



Minnesota Housing Agency Overview

February 3, 2022

Why We're Here

- Housing impacts Minnesotans of **all backgrounds** in **all corners** of the state
- Housing touches **all areas of life** – education, health, jobs and more



Our Unique Role



Independent agency established
in 1971

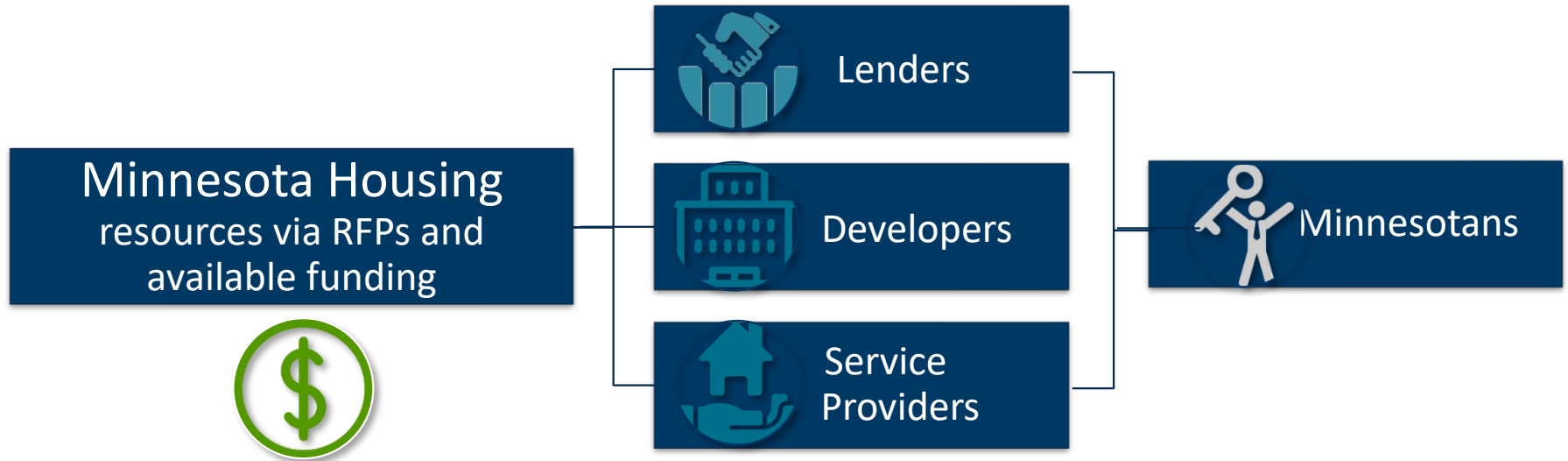
Seven-member board

Annual independent financial
audit and rating agency reviews

No state appropriations used for
agency operating costs

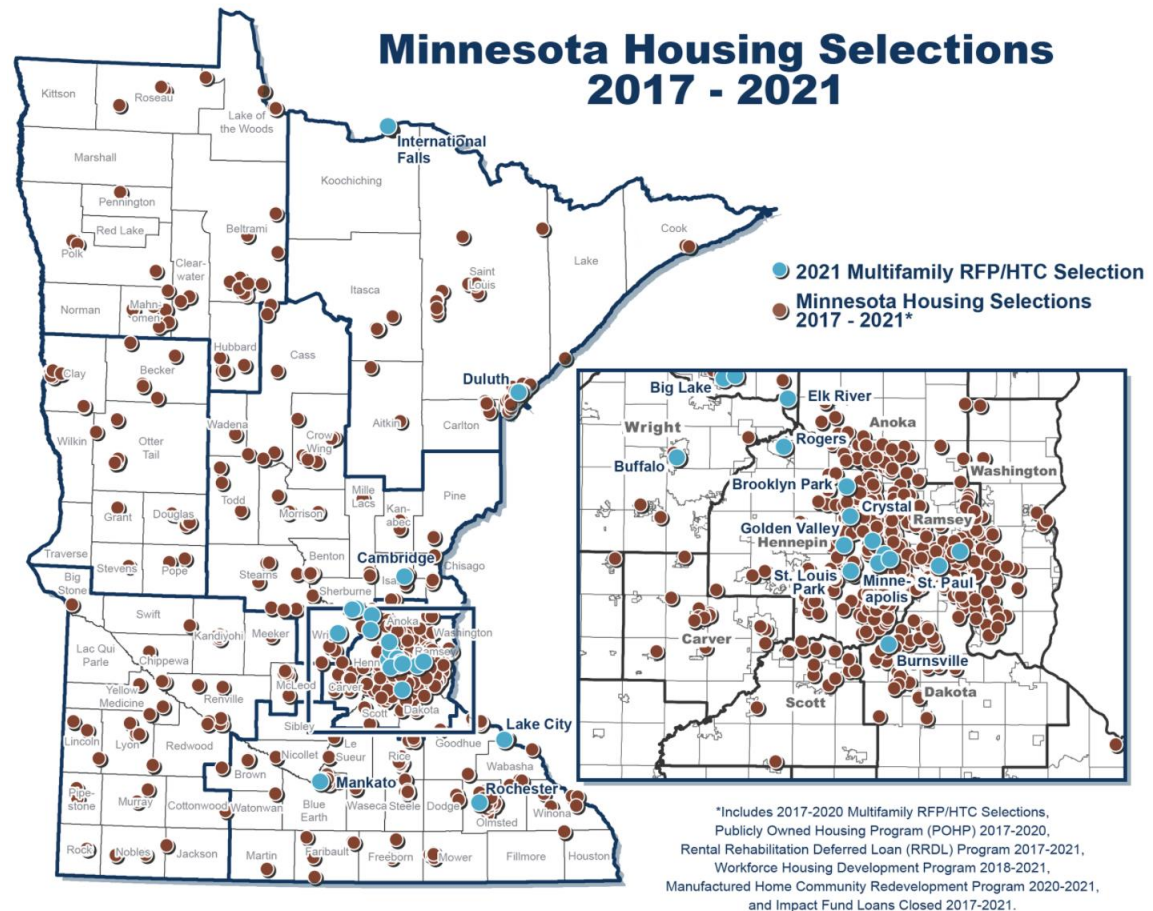
State appropriations are an
estimated 4% of overall agency
program budget

Our Program Delivery Process



Housing Needs Are Pervasive

