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AT A GLANCE

- Minnesota Housing provided more than \$1 billion in housing assistance, serving nearly 70,000 households
 - We hold Aa1 and AA+ credit ratings with Moody’s and Standard & Poor’s
 - We provided loans to more than 4,035 first-time homebuyers and assisted nearly 45,000 renters
 - We created or rehabilitated more than 2,700 units of affordable rental housing
 - We provided state rental assistance and homelessness prevention resources to over 11,200 households
- All numbers are for Federal Fiscal Year 2017*

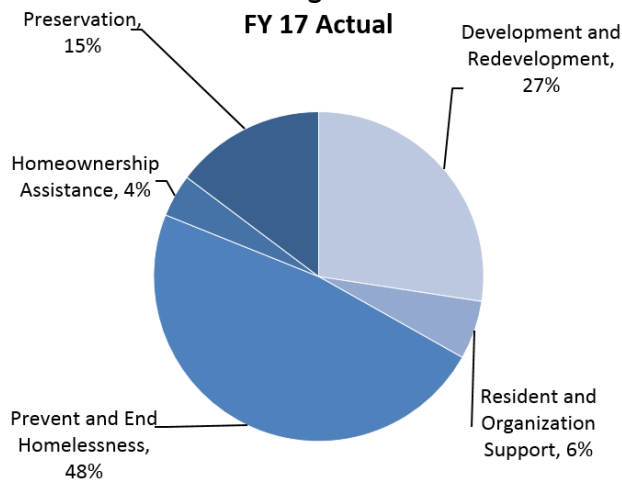
PURPOSE

Success in life starts at home for all ages and all people. When we have safe, secure places to live, parents earn more, kids learn better, health and well-being improve, communities prosper, and we all thrive. Our homes are the foundation of our flourishing communities; they fuel the engine of our economy. Yet the affordability of homes in Minnesota, relative to our ability to pay for them, has been declining for years as rising costs for homes, transportation, health care, education and other basic goods outpace the increase in average incomes. Currently 25 percent of all Minnesotans and more than 45 percent of renters are cost-burdened, paying more than 30 percent of their income for housing. More than 7,600 households are homeless on a given night.

At Minnesota Housing we believe that housing is the foundation for success, so we collaborate with individuals, communities and partners to create, preserve and finance affordable housing. Our vision is that all Minnesotans live in a safe, stable home they can afford in a community of their choice. We finance affordable homeownership and rental housing to provide opportunities across the housing continuum for individuals and families throughout the state. We contribute to the statewide goal of **strong and stable families and communities and a thriving economy that encourages business growth and employment opportunities.**

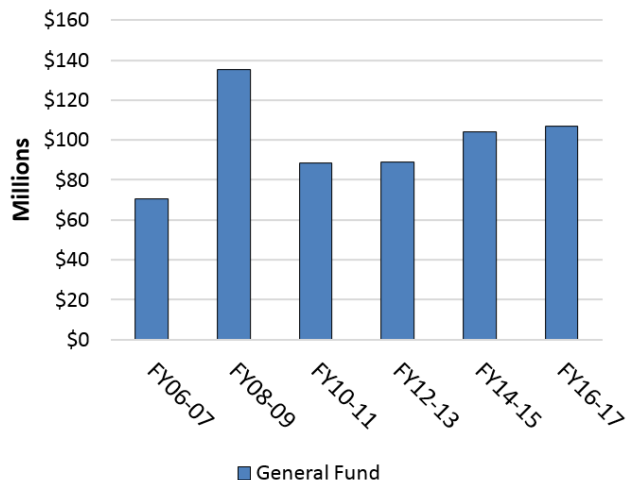
BUDGET

**State Appropriation Spending by Program
FY 17 Actual**



Source: SWIFT

Historical Spending

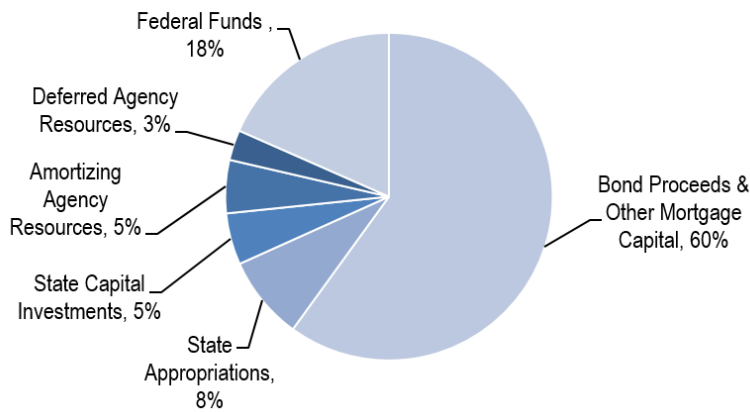


Source: General Fund Balance Statement

We finance our programs through a combination of bond proceeds, federal resources, state appropriations, state capital investments and agency resources. We do not rely on state appropriations to fund our operating expenses, allowing 100 percent of state appropriations to go directly to programs. We issue tax exempt and taxable debt, using the proceeds to finance loans for rental developments and provide loans to low- to moderate- income homebuyers. We pay for our operating expenses using the spread that remains from loan repayments after we have repaid our bond holders. We have an independent board of directors, which has management and control of our activities. Legally, the board is the agency. The board is comprised of six citizen members appointed by the Governor, with the state auditor as an ex-officio member. The board directs our policies and approves all funding decisions, and has monthly public meetings.

Our bond issuer ratings are AA+ and Aa1 from Standard and Poor’s Rating Services and Moody’s Investor Services, Inc. Our credit ratings are separate from and not directly dependent on ratings on debt issued by the State of Minnesota.

Minnesota Housing Funding By Source 2018



Source: Minnesota Housing 2018 Affordable Housing Plan

STRATEGIES

We achieve our mission by serving a wide range of Minnesotans through rental, homeownership and homelessness assistance programs. We deliver these programs through a statewide network of local lenders, community-based organizations, local housing and redevelopment authorities, and for-profit and nonprofit developers. We work with other public and private funders to make funds for housing development and redevelopment available in a comprehensive, one-stop competitive application process.

To help communities identify their housing needs, we have developed [Community Profiles](#) that provide demographic indicators in each of Minnesota’s 87 counties.

- **Affordable Rental Housing:** We finance new construction, rehabilitation and preservation of affordable rental housing using federal low income housing tax credits, state appropriations, and first mortgages. We also provide rental assistance and administer federal Section 8 contracts.
 - We served nearly 42,000 Minnesota households through our multifamily rental programs in 2017.
 - More than three-quarters of renters served made less than \$20,000 per year.
 - We funded the new construction and preservation of 2,767 units of affordable rental housing in 2017.
 - We preserved 1,715 units of federally assisted rental housing in 2017 and 3,096 in 2016. Federally-assisted rental housing includes housing with rental assistance funded by the U.S.

Department of Housing and Urban Development (HUD) and USDA Rural Development, as well as public housing.

- **Homeownership Opportunities:** We offer first-time homebuyer loans, downpayment assistance programs, a refinance program, and two home improvement loan programs to support Minnesota homebuyers and homeowners.
 - We provided home mortgage loans to 4,035 Minnesota households in 2017.
 - The homebuyers we served had a median annual household income of \$54,349.
 - Thirty-two percent of the homebuyers we served were households of color or Hispanic ethnicity.
 - Ninety-three percent of the homebuyers who received a Minnesota Housing first mortgage (3,742 households) also received assistance with their downpayment and closing costs.

