34,125

Funds Received from Housing Trust Fund: $34,125

Other Sources of Funds:

Program administration to be provided by the Arrowhead EOA.

Closing Date: Not Closed

Unit Mix: 5 - 2 Bedroom mobile homes.

House Payments: $270/mo.

Target Population: Families

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

CATHOLIC CHARITIES: MARY HALL

-ST. PAUL-

Funds will be used for the renovation of Mary Hall, the former nurses dormitory of St. Joseph's Hospital in St. Paul. The facility will house 90 emergency shelter beds and 75 units of permanent Single Room Occupancy housing. Catholic Charities has secured 75 project based certificates for the SRO units which will keep those units affordable for very low income individuals. Social services will be available on site.

PROJECT SUMMARY:

HTF Funds Awarded: October 1990

Sponsor: Catholic Charities
404 S. 8th Street
Minneapolis, MN 55404

Contact Person: Rev. Gilbert Gustafson (340-7681)

Project Location: 438 Main St., St. Paul, MN

Total Development Cost: $2.4 million

Funds Received from Housing Trust Fund: $24,464

Other Sources of Funds:

Mpls./St. Paul Family Housing Fund: $300,000
MHFA Special Needs Program: $100,000
City of St. Paul: $415,000
MHFA ARM Program: $200,000
United Way: $1,000,000

Closing Date: December 1990

Unit Mix: 75 SRO Units

Rent Level: 30% of tenant income (Section 8 assisted)

Target Population: Individuals

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

CENTER CITY HOUSING CORPORATION: KOINO CENTER
-DULUTH-

Acquisition and renovation of the Koino Center in West Duluth to create 29 units of Single Room Occupancy housing for low income individuals. The Duluth Community Action Program will lease the basement and first floor for office and program space. The Residential Based Services Project, a joint venture between Duluth CAP, St. Louis County, and the City of Duluth will provide supportive services to tenants. Section 8 assistance has been secured for 22 of the units.

PROJECT SUMMARY:

HTF Funds Awarded: October 1990

Sponsor: Center City Housing Corporation
1108 E. 8th Street
Duluth, MN 55805

Contact Person: Gary Olson (218-728-1311)

Project Location: 605 North Central Ave., Duluth

Total Development Cost: $1 million

Funds Received from Housing Trust Fund: $100,000

Other Sources of Funds:

MHFA Special Needs Program: $125,000
Duluth SRO Loan Fund: $90,000
City of Duluth URAP: $200,000
1st Mortgage Loan: $125,000
Weatherization Grant: $63,000
Duluth Housing Trust Fund: $19,000
Other: $250,000

Closing Date: Not Closed

Unit Mix: 29 SRO Units

Rent Level: 30% of tenant income (Section 8 assisted), $130- $150/mo.

Target Population: Individuals

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

EAST METRO WOMEN'S COUNCIL

-WHITE BEAR LAKE-

The chance of success of employment training for single women with children is enhanced by a stable, affordable living environment. The East Metro Women's Council project will construct twenty units of transitional housing in White Bear Lake for single parent households. The site is adjacent to the Lakewood Community College and is near the Northeast Metro Technical Institute. Child care and other supportive services will be provided to residents.

PROJECT SUMMARY:

HTF Funds Awarded: October 1990

Sponsor: East Metro Women's Council
Brookfield II Office Building
3880 LaVerne Ave.
Lake Elmo, MN 55402

Contact Person: Carol Banister (773-0080)

Project Location: County Road E and Century Ave., White Bear Lake

Total Development Cost: $995,000

Funds Received from Housing Trust Fund: $125,000

Other Sources of Funds:

Washington County HRA: $600,000
Ramsey County CDBG: $145,000

Closing Date: Not Closed

Unit Mix: 10 - 2 bedroom , 10 - 3 bedroom units

Rent Level: Pursuing Section 8 project based certificates (30% of tenant income)

Target Population: Single women with children

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

HOMES ON PORTLAND ENTERPRISES
-MINNEAPOLIS-

Homes of Portland Enterprises (HOPE) was formed in response to concerns about the deterioration of the neighborhood in which St. Joseph's House, a family shelter, is located. The funds from the Housing Trust Fund will be used to purchase and renovate a duplex for use as permanent housing for women and their children. The duplex represents the first stage in HOPE's " block approach" to housing and neighborhood stabilization.

PROJECT SUMMARY:

HTF Funds Awarded: October 1990

Sponsor: H.O.P.E.
2101 Portland Ave. S.
Minneapolis, MN 55404

Contact Person: Ann Doyle (874-8867)

Project Location: 2011 Portland Ave. S., Mpls.

Total Development Cost: $45,000

Funds Received from Housing Trust Fund: $41,000

Other Sources of Funds:

in-kind contribution of volunteer services
Fundraising is on-going

Closing Date: Not Closed

Unit Mix: 1 - two bedroom, 1- one bedroom apartment

Rent Level: $250 - $275/mo.

Target Population: Women with children

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

OLDE WORLDE INN

-DULUTH-

The Olde Worlde Inn provides 85 units of affordable housing for low income persons in Duluth. Funds from the Housing Trust Fund will be used to create additional units of housing from non-residential space in the Inn, thereby adding to the stock of affordable housing and providing rental income to help provide financial stability to the project.