- Housing impacts **everyone, everywhere** and connects to **everything**.
- Over the past 3 years (2018-2021), our competitive resources have been allocated **53%** metro and **47%** Greater Minnesota.
- We achieve **great results**, but there are **so many people** we're still not reaching.



The Pandemic's Impact on Housing

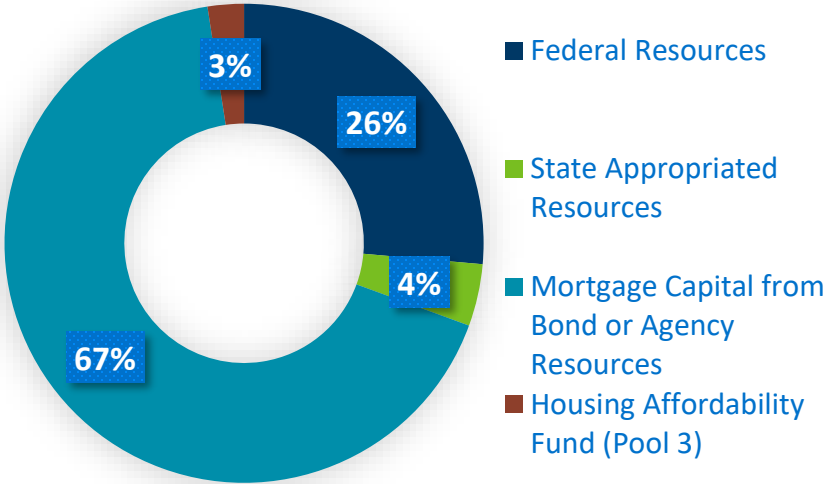
- Minnesotans were facing significant housing instability before the pandemic hit.
- The pandemic has created more instability and uncertainty.
- Federal and state actions have prevented the worst-case scenario.
- The needs are persistent and increasing.
- Minnesota Housing's total assistance provided has increased year over year during the pandemic.