- **Preventing and Ending Homelessness:** We provide rental assistance and short-term financial assistance to individuals and families who are homeless or who face housing instability.
 - We provided state-funded rental assistance to 2,556 households in 2017. These households have a median annual household income of \$9,415.
 - We provided assistance to 6,914 households (with an average household income of \$12,000) to prevent homelessness.
 - Eleven state agencies including Minnesota Housing updated the statewide *Plan to Prevent and End Homelessness* and committed to achieving the goals: finish the job of ending veteran and chronic homelessness, to prevent and end homelessness for youth unaccompanied by parents or guardians by the end of 2020, and to prevent and end homelessness for families with children by the end of 2020.
 - There has been an overall 8 percent decrease in homelessness since 2014, including a 20 percent decrease in family homelessness, 27 percent decrease in chronic homelessness and a 56 percent decrease in veteran homelessness. Unsheltered homelessness – people experiencing homelessness in outdoor locations and living in vehicles – has increased significantly.

M.S. 462A (<https://www.revisor.mn.gov/statutes/?id=462A>) provides the legal authority for Minnesota Housing.

Housing Finance

Agency Expenditure Overview

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
<u>Expenditures by Fund</u>						
8000 - Housing Finance Agency	302,602	287,913	317,170	346,809	334,022	337,758
Total	302,602	287,913	317,170	346,809	334,022	337,758
Biennial Change				73,464		7,801
Biennial % Change				12		1

Expenditures by Program

Development and Redevelopment	23,129	18,060	23,714	32,052	27,727	30,437
Prevent and End Homelessness	30,368	29,265	34,055	41,031	37,626	37,920
Homeownership Assistance	3,388	2,578	6,942	4,339	3,885	3,885
Preservation	211,785	197,815	213,445	226,589	221,722	221,722
Resident and Organization Supp	3,461	4,764	3,384	4,385	3,865	3,865
Administration	30,471	35,431	35,631	38,413	39,197	39,929
Total	302,602	287,913	317,170	346,809	334,022	337,758

Expenditures by Category

Compensation	23,948	25,447	26,863	28,615	29,316	30,034
Operating Expenses	8,748	10,915	11,484	12,676	12,501	12,515
Grants, Aids and Subsidies	227,292	229,766	233,714	250,810	248,940	252,394
Capital Outlay-Real Property		3				
Other Financial Transaction	42,613	21,782	45,109	54,708	43,265	42,815
Total	302,602	287,913	317,170	346,809	334,022	337,758

Full-Time Equivalent

	237.03	243.23	248.69	252.00	252.00	252.00
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Housing Finance

Agency Financing by Fund

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
1000 - General						
Direct Appropriation	54,298	52,798	54,798	52,798	52,798	52,798
Transfers In		33				
Transfers Out	54,298	52,798	54,798	52,798	52,798	52,798
Cancellations		33				
8000 - Housing Finance Agency						
Balance Forward In	169,933	166,834	188,076	196,062	167,535	155,400
Receipts	233,231	246,850	258,404	252,344	252,865	253,159
Transfers In	71,531	68,772	71,873	73,099	78,728	85,138
Transfers Out	5,261	6,554	5,122	7,161	9,706	12,911
Balance Forward Out	166,832	187,988	196,062	167,535	155,400	143,028
Expenditures	302,602	287,913	317,170	346,809	334,022	337,758
Biennial Change in Expenditures				73,464		7,801
Biennial % Change in Expenditures				12		1
Full-Time Equivalents	237.03	243.23	248.69	252.00	252.00	252.00

Housing Finance

Agency Change Summary

(Dollars in Thousands)

	FY19	FY20	FY21	Biennium 2020-21
Direct				
Fund: 1000 - General				
FY2019 Appropriations	52,798	52,798	52,798	105,596
Forecast Base	52,798	52,798	52,798	105,596
Dedicated				
Fund: 8000 - Housing Finance Agency				
Planned Spending	346,809	334,022	337,758	671,780
Forecast Base	346,809	334,022	337,758	671,780
Revenue Change Summary				
Dedicated				
Fund: 8000 - Housing Finance Agency				
Forecast Revenues	252,344	252,865	253,159	506,024

Program: Development & Redevelopment

mnhousing.gov/

AT A GLANCE

- The Economic Development and Housing Challenge program funded 530 homes in 2017
- Median annual income of households served under this program is \$21,413 for rental housing and \$40,280 for homeownership
- At least 50 percent of funds must be used for projects in which there is a contribution from non-state resources
- Since 2012, we have financed more than 1,900 new workforce housing homes in job growth areas in Greater Minnesota

Numbers are for FFY2017, unless otherwise noted

PURPOSE & CONTEXT

The affordability of homes has been a competitive advantage for Minnesota and our employers, but a growing shortage of homes is pushing prices beyond the reach of many individuals and families. New housing construction has not kept pace with household growth since the Great Recession, as evidenced by the short supply of homes for rent or sale. In Minnesota today, the statewide rental vacancy rate is about 4 percent – and as low as 2.2 percent in the metro area – and there is less than a two-month supply of homes for sale. These conditions limit options for families and make it harder for many to have a stable place to live.

The development of new housing is critical for economic growth and job creation. As businesses have been expanding throughout the state, many are struggling to hire workers, in part because of a lack of affordable homes. We finance development of new rental housing and single family housing for homeownership throughout the state. We also help communities redevelop existing sites to create new housing opportunities to better serve low- to moderate-income homeowners, homebuyers and renters.

SERVICES PROVIDED

We finance the activities under this program through the state-appropriated Economic Development and Housing Challenge program and the Greater Minnesota Workforce Housing Development program, as well as through federal funding, federal low income housing tax credits and agency loan resources.

Economic Development and Housing Challenge (“Challenge”) Program: The Challenge Program allows us to provide no-interest, deferred loans, to for-profit and nonprofit developers and local units of government to develop workforce housing in their communities. The Challenge Program is flexible; letting communities identify the type of housing that best fits their needs. It can be used for new construction or rehabilitation and funds both rental housing and homeownership opportunities. At least 50 percent of Challenge Program funds must be used for housing projects that include a financial contribution from non-state resources.

Rental Development:

We finance workforce housing in both the metropolitan area and Greater Minnesota. Resources are available through a competitive Request for Proposals process published each spring. Income limits for rental housing are up to 80 percent of the greater of area or statewide median household income. For most of the state, this is a maximum household income of \$67,400 per year. Since 2012, we have financed 1,900 new workforce homes in Greater Minnesota, including Perham, Worthington, Glenwood, St. Michael, Mankato, Austin, Duluth, Cambridge,

Warroad, Thief River Falls, Jackson, Roseau, Rochester and Owatonna. We also supported the development workforce housing in the metropolitan area.

Homeownership Development:

The Challenge Program funds the development and rehabilitation of single-family, owner-occupied affordable and workforce housing activity in communities across Minnesota. Resources are available through a competitive Request for Proposals process published each spring. The income maximum for owner-occupied housing is 115 percent of the greater of state or area median household income. Currently, that is a maximum median household income of \$96,900 per year for most of the state.