PROJECT SUMMARY:

HTF Funds Awarded: October 1990

Sponsor: Olde Worlde Inn
101 West Third Street
Duluth, MN 55806

Contact Person: Ann Zweber (425-5910)

Project Location: 101 West Third St., Duluth

Total Cost of Renovation: $105,000

Funds Received from Housing Trust Fund: $105,000

Other Sources of Funds:

Funds received from MHFA and the Duluth Downtown Housing Commission for earlier renovations of the project.

Closing Date: January 1991

Unit Mix: 30 SRO, 26 - one bedroom, 28 - efficiency, 1 - two bedroom.

Rent Level: $160/mo - $350/mo.

Target Population: Low Income individuals and families

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

PROJECT FOR PRIDE IN LIVING: H.O.P. PROJECT
-MINNEAPOLIS-

Project for Pride in Living is utilizing the opportunity to lease HUD homes to provide affordable housing and training in homeownership skills to homeless families. The Housing Opportunity Program (H.O.P.) involves leasing homes for a 3 -5 year period from HUD for $1 per year and renovating the homes for occupancy by formerly homeless families. Families are enrolled in PPL's self-sufficiency program and the lease period is used to prepare the family for ownership of the home through job training, home maintenance training, and other supportive services.

PROJECT SUMMARY:

HTF Funds Awarded: October 1990

Sponsor: Project for Pride in Living
2516 Chicago Ave.
Minneapolis, MN 55404

Contact Person: Will Law (874-8511)

Project Location: 6 houses in Minneapolis

Total Development Cost: $105,000

Funds Received from Housing Trust Fund: $30,000

Other Sources of Funds:

MHFA $1 HUD Home Program: $24,000
Foundations: $20,000
Federal Home Loan Bank: $30,000
PPL: $1,000

Closing Date: Not Closed

Unit Mix: 6 homes

Rent Level: negotiated with family - $300 - $485/mo.

Target Population: Homeless families

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

SARAH FAMILY PROGRAMS

-ST. PAUL-

Funds from the Housing Trust Fund were used to purchase a five unit apartment building on Randolph Avenue in St. Paul. The building will be operated as transitional housing for women recovering from chemical abuse. Sarah Family programs provides supportive services to the tenant and helps tenants locate permanent housing once the chemical dependency treatment is completed.

PROJECT SUMMARY:

HTF Funds Awarded: October 1990

Sponsor: Sarah, Family Programs
919 Armstrong Avenue
St. Paul, MN 55102

Contact Person: Maggie Demco (292-1965)

Project Location: 833 Randolph Ave., St. Paul

Total Development Cost: $132,400

Funds Received from Housing Trust Fund: $45,000

Other Sources of Funds:

MHFA Special Needs Program: $25,000
Bank Loan: $57,000
Foundations: $5,000

Closing Date: November 1990

Unit Mix: 5 - one bedroom

Rent Level: $300/mo.

Target Population: Women w/ children

MINNESOTA HOUSING FINANCE AGENCY

HOUSING TRUST FUND

OUR SAVIOUR'S LUTHERAN CHURCH

-MINNEAPOLIS-

Our Saviour's Lutheran Church operates an emergency shelter for homeless persons. The funds from the Housing Trust Fund will be used to purchase the duplex next to the church to use as transitional housing for men exiting the shelter and becoming more self sufficient. The duplex represents a "transition point" between emergency overnight shelter and permanent housing.

PROJECT SUMMARY:

HTF Funds Awarded: October 1990

Sponsor: Our Saviour's Lutheran Church
2315 Chicago Ave. S.
Minneapolis, MN 55404

Contact Person: Rev. Tim Hepner (420-7400)

Project Location: 2309 Chicago Ave. S., Mpls.

Total Development Cost: $64,000

Funds Received from Housing Trust Fund: $56,000

Other Sources of Funds:

Our Saviour's Lutheran Church: $8,000

Closing Date: Not closed

Unit Mix: 6 single rooms

Rent Level: $60/mo. - $120/mo.

Target Population: Individuals

MINNESOTA HOUSING FINANCE AGENCY

Housing Trust Fund

CATHOLIC CHARITIES: EXODUS HOTEL
-MINNEAPOLIS-

Funds will be used for capital improvements related to the use of Dunwoody Hall, a 96 room facility in downtown Minneapolis, as housing for very low income individuals. The property is currently owned by the University of St. Thomas which has contracted with Catholic Charities to manage the project as the Exodus Hotel for a two year period. Rooms will be rented for $37.50/week. Some social services are provided on site and referrals to other services will be available.

PROJECT SUMMARY:

HTF Funds Awarded: October 1990

Sponsor: Catholic Charities
404 S. 8th Street
Minneapolis, MN 55404

Contact Person: Allison Boisvert (340-7607)

Project Location: 52 S. 10th Street, Minneapolis

Total Development Cost: $50,000

Funds Received from Housing Trust Fund: $30,000

Other Sources of Funds:

Foundations are being approached for support.

Closing Date: February 1991

Unit Mix: 96 Single Rooms

Rent Level: $37.50 per week

Target Population: Individuals