Agency Reach: Summary Activities and Impact

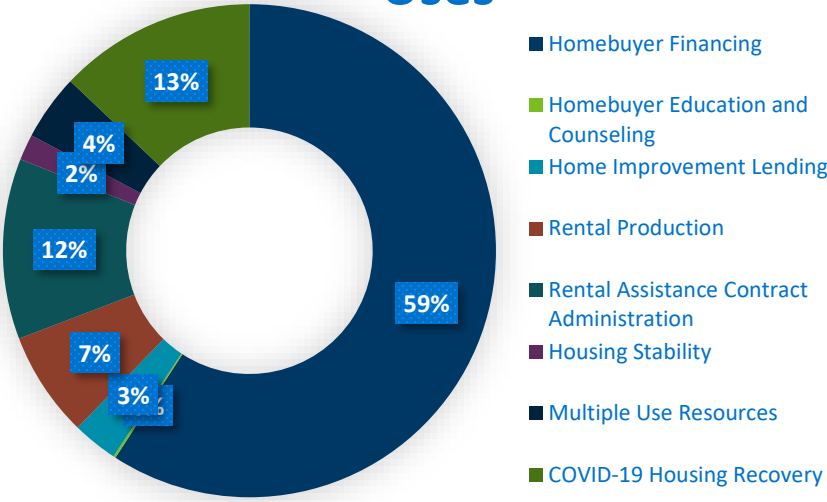
2021-22 Affordable Housing Plan

- The agency's Affordable Housing Plan (AHP) incorporates all of the agency's other programmatic funding from state, federal and agency resources.
- The 2021-2022 AHP anticipated \$4 billion in total activities.