Greater Minnesota Workforce Housing Development Program: This program targets small to mid-size cities in Greater Minnesota with rental workforce housing needs. Funding is available to build market-rate residential rental properties in communities with proven job growth and demand for workforce rental housing. Communities are required to secure matching funds, one dollar for every two dollars in funding offered through the program. This program meets the needs of smaller communities by helping to finance new construction of 12 or fewer homes. In 2017, five cities were awarded funds to finance 91 units in Albert Lea, Baudette, Duluth, Luverne and Pelican Rapids. Prior to 2017, this program was administered by the Department of Employment and Economic Development.

RESULTS

We measure our performance in this budget program by examining the percentage of units financed in top job growth areas and the level of affordability. Under the Challenge Program, all rental units must be affordable to households earning 80 percent of median income. However, we also want to ensure we’re serving a range of households, so we review how many Minnesotans we are serving at lower income levels.

Housing that is “affordable to the local workforce” generally includes households earning between \$30,000 and \$50,000 annually. This range varies from county to county. We base our wage calculations on data from the Department of Employment and Economic Development (DEED).

<i>Type of Measure</i>	<i>Name of Measure</i>	<i>Previous</i>	<i>Current</i>	<i>Dates</i>
Quantity	Percentage of units in rental developments funded that are located in the top workforce housing communities (areas with job growth).	83%	93%	FFY2016, FFY2017
Results	Distribution of units financed annually with units affordable at: A) 30% of median income or less. B) 50% at median income or less, or C) 80% at median income or less	A) 11% B) 43% C) 100%	A) 26% B) 76% C) 100%	FFY2016, FFY2017

M.S. 462A.33 (<https://www.revisor.mn.gov/statutes/?id=462A.33>) provides the legal authority for Minnesota Housing’s development and redevelopment activities.

M.S. 462A.39 (<https://www.revisor.mn.gov/statutes/cite/462A.39>) provides the legal authority for the Greater Minnesota Workforce Development Program

Development and Redevelopment

Program Expenditure Overview

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
<u>Expenditures by Fund</u>						
8000 - Housing Finance Agency	23,129	18,060	23,714	32,052	27,727	30,437
Total	23,129	18,060	23,714	32,052	27,727	30,437
Biennial Change				14,577		2,398
Biennial % Change				35		4
<u>Expenditures by Activity</u>						
Development and Redevelopment	23,129	18,060	23,714	32,052	27,727	30,437
Total	23,129	18,060	23,714	32,052	27,727	30,437
<u>Expenditures by Category</u>						
Operating Expenses	40	40	35	33	33	33
Grants, Aids and Subsidies	9,184	9,299	10,490	15,375	15,094	18,254
Other Financial Transaction	13,905	8,720	13,189	16,644	12,600	12,150
Total	23,129	18,060	23,714	32,052	27,727	30,437

Development and Redevelopment

Program Financing by Fund

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
1000 - General						
Direct Appropriation	14,925	14,175	14,925	14,925	14,925	14,925
Transfers Out	14,925	14,175	14,925	14,925	14,925	14,925
8000 - Housing Finance Agency						
Balance Forward In	35,442	34,483	37,411	38,965	30,460	27,817
Receipts	2,295	2,313	5,344	2,791	1,125	1,125
Transfers In	19,875	19,175	19,925	20,756	23,959	27,164
Transfers Out		500				
Balance Forward Out	34,483	37,411	38,967	30,460	27,817	25,669
Expenditures	23,129	18,060	23,714	32,052	27,727	30,437
Biennial Change in Expenditures				14,577		2,398
Biennial % Change in Expenditures				35		4

Program: Prevent and End Homelessness

Activity: Supportive Housing

mnhousing.gov/

AT A GLANCE

- Assisted more than 2,800 households in 2017
- Median annual income of households served is \$8,000-\$9,000
- Nearly 8,700 students experience homelessness in Minnesota's public and charter schools based on fall student enrollment data for the 2017-18 school year. These students attend 1,239 different schools located in 312 different public and charter school districts across 76 of Minnesota's 87 counties.
- This activity contributes to the goals of the Minnesota Interagency Council on Homelessness' *Plan to Prevent and End Homelessness* and the State's Olmstead Plan

Numbers are for FFY2017

PURPOSE & CONTEXT

Many Minnesotans will need services in their homes at some point during their lives. An estimated 70 percent of people age 65 or older will need long-term care related to daily living. People with disabilities and individuals who have experienced trauma also benefit when healthcare and support services are available to them in their homes, and research shows that people do better when needed services and stable homes are coordinated. The broader community benefits too, through reductions in expensive public systems, such as emergency room visits or police time.

Minnesota Housing funds affordable housing with support services. This activity is essential to our efforts to prevent and end homelessness. Supportive housing serves individuals and families with multiple barriers to obtaining and maintaining housing. Supportive housing provides stability for the poorest households and households with special needs so they can successfully address barriers to employment, complete school or training and achieve independent living.

SERVICES PROVIDED

Housing Trust Fund Program: Through the Housing Trust Fund program, we fund rental assistance for households living in permanent supportive housing. Renters pay 30 percent of their income towards rent. In 2017, 1,674 households received rental assistance under this program with an average annual assistance of \$7,400. Sixty-five percent of those who received rental assistance in 2017 were households of color or Hispanic ethnicity. We have a priority to serve households with incomes that do not exceed 30 percent of the metropolitan area median income, which is currently \$25,750 for a household of four.

The Housing Trust Fund can also be used to provide capital funds in the form of zero percent interest, deferred loans to finance the construction of affordable permanent and supportive rental housing. The state appropriation currently funds rental assistance only while new supportive housing developments are financed through Housing Infrastructure Bonds provided in the State's Capital Investment Bill.

Homework Starts with Home: The Legislature approved two, one-time appropriations of \$2 million for the Rental Housing for Highly Mobile Students Initiative. The goal of the initiative was to create housing stability for children and their families that would ultimately lead to school success. We selected three administrators to provide the rental assistance and services in Minneapolis, St. Paul and Moorhead. An evaluation of this program found that

90 percent of households that received assistance were stably housed within two years. The students who achieved stable housing during the pilot had better attendance than homeless students statewide. In contrast, homeless students who did not receive rental assistance missed enough school to be considered chronically absent. Additionally, household income increased 15 percent during the program and some households went from homeless to homeowners in just over two years.

In evaluating the program we found that assessing needs and providing tiered assistance may be the most effective strategy for serving students and families experiencing homelessness. This research led to the Homework Starts with Home Initiative. In FY 2018-19 we received a one-time appropriation of \$2 million for the program, including \$1.75 million in rental assistance and \$250,000 for homelessness prevention assistance. In 2018, Minnesota Housing, the Heading Home Minnesota Funders Collaborative, the Office to Prevent and End Homelessness, and the Departments of Education and Human Services selected two grantees from greater Minnesota, two from the metro and one from the suburban metro to serve approximately 240 households over the next two years.

Bridges Program: Through the Bridges program, we provide rental assistance for households in which at least one adult member has a serious mental illness. Households with incomes below 50 percent of the area median income are eligible for this program (currently below \$42,900 for a four-person household in the metropolitan area and \$38,600 for a four-person household in much of the remainder of the state). We partner with the Department of Human Services to deliver this program. Households receive both rental assistance and assistance from a social service agency. Under this program, families can afford stable housing in the community until a federal Section 8 certificate or voucher or public housing becomes available. This program plays an important role in the state's Olmstead Plan, as it helps people with disabilities live, work and learn in the most integrated setting.