Sources



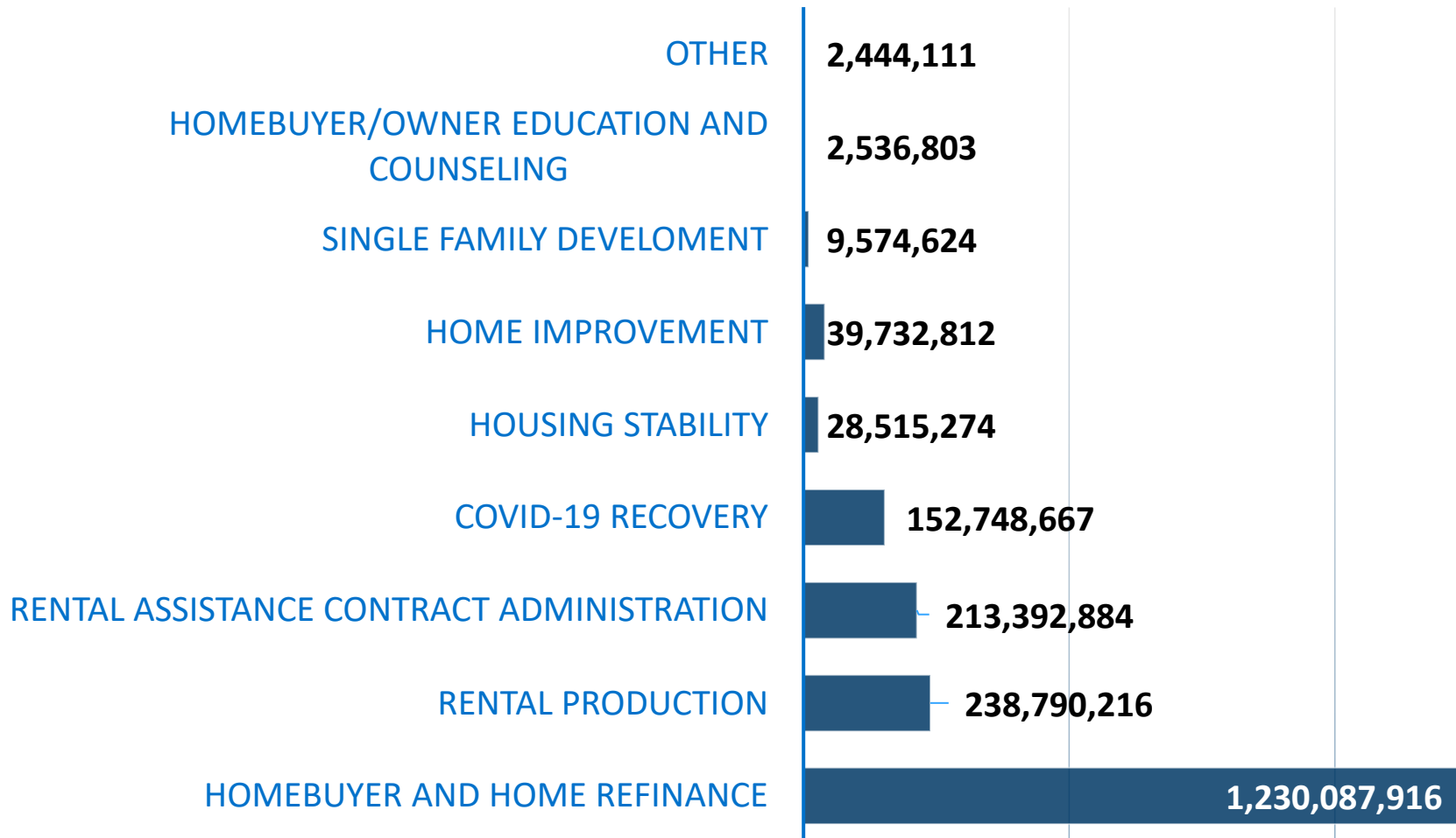
Uses



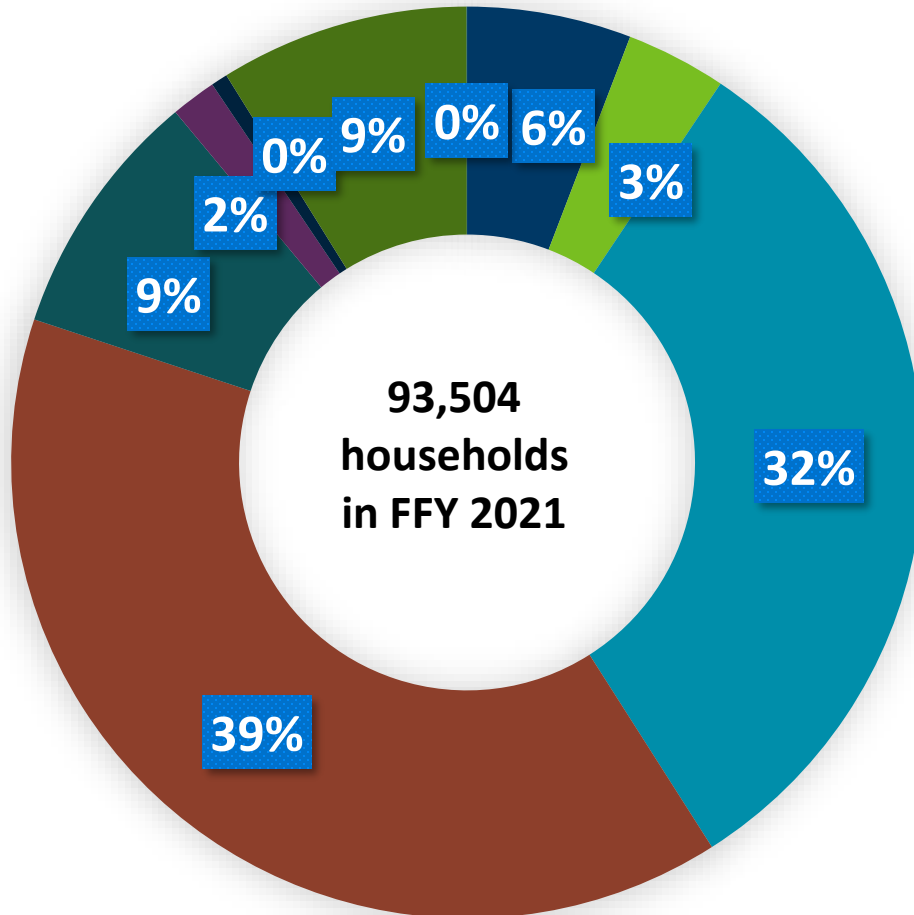
Our Impact in 2021

\$1.917 billion

Total assistance in FFY 2021 (preliminary)



Our Impact in 2021



- Homebuyer and Home Refinance (5,445)
- Rental Production (3,332)
- Rental Assistance Contract Administration (29,536)
- COVID-19 Recovery (36,565)
- Housing Stability (8,295)
- Home Improvement (1,503)
- Single Family Development (549)
- Homebuyer/owner Education and Counseling (8,264)
- Other (15)

Agency Resources and Leverage

- The agency utilizes earnings, primarily from single-family lending, to provide additional housing lending activities.
 - For example, the state-appropriated budget includes \$1.885 million (one-time) for downpayment and closing cost assistance.
 - \$59.9 million of agency resources for the same uses in 2021.