Our federal programs in this activity include:

Federal Housing Opportunities for Persons with AIDS (HOPWA) Program: Through the HOPWA Program we provide grants that can be used to meet the housing needs of persons with Acquired Immune Deficiency Syndrome (AIDS), HIV-positive status or related diseases and their families. The federal program authorizes grants for both housing assistance and services. Minnesota Housing's HOPWA funds are used for rental subsidies.

National Housing Trust Fund: The state received its first allocation of funding from the National Housing Trust Fund in federal fiscal year 2015 (\$3 million). This is the first year that states have received funding from this resource, which was established in 2008 and provided through a formula based on population. Funds are awarded to developments as part of our consolidated Request for Proposal process and are used for supportive housing and developments serving extremely low income households.

Section 811: This federal program provided funding to states for project-based rental assistance to create integrated, cost-effective supportive housing for people with disabilities. This allows persons with disabilities to live as independently as possible in the community. These funds were awarded to projects through our consolidated Request for Proposal process and we partner with the Department of Human Services on this program. Section 811 plays an important role in implementing the state's Olmstead Plan by creating new supportive housing opportunities across the state.

RESULTS

Through the programs under this budget activity, we provide a variety of resources to create supportive rental housing opportunities and serve people who have experienced homelessness or who have a disability. These programs keep some of Minnesota's most vulnerable citizens out of homelessness and institutions. To measure our performance in this activity, we track outcomes including housing stability and changes in income levels.

<i>Type of Measure</i>	<i>Name of Measure</i>	<i>Previous</i>	<i>Current</i>	<i>Dates</i>
Quantity	Percentage of people who remained in housing for at least a year or had a positive exit (moved to permanent affordable housing).	85%	84%	State FY2016 State FY 2017
Results	Percentage of households with increased income from entry to exit.	40%	40%	State FY2016, State FY 2017

M.S. 462A.201 (<https://www.revisor.mn.gov/statutes/?id=462A.201>) and M.S. 462A.2097 (<https://www.revisor.mn.gov/statutes/?id=462A.2097>) provide the legal authority for Minnesota Housing's supportive housing activities.

Supportive Housing

Activity Expenditure Overview

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
<u>Expenditures by Fund</u>						
8000 - Housing Finance Agency	21,890	20,614	25,287	31,878	29,107	29,401
Total	21,890	20,614	25,287	31,878	29,107	29,401
Biennial Change				14,661		1,343
Biennial % Change				34		2
<u>Expenditures by Category</u>						
Operating Expenses	10	7	761	297	200	200
Grants, Aids and Subsidies	21,880	20,606	24,530	31,581	28,907	29,201
Other Financial Transaction			(4)			
Total	21,890	20,614	25,287	31,878	29,107	29,401

Supportive Housing

Activity Financing by Fund

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
1000 - General						
Direct Appropriation	17,734	16,234	17,484	15,734	15,734	15,734
Transfers Out	17,734	16,234	17,484	15,734	15,734	15,734
8000 - Housing Finance Agency						
Balance Forward In	14,491	17,518	19,079	19,514	13,332	10,138
Receipts	1,425	1,811	2,819	4,289	4,599	4,893
Transfers In	28,596	25,363	27,903	27,238	30,348	33,553
Transfers Out	5,104	5,000	5,000	5,831	9,034	12,239
Balance Forward Out	17,518	19,079	19,514	13,332	10,138	6,944
Expenditures	21,890	20,614	25,287	31,878	29,107	29,401
Biennial Change in Expenditures				14,661		1,343
Biennial % Change in Expenditures				34		2

Program: Prevent and End Homelessness

Activity: Homelessness Prevention

mnhousing.gov/

AT A GLANCE

- Assisted 6,914 households in 2017, including 60% households of color or Hispanic ethnicity
- Median annual household income of households assisted was \$12,000
- Services available in all 87 counties

All numbers are for Federal Fiscal Year 2017

PURPOSE & CONTEXT

When you lose your home, you lose your community—and the consequences of this major life disruption can last for decades. In Minnesota today, well over half of the lowest-income families in the state spend more than 50 percent of their income on their home costs.

Minnesota Housing programs provide housing and other assistance to households that are at risk of becoming homeless due to a crisis situation, extremely low incomes, and/or physical and mental health problems. This activity is an essential element of our efforts to prevent and end homelessness. Effectively ending homelessness means we need to prevent homelessness whenever possible.

SERVICES PROVIDED

Family Homeless Prevention and Assistance Program (FHPAP): Through FHPAP, we provide flexible grants to counties and nonprofit organizations to assist families with children, single adults or youth who are homeless or at imminent risk of homelessness. We currently fund 19 grantees that serve people in all 87 counties in Minnesota. Grantees use funds for a broad range of activities aimed at homelessness prevention, minimizing episodes of homelessness, and eliminating repeat episodes of homelessness. Grantees provide financial assistance such as security deposits, transportation and utility assistance, short-term rental assistance (also known as rapid rehousing) or mortgage payment assistance. Grantees may also provide referrals for social services or affordable rental housing. Nearly 48 percent of funds were used for support services and 45 percent of funds were used for direct cash assistance.

In 2016, the Legislature approved one-time funding for a Landlord Risk Mitigation Fund, which is being run as a pilot through the Family Homeless Prevention and Assistance Program. The fund provides financial assurance for landlords to encourage them to rent to people they might not normally consider, including people with criminal histories, people who have experienced homelessness, or people with mental illness. Landlords are able to make claims to the fund if they incur expenses beyond the amount of a tenant's security deposit, up to a certain dollar amount. The program is currently serving areas in central Minnesota, northeast Minnesota and suburban Hennepin County.

RESULTS

In order to measure the success of this program, we track the percentage of households served who are identified as at risk for homelessness and who do not return to shelter within 12 months. Data on homelessness comes from the Homeless Management Information System (HMIS).

Type of Measure	Name of Measure	Previous	Current	Dates
Results	Percentage of households who were identified as at risk for homelessness or were homeless, were served, and didn't return to a shelter within 12 months.	94%	94%	FFY2016, FFY2017

M.S. 462A.204 (<https://www.revisor.mn.gov/statutes/?id=462A.204>) provides the legal authority for the Family Homeless Prevention and Assistance Program.

Homelessness Prevention

Activity Expenditure Overview

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
<u>Expenditures by Fund</u>						
8000 - Housing Finance Agency	8,478	8,652	8,768	9,153	8,519	8,519
Total	8,478	8,652	8,768	9,153	8,519	8,519
Biennial Change				791		(883)
Biennial % Change				5		(5)
<u>Expenditures by Category</u>						
Grants, Aids and Subsidies	8,478	8,652	8,768	9,153	8,519	8,519
Total	8,478	8,652	8,768	9,153	8,519	8,519

Homelessness Prevention

Activity Financing by Fund

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
1000 - General						
Direct Appropriation	8,519	8,769	8,769	8,519	8,519	8,519
Transfers Out	8,519	8,769	8,769	8,519	8,519	8,519
8000 - Housing Finance Agency						
Balance Forward In	230	279	451	634		
Receipts	8	54	183			
Transfers In	8,519	8,769	8,769	8,519	8,519	8,519
Balance Forward Out	279	451	634			
Expenditures	8,478	8,652	8,768	9,153	8,519	8,519
Biennial Change in Expenditures				791		(883)
Biennial % Change in Expenditures				5		(5)

Program: Homeownership Assistance

mnhousing.gov/

AT A GLANCE

- Helped 4,048 households buy homes with our loans in 2017
- Provided downpayment and closing cost assistance to 3,742 households
- Median annual income of households served with downpayment assistance is \$47,708
- More than one-third (35 percent) of households served are households of color or Hispanic ethnicity

All numbers are for Federal Fiscal Year 2017

PURPOSE & CONTEXT

We know homeownership is the primary driver for building wealth for low- and moderate-income households. Each year of successful homeownership adds nearly \$10,000 in household wealth. It also creates stability for families and stronger connections within our communities.

Minnesota Housing provides loans for some of the upfront funds needed to purchase a home. Many moderate-income households have sufficient income to make monthly mortgage payments, but lack the wealth necessary for a downpayment and closing costs. This activity helps finance a portion of these costs and makes it possible for these families to purchase a home.

SERVICES PROVIDED

The goal of this activity is to help moderate-income households become successful homeowners. Minnesota has one of the nation's highest rates of homeownership (more than 70 percent), while at the same time it has the fifth worst disparity in homeownership rates between white households and households of color. A lack of the money available for entry costs – including downpayment and closing costs – contributes to the homeownership gap. Other reasons for the gap include credit and lending practices, cultural factors, and discrimination. Currently, over 64,000 renter households of color in Minnesota have the income they need to potentially buy a home and are within the prime homebuying age range. We're helping start these households on the path to homeownership through our mortgage programs, marketing and outreach, homebuyer education, and assistance with downpayment and closing costs.

Homeownership Assistance Fund: Through the Homeownership Assistance Fund, we provide between \$5,000 and \$7,500 in assistance to first-time homebuyers to use toward downpayment and closing costs. We provide the assistance in the form of a second mortgage with no interest. We defer repayment of the loan, and in some cases it may be forgiven. In cases such as a sale or refinance, the loan is repaid to Minnesota Housing. Homebuyers with incomes at or below 60 percent of the area median income are eligible for assistance. In the Twin Cities and Rochester metropolitan areas, this is currently a maximum household income of \$68,000 per year. In Greater Minnesota, the income limit is currently \$61,000 per year.

Homebuyers who receive assistance under the Homeownership Assistance Fund are required to participate in homebuyer education, have a credit score of at least 640 and provide minimum cash investment. Our network of private lenders delivers the downpayment loan programs directly to homebuyers. Minnesota Housing supplements state appropriations with agency resources when possible, and also provides downpayment and closing cost assistance in the form of a monthly payment loan to borrowers with slightly higher incomes.

RESULTS

To track our outcomes under this budget activity, we examine the percentage of loans issued to households of color and Hispanic ethnicity as well as how many of our homebuyers use our downpayment loan programs.

For reference, as of 2016, 34% of households income eligible to buy a home are households of color. We made 33% of our first-time homebuyer loans to households of color or Hispanic ethnicity in Federal Fiscal Year 2016 and 35% in Federal Fiscal Year 2017. By comparison, according to Home Mortgage Disclosure Act (HMDA) data, lending to households of color as a percentage of all mortgage activity in the overall mortgage market was only 14% in 2016.

<i>Type of Measure</i>	<i>Name of Measure</i>	<i>Previous</i>	<i>Current</i>	<i>Dates</i>
Quantity	Percentage of Minnesota Housing loans for first-time homebuyers issued to households of color or Hispanic origin.	32%	33%	FFY2016, FFY2017
Quality	Percentage of downpayment assistance provided to households of color or Hispanic origin.	34%	35%	FFY2016, FFY2017
Results	Percentage of homebuyer loans that included downpayment assistance.	88%	93%	FFY2016, FFY2017

M.S. 462A.21, subd.8 (<https://www.revisor.mn.gov/statutes/?id=462A.21>) provides the legal authority for Minnesota Housing's Homeownership Assistance Fund.

Homeownership Assistance

Program Expenditure Overview

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
<u>Expenditures by Fund</u>						
8000 - Housing Finance Agency	3,388	2,578	6,942	4,339	3,885	3,885
Total	3,388	2,578	6,942	4,339	3,885	3,885
Biennial Change				5,315		(3,511)
Biennial % Change				89		(31)
<u>Expenditures by Activity</u>						
Homeownership Assistance	3,388	2,578	6,942	4,339	3,885	3,885
Total	3,388	2,578	6,942	4,339	3,885	3,885
<u>Expenditures by Category</u>						
Operating Expenses	1		1			
Other Financial Transaction	3,387	2,578	6,941	4,339	3,885	3,885
Total	3,388	2,578	6,942	4,339	3,885	3,885

Homeownership Assistance

Program Financing by Fund

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
1000 - General						
Direct Appropriation	885	885	885	885	885	885
Transfers Out	885	885	885	885	885	885
8000 - Housing Finance Agency						
Balance Forward In	832	979	2,928	454		
Receipts	2,650	3,641	3,582	3,000	3,000	3,000
Transfers In	885	885	885	885	885	885
Balance Forward Out	979	2,928	454			
Expenditures	3,388	2,578	6,942	4,339	3,885	3,885
Biennial Change in Expenditures				5,315		(3,511)
Biennial % Change in Expenditures				89		(31)

Program: Preservation

Activity: Rental Preservation and Rehabilitation

mnhousing.gov/

AT A GLANCE

- Preserved 2,569 federally assisted units
- There are 114,000 rental homes that have received public investment
- Of Minnesota's roughly 30,000 project-based Section 8 units, over 15,000 are in projects with a contract that will expire in the next 10 years
- 60.7% of households assisted are households of color or Hispanic ethnicity.

All measures are for FFY2017

PURPOSE & CONTEXT

The most cost-effective way to provide homes that are affordable to most Minnesotans is to preserve our existing stock. This is particularly true as the growing demand outpaces new supply and the tight market drives home prices higher. Minnesota has around 366,000 apartments priced at a level that families who earn half the local median income can afford to rent. Naturally occurring affordable rental units (rental homes on the private market that are relatively low in price because of condition, location, lack of amenities, or other market factors) account for over 200,000 of the 366,000 total affordable rental units in Minnesota. We estimate that Minnesota is losing roughly 2,000 naturally occurring affordable rental units per year as low-priced properties are sold and improved, which leads to rent increases.

Minnesota has approximately 114,000 units of rental housing that have received or currently receive federal assistance to keep the units affordable. This represents about five percent of the homes in Minnesota, but they play a vital role in serving the lowest-income households. These include project-based Section 8 properties, USDA Rural Development properties, public housing, and other federally funded properties. These properties are located throughout the state, in large and small communities alike. The affordable housing stock is an essential part of communities' infrastructure, and its preservation is critical to communities' continued vitality. As these properties age, or as the subsidy contracts and regulatory agreements expire, there is a risk that these units may be lost due to physical deterioration or diminished capacity of the owner. There is additional risk that some properties may convert to market rate housing and no longer be affordable for low-income residents.

Thirty thousand (30,000) of these affordable housing units are federally subsidized through the Section 8 program. Section 8 housing is among the most affordable housing available because the tenant is required to pay only 30 percent of household income towards rent. The federal government makes up the difference between the tenant's contribution and an agreed upon contract rent. This is a critical benefit because the median income of Section 8 households is just \$12,000. Another 7,000 privately-owned affordable housing units are federally subsidized through USDA Rural Development, which operates on a similar basis.