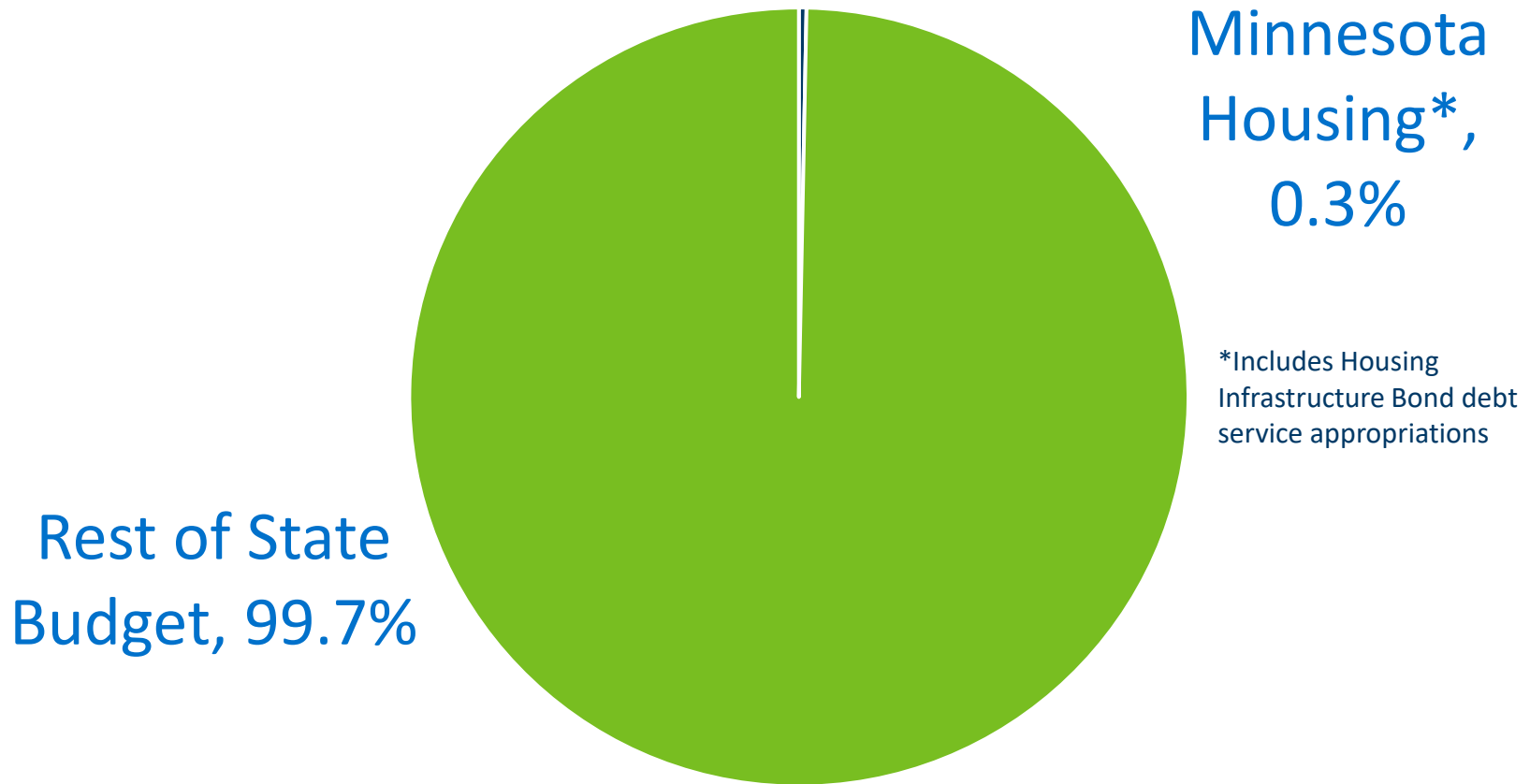


State Resources Leverage Other Funds

- The 2021 Consolidated Request for Proposal Process resulted in 22 developments across the state, totaling \$379.7 million in total development costs (TDC).
 - Agency First Mortgage/Bridge Loans – 23% of TDC
 - State Appropriated (including Housing Infrastructure Bonds) – 29% of TDC
 - Federal Appropriated – 4% of TDC
 - Federal Tax Credits Syndication Proceeds – 40% of TDC
 - Other – 4% of TDC
- In other words, about 30% of total development costs came from State Legislature.
 - It would be 4% if Housing Infrastructure Bonds were excluded.

Appropriated Programs: Our Partnership with the Legislature

Minnesota Housing's State Appropriated Programs and the Overall State Budget



Our Housing Continuum

**Homelessness
Prevention**

**Supportive
Housing**

Rental Housing

Homeownership

Minnesota Housing's FY 2022-23 Enacted Budget

\$125.6 million

Homeless Prevention/Housing Stability	
Homework Starts with Home	\$3.5 million
Family Homeless Prevention and Assistance Program (FHPAP)	\$20.5 million
Bridges	\$8.7 million
Housing Trust Fund	\$23.3 million
Build More Homes	
Economic Development and Housing Challenge Program (EDHC)	\$28.7 million
Workforce and Affordable Homeownership	\$0.5 million
Greater Minnesota Workforce Development	\$4 million

Support and Strengthen Homeownership	
Homeownership Education, Counseling and Training	\$1.7 million
Homeownership Assistance Fund	\$2.8 million
BuildWealth MN	\$1.0 million
Preserve the Homes We Have	
Rehabilitation Loan	\$5.5 million
Rental Rehab Program	\$7.5 million
Preservation of Federally Assisted Housing	\$8.4 million
Manufactured Home Park Infrastructure	\$3.75 million
Build and Support Organizational Capacity	
Capacity Building	\$1.3 million
Shelter Task Force	\$200,000
Local Housing Trust Funds	\$1 million

Prevent Homelessness

We prevent homelessness before it begins.

- **Family Homeless Prevention: \$9.8 million**
 - In 2021, we served 4,804 households, including 59% households of color.
 - Median annual income: \$10,248



Homelessness
Prevention

Supportive
Housing

Rental Housing

Homeownership

Rental Assistance and Supportive Housing

We provide rental assistance and services.

- **Housing Trust Fund: \$11.8 million**
 - In 2021, we served 2,217 households, including 63% households of color.
 - Median annual income: \$8,904
- **Bridges: \$3.6 million**
 - In 2021, we served 691 households, including 32% households of color.
 - Median annual income: \$10,500



- **Homework Starts with Home: \$2.0 million**
 - In 2021, we served 251 households, including 79% households of color.
 - Median annual income: \$11,808

Homelessness
Prevention

Supportive
Housing

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Homeownership

Preserve and Build More Rental Homes

We provide financing for new construction and preservation of affordable rental housing.

- **Economic Development and Housing Challenge: \$16.3 million**
 - In 2021, we served 269 households, including 73% households of color.
 - Median annual income: \$19,795
- **Greater Minnesota Workforce Housing Program: \$1 million**
 - In 2021, we created 97 new housing opportunities in Greater Minnesota.



- **Preservation of Federally Assisted Housing: \$13.2 million**
 - In 2021, we served 292 households, including 51% households of color.
 - Median annual income: \$13,956
- **Rental Rehabilitation Loans: \$710,000**
 - In 2021, we served 22 households, including 28% households of color.
 - Median annual income: \$117,282

Homelessness
Prevention

Supportive
Housing

Rental Housing

Homeownership

Strengthen Homeownership

We provide homebuyer loans, home improvement loans and financing for single-family development.

- **Economic Development and Housing Challenge: \$6.7 million**
 - In 2021, we served 303 households, including 66% households of color.
 - Median annual income: \$46,176
- **Rehabilitation Loan Program: \$4.5 million**
 - In 2021, we served 203 households, including 7.4% households of color.
 - Median annual income: \$15,564
- **Manufactured Home Park Infrastructure: \$879,000**
 - In 2021, we served 232 households.
 - Over \$5 million recently selected.



Homelessness
Prevention

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Housing

Rental Housing

Homeownership

Strengthen Homeownership

We provide homebuyer loans, home improvement loans and financing for single family development.

- **Downpayment and Closing Cost Assistance: \$885,000**
 - In 2021, we served 84 households, including 39% households of color.
 - Median annual income: \$54,447
 - Total downpayment and closing cost assistance, including agency resources, was \$59.9 million, serving 5,280 households.
- **Homeownership Education, Counseling and Training Fund: \$1.4 million**
 - In 2021, we served 7,425 households, including 48% households of color.
 - Median annual income: \$42,384



Homelessness
Prevention

Supportive
Housing

Rental Housing

Homeownership

Thank you!