Through rental preservation and rehabilitation, Minnesota Housing provides funding for the rehabilitation, repair and stabilization of aging federally assisted rental housing and naturally affordable, unsubsidized rental housing.

SERVICES PROVIDED

Affordable Rental Investment Fund – Preservation (PARIF): Through the PARIF program, we ensure that the health, safety and quality of critical federally assisted affordable housing stock are maintained for low-income

residents well into the future. The Section 8 and USDA Rural Development portfolios were developed primarily from the 1960s to the 1980s. Due to the age of the housing stock, rents may not be able to keep up with the physical demands of the properties. The properties need large injections of capital through PARIF to make physical improvements so that the properties can remain intact and affordable for decades into the future.

In exchange for receiving funding from Minnesota Housing, owners must agree to continue participating in the federal rental assistance program (Section 8 or USDA Rural Development) for the maximum term available.

Rental Rehabilitation Deferred Loan Program: A significant portion of the naturally occurring affordable housing owners in Greater Minnesota struggle to finance major capital improvements and repairs. We provide capital assistance to the owners of naturally occurring affordable housing through the Rental Rehabilitation Deferred Loan Program, which is funded through state appropriations. Through local administrators, we fund capital repairs to housing to keep it in good condition. In exchange for receiving funding from Minnesota Housing, owners of naturally occurring affordable housing agree to maintain rents at affordable levels. A priority is to serve developments with 1-4 units of housing, since that type of building represents nearly 50 percent of the housing stock in Greater Minnesota.

Other Programs and Initiatives: Using agency resources, we also invested in a Naturally Occurring Affordable Housing (NOAH) Impact Fund administered by Greater Minnesota Housing Fund. The fund finances the acquisition and preservation of naturally affordable rental housing to preserve the affordability of such homes for the long term. All investments target rental properties at risk of conversion to higher rents and the threat of displacement of low- and moderate-income residents. We also fund preservation activities through the federally-funded HOME program. Historically, HOME resources administered by Minnesota Housing have been used for preservation. Through the State’s Capital Investment bill, we receive resources to preserve and rehab public housing.

RESULTS

Preservation of existing affordable rental housing is one of our five strategic priorities. It is essential that we preserve existing affordable housing so that it is not lost due to deterioration or owners opting out of federal programs. We measure our results by reviewing the number of federally assisted rental units that are preserved and the median income of the households we serve.

<i>Type of Measure</i>	<i>Name of Measure</i>	<i>Previous</i>	<i>Current</i>	<i>Dates</i>
Quantity	Number of federally assisted rental units preserved.	3,096	1,715	FFY2016, FFY2017
Quantity	Median income of households served.	\$12,246	\$12,177	FFY2016, FFY2017

M.S. 462A.21, subd.8b (<https://www.revisor.mn.gov/statutes/?id=462A.21>) provides the legal authority for the PARIF program. M.S. 462A.33 (<https://www.revisor.mn.gov/statutes/?id=462A.33>) and 462A.05, subd. 14A (<https://www.revisor.mn.gov/statutes/?id=462A.05>) provide the legal authority for the Rental Rehabilitation Deferred Loan program. Federal HOME funds fund the HOME Affordable Rental Preservation Program.

Rental Preservation and Rehab

Activity Expenditure Overview

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
<u>Expenditures by Fund</u>						
8000 - Housing Finance Agency	21,840	5,421	21,536	28,750	23,528	23,528
Total	21,840	5,421	21,536	28,750	23,528	23,528
Biennial Change				23,024		(3,230)
Biennial % Change				84		(6)
<u>Expenditures by Category</u>						
Operating Expenses		21	3	25	20	20
Other Financial Transaction	21,840	5,400	21,533	28,725	23,508	23,508
Total	21,840	5,421	21,536	28,750	23,528	23,528

Rental Preservation and Rehab

Activity Financing by Fund

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
1000 - General						
Direct Appropriation	7,961	7,961	7,961	7,961	7,961	7,961
Transfers Out	7,961	7,961	7,961	7,961	7,961	7,961
8000 - Housing Finance Agency						
Balance Forward In	28,985	28,570	38,334	42,656	30,367	24,328
Receipts	13,464	7,225	17,895	8,500	9,528	9,528
Transfers In	7,961	7,961	7,961	7,961	7,961	7,961
Balance Forward Out	28,570	38,334	42,655	30,367	24,328	18,289
Expenditures	21,840	5,421	21,536	28,750	23,528	23,528
Biennial Change in Expenditures				23,024		(3,230)
Biennial % Change in Expenditures				84		(6)

Program: Preservation

Activity: Homeownership Rehabilitation

mnhousing.gov/

AT A GLANCE

- Assisted 260 homeowners in 2017
- Median annual income of households served is \$14,286
- Fifty-two percent of homeowners served reside in Greater Minnesota

All numbers are for Federal Fiscal Year 2017

PURPOSE & CONTEXT

Minnesota has a strong supply of existing owned and rented homes that families and individuals can afford. Three-quarters of the owner-occupied homes in the state are valued at under \$250,000—a level generally considered affordable in today’s market—and 38 percent are valued at \$150,000 or less.

Maintaining older homes often requires rehabilitation or modernization, but these updates are almost always less expensive than building new homes – frequently less than half the cost. Home rehabilitation helps homeowners remain in their homes for a lower cost than buying and moving to a comparable property.

This is particularly true for senior homeowners. A recent study by Wilder Research found that 16,400 extremely low-income senior households (households at or below 30 percent of their area’s median income) have home rehabilitation needs, including both habitability repairs and accessibility improvements. For an estimated cost of just \$16,000 per home, these seniors would be able to stay in their own rehabilitated homes and their communities for another five years. Compared to the cost of assisted-living alternatives, this cost is minimal, and studies show that most seniors prefer to age in place.

Minnesota Housing provides loans to maintain or restore owner-occupied housing to decent and safe conditions. We serve homeowners who often have incomes that are too low to qualify for loans in the private sector.

SERVICES PROVIDED

For lower income homeowners, the most affordable housing choice and typically the most preferred, is often to remain in their home. Through the owner-occupied Rehabilitation Loan Program we provide no-interest forgivable loans of up to \$27,000 for very low income households. The income limit for a two-person household is \$19,900 per year. We forgive the loans after 15 years if the home remains the homeowner’s primary residence. Local units of government and nonprofit organizations, including Community Action Agencies, deliver this program to homeowners. Homeowners may use loans for health, safety, accessibility and energy efficiency improvements.

This activity allows senior households or households with a person with a disability to avoid or delay costly institutionalization by addressing safety or accessibility housing needs. It also helps very low income homeowners retain homeownership by using loan funds to make energy conservation improvements, and health and safety improvements. Many aspects of housing have an impact on residents’ health, including lead paint, radon, mold, poor ventilation and deferred maintenance.

Minnesota Housing supplements state appropriations with agency resources for this program when possible because need greatly exceeds appropriated resources.

RESULTS

We track the number of seniors and the number of households with a person with a disability served in order to measure outcomes of this program. We also examine the number of people most in need – those earning less than 30 percent of HUD area median income – who receive rehabilitation loans in order to measure the program’s success.

<i>Type of Measure</i>	<i>Name of Measure</i>	<i>Previous</i>	<i>Current</i>	<i>Dates</i>
Results	Percentage of households most in need (less than 30% of median income) that received rehabilitation loans.	70%	60%	FFY2016, FFY2017
Results	Percentage of rehab loans provided to seniors.	34%	42%	FFY 2016, FFY2017
Results	Percentage of rehab loans to households that identified as having at least one household member with a disability.	42%	32%	FFY2016, FFY2017

M.S. 462A.05, subd. 14 (<https://www.revisor.mn.gov/statutes/?id=462A.05>) provides the legal authority for the Rehabilitation Loan Program.

Homeowner Rehabilitation

Activity Expenditure Overview

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
<u>Expenditures by Fund</u>						
8000 - Housing Finance Agency	3,723	3,916	3,724	5,550	3,772	3,772
Total	3,723	3,916	3,724	5,550	3,772	3,772
Biennial Change				1,636		(1,730)
Biennial % Change				21		(19)
<u>Expenditures by Category</u>						
Operating Expenses	79	85	100	100	100	100
Grants, Aids and Subsidies	365	393	346	450	400	400
Other Financial Transaction	3,279	3,437	3,278	5,000	3,272	3,272
Total	3,723	3,916	3,724	5,550	3,772	3,772

Homeowner Rehabilitation

Activity Financing by Fund

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
1000 - General						
Direct Appropriation	2,772	2,772	2,772	2,772	2,772	2,772
Transfers Out	2,772	2,772	2,772	2,772	2,772	2,772
8000 - Housing Finance Agency						
Balance Forward In	2,492	2,656	2,594	2,968	1,190	1,190
Receipts	1,116	1,082	1,326	1,000	1,000	1,000
Transfers In	2,772	2,772	2,772	2,772	2,772	2,772
Balance Forward Out	2,656	2,594	2,968	1,190	1,190	1,190
Expenditures	3,723	3,916	3,724	5,550	3,772	3,772
Biennial Change in Expenditures				1,636		(1,730)
Biennial % Change in Expenditures				21		(19)

Program: Preservation

Activity: Project-Based Rental Assistance

mnhousing.gov/

AT A GLANCE

- Assisted nearly than 31,000 households
- Median annual income of households served is \$12,000
- Forty-five percent of the households served are elderly and 31 percent are disabled

All numbers FFY2017

PURPOSE & CONTEXT

Minnesota Housing preserves existing affordable housing stock by effectively administering and monitoring federal housing assistance payment contracts on behalf of the federal government. The U.S. Department of Housing and Urban Development entered into contracts with property owners to provide rental assistance for families with incomes less than 80 percent of the area median income. No new development has been funded under this program since the mid-1980s; however, under existing contracts, tenants pay no more than 30 percent of their income in rent. These tenants are among the lowest income of any served by Minnesota Housing, with a median income of \$12,000.

SERVICES PROVIDED

Under this activity, Minnesota Housing manages three separate federal rental assistance programs with similar, but not identical, administrative requirements. The federal programs are Section 8 performance based contract administration, Section 8 traditional contract administration and Section 236. Private owners of these buildings receive subsidies from HUD under each of these programs. The functions provided by Minnesota Housing staff under this program include:

- Analyzing and reviewing tenant data necessary to determine subsidy levels,
- Processing annual rent adjustments,
- Performing annual management and occupancy reviews, including a physical inspection, and
- Responding to tenant concerns.

These activities are required in order for property owners to receive their federal subsidy from HUD in a timely manner. The HUD subsidy ensures the proper maintenance of the housing while keeping rents affordable for the lowest income Minnesotans.

RESULTS

Minnesota Housing has received incentive fees from HUD for its customer service and performance in administering Project-Based Section 8 contracts. The incentive fees reflect the agency's efficiency and effectiveness in administering the Project-Based Section 8 contracts and in providing superior customer service to Section 8 customers. In addition to the incentive fees, we measure our performance by examining the percentage of Section 8 units that could potentially convert to unassisted units, but whose contracts are preserved through one-, five-, 10-, and 20-year renewals.

<i>Type of Measure</i>	<i>Name of Measure</i>	<i>Previous</i>	<i>Current</i>	<i>Dates</i>
Results	Percentage of Section 8 rental units at risk of converting to market-rate rents that are renewed.	99%	99%	FFY2016, FFY2017

Minnesota Housing is selected by HUD to administer contracts under this program.

Project Based Rental Assistance

Activity Expenditure Overview

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
<u>Expenditures by Fund</u>						
8000 - Housing Finance Agency	186,222	188,479	188,185	192,289	194,422	194,422
Total	186,222	188,479	188,185	192,289	194,422	194,422
Biennial Change				5,773		8,370
Biennial % Change				2		2
<u>Expenditures by Category</u>						
Grants, Aids and Subsidies	186,222	188,479	188,185	192,289	194,422	194,422
Total	186,222	188,479	188,185	192,289	194,422	194,422

Project Based Rental Assistance

Activity Financing by Fund

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
8000 - Housing Finance Agency						
Balance Forward In	1	1	2	2		
Receipts	186,222	188,479	188,185	192,287	194,422	194,422
Balance Forward Out	1	2	2			
Expenditures	186,222	188,479	188,185	192,289	194,422	194,422
Biennial Change in Expenditures				5,773		8,370
Biennial % Change in Expenditures				2		2

Program: Resident and Organization Supportmnhousing.gov/**AT A GLANCE**

- Assisted 18,283 households with Homebuyer Education, Counseling and Training in 2017
- Median income of households served is \$36,000
- 295 organizations locally administer one or more of Minnesota Housing's programs

All numbers are for Federal Fiscal Year 2017

PURPOSE & CONTEXT

Minnesota Housing supports the infrastructure necessary for organizations to effectively deliver affordable housing throughout the state. Through the activities under this program, we serve a variety of individuals and organizations to help ensure that affordable housing is maintained and that our partners serve diverse geographic and cultural communities.

SERVICES PROVIDED

We rely on a robust network of partners to deliver many of our programs. Through resident and organization support, we provide resources to a statewide network of housing counseling organizations that assist homeowners at risk of foreclosure and homebuyers purchasing a home. We also provide assistance to nonprofits to help with regional planning and coordinating activities.

Homebuyer Education, Counseling and Training Program: Through the Homebuyer Education, Counseling and Training (HECAT) program, Minnesota Housing works in collaboration with a network of housing counseling organizations. Together we have designed a comprehensive statewide delivery network for homebuyer training and education. This network is overseen by the Minnesota Home Ownership Center, which is a nonprofit organization based in St. Paul. The homebuyer training network receives support from state and federal appropriations as well as lending institutions and foundations. We award grants to qualified nonprofit counseling organizations through a competitive Request for Proposal process. The organizations provide both pre-purchase and post-purchase counseling for low- and moderate- income first-time homebuyers. We also provide funding for foreclosure prevention counseling to help homeowners avoid foreclosure whenever possible.

Capacity Building Program: Capacity Building funds help organizations expand their ability to deliver our programs and reach diverse geographic and cultural communities. The Capacity Building Program supports a range of organizations and initiatives, including the Continuums of Care that ensure communities in Greater Minnesota have access to federal resources to prevent and end homelessness. The program also supports geographic and cultural community based nonprofit developers and service providers who help communities deploy state and federal programs and compete for development dollars.

Manufactured Home Relocation Trust Fund: The Minnesota Manufactured Housing Relocation Trust Fund was created in 2007 by the Minnesota Legislature to provide participating homeowners in manufactured home parks with compensation in the event that all or part of their manufactured home park closes. The Act requires manufactured home park owners to make payments to the Trust Fund (via Minnesota Management and Budget) when a manufactured home park is being closed or the land will no longer be used as a manufactured home park. Minnesota Housing then processes requests and payments to homeowners relocating from closed parks.

RESULTS

<i>Type of Measure</i>	<i>Name of Measure</i>	<i>Previous</i>	<i>Current</i>	<i>Dates</i>
Results	Foreclosures prevented as a percentage of closed counseling cases.	66%	73%	FFY2016, FFY2017
Results	Federal funds leveraged for Continuum of Care organizations per dollar of state money spent.	\$118	\$118	FFY2015, FFY2016

Funding for this program comes from state appropriations to the Homeownership, Education Counseling and Training Program (M.S. 462A.209, <https://www.revisor.mn.gov/statutes/?id=462A.209>) the Nonprofit Capacity Building Grant Program (M.S. 462A.21, Subd. 3b, <https://www.revisor.mn.gov/statutes/?id=462A.21>) and the Manufactured Home Relocation Trust Fund (M.S. 462A.35, <https://www.revisor.mn.gov/statutes/?id=462A.35>).

Resident and Organization Supp

Program Expenditure Overview

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
<u>Expenditures by Fund</u>						
8000 - Housing Finance Agency	3,461	4,764	3,384	4,385	3,865	3,865
Total	3,461	4,764	3,384	4,385	3,865	3,865
Biennial Change				(456)		(39)
Biennial % Change				(6)		(1)
<u>Expenditures by Activity</u>						
Resident and Organization Supp	3,461	4,764	3,384	4,385	3,865	3,865
Total	3,461	4,764	3,384	4,385	3,865	3,865
<u>Expenditures by Category</u>						
Operating Expenses	2,298	2,427	1,971	2,423	2,267	2,267
Grants, Aids and Subsidies	1,163	2,337	1,395	1,962	1,598	1,598
Other Financial Transaction			17			
Total	3,461	4,764	3,384	4,385	3,865	3,865

Resident and Organization Supp

Program Financing by Fund

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
1000 - General						
Direct Appropriation	1,502	2,002	2,002	2,002	2,002	2,002
Transfers In		33				
Transfers Out	1,502	2,002	2,002	2,002	2,002	2,002
Cancellations		33				
8000 - Housing Finance Agency						
Balance Forward In	1,817	1,547	818	1,157	680	680
Receipts	1,685	2,064	1,333	1,467	1,450	1,450
Transfers In	1,506	2,002	2,389	2,441	2,415	2,415
Transfers Out		33				
Balance Forward Out	1,547	816	1,156	680	680	680
Expenditures	3,461	4,764	3,384	4,385	3,865	3,865
Biennial Change in Expenditures				(456)		(39)
Biennial % Change in Expenditures				(6)		(1)

Program: Administration

mnhousing.gov/

AT A GLANCE

- Minnesota Housing holds AA+ and Aa1 credit ratings from Standard & Poor's and Moody's
- We provide more than \$1 billion each year to help Minnesotans live in safe, stable, affordable homes

PURPOSE & CONTEXT

Minnesota Housing does not own or operate any housing, so we collaborate with individuals, communities and partners to create, preserve and finance affordable housing. Homebuyers, homeowners and renters with low- to moderate- incomes benefit from the administration and management of our wide range of programs.

SERVICES PROVIDED

We have two primary business divisions (Single Family and Multifamily) that conduct a variety of activities in order to administer state and federal programs. Along with a Finance Division that manages the agency's finances and assets, we have several other support divisions.

Single Family Division: The single family division implements our homeownership, homeowner and community development programs. Their activities include: monitoring homeownership lenders, working with home improvement partners, administering downpayment and closing cost assistance programs, processing loan reservations and disbursements, and compliance monitoring.

Multifamily Division: The multifamily division reviews and oversees multifamily rental properties. Their activities include: underwriting multifamily developments, overseeing construction and initial rent-up, overseeing long-term asset management and oversight of troubled properties. The multifamily division also monitors properties to ensure compliance with federal programs, including: Section 8, Section 236, low-income housing tax credits and the HOME program. The multifamily division manages our rental development, rental preservation, supportive housing and homelessness prevention programs.

Finance: The finance team is responsible for managing the agency's investments and debt and for overseeing the agency's bond sales. As of June 30, 2017 we had more than \$3.5 billion in assets. Our bond issuer ratings were AA+ and Aa1 from Standard and Poor's Rating Services and Moody's Investor Services, Inc. respectively. Our credit ratings are separate from and are not directly dependent on ratings on debt issued by the State of Minnesota.

Support Divisions: In addition to our two primary business divisions and the finance division, Minnesota Housing has a number of support divisions, including: Business and Technology Support, Policy and Community Development, Communications, Planning and Administration, and Legal and Risk Management.

RESULTS

In setting an administrative budget, we seek a balance between maximizing agency resources available for housing needs and investing in adequate staff and technology to ensure efficient operations, appropriate oversight and quality housing. Our total operating costs, as a percentage of assistance provided, typically does not exceed 5 percent.

<i>Type of Measure</i>	<i>Name of Measure</i>	<i>Previous</i>	<i>Current</i>	<i>Dates</i>
Quantity	Operating costs as a percentage of assistance provided.	2.82%	3.19%	FFY2016, FFY2017

M.S. 462A (<https://www.revisor.mn.gov/statutes/?id=462A>) provides the legal authority for Minnesota Housing.

Administration

Program Expenditure Overview

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21

Expenditures by Fund

8000 - Housing Finance Agency	30,471	35,431	35,631	38,413	39,197	39,929
Total	30,471	35,431	35,631	38,413	39,197	39,929
Biennial Change				8,142		5,082
Biennial % Change				12		7

Expenditures by Activity

Administration - Housing	30,471	35,431	35,631	38,413	39,197	39,929
Total	30,471	35,431	35,631	38,413	39,197	39,929

Expenditures by Category

Compensation	23,948	25,447	26,863	28,615	29,316	30,034
Operating Expenses	6,321	8,334	8,613	9,798	9,881	9,895
Capital Outlay-Real Property		3				
Other Financial Transaction	201	1,646	155			
Total	30,471	35,431	35,631	38,413	39,197	39,929

Full-Time Equivalents

	237.03	243.23	248.69	252.00	252.00	252.00
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Administration

Program Financing by Fund

(Dollars in Thousands)

	Actual FY16	Actual FY17	Actual FY18	Estimate FY19	Forecast Base	
					FY20	FY21
8000 - Housing Finance Agency						
Balance Forward In	85,643	80,800	86,460	89,712	91,506	91,247
Receipts	24,365	40,181	37,736	39,010	37,741	37,741
Transfers In	1,417	1,845	1,269	2,527	1,869	1,869
Transfers Out	157	1,021	122	1,330	672	672
Balance Forward Out	80,798	86,374	89,712	91,506	91,247	90,256
Expenditures	30,471	35,431	35,631	38,413	39,197	39,929
Biennial Change in Expenditures				8,142		5,082
Biennial % Change in Expenditures				12		7
Full-Time Equivalents	237.03	243.23	248.69	252.00	252.00	252.00