

 MHFA - Housing Partner of Choice

 Preserve Affordable Housing

 Provide Housing Choices for Workers

 End Long-Term Homelessness

 Increase Minority Homeownership

Housing Assistance in Minnesota



Program Assessment: October 1, 2003 - September 30, 2004

"We are committed to meeting Minnesotans' needs for decent, safe, affordable homes and stronger communities."



Minnesota Housing Finance Agency

Housing Assistance In Minnesota



Contents

Introduction	2
Sources and Uses of Funding	2
Highlights in 2004	3
MHFA's Strategic Plan for Assisting Households	4
Conclusion	9
Understanding Housing Assistance Data	10
Table 1 - Income Distribution, MHFA-Assisted Households, FY 2004	12
Table 2 - MHFA-Assisted Households Compared with Selected Income Standards, FY 2004.....	13
Table 3 - MHFA Housing Assistance in Minnesota, FY 2004	15
Table 4 - MHFA Housing Assistance in Duluth, FY 2004	18
Table 5 - MHFA Housing Assistance in Minneapolis, FY 2004.....	20
Table 6 - MHFA Housing Assistance in Saint Paul, FY 2004	22
Table 7 - MHFA Housing Assistance by Type, FY 2004.....	24
Table 8 - MHFA-Assisted Female-Headed Families, FY 2004.....	26
Table 9 - MHFA-Assisted Households of Color, FY 2004	28
Table 10 - MHFA Assistance by Region, FY 2004.....	30

Introduction

The mission of the Minnesota Housing Finance Agency (MHFA) is to meet Minnesotans' needs for decent, safe, affordable homes and stronger communities. The MHFA works to accomplish this mission by focusing on five strategic goals: ending long-term homelessness, increasing the homeownership rate for underserved ethnic groups, preserving the existing stock of affordable housing, increasing housing choices for low- and moderate-income workers, and establishing the MHFA as a housing partner of choice. The MHFA strategic plan for 2004-2007 is available at: www.mhfa.state.mn.us/about/strategic_plan_summary.htm

In pursuing its mission in FY 2004 (October 1, 2003 through September 30, 2004) the MHFA:

⇒ provided \$534 million in housing assistance

⇒ assisted more than 55,600 households or units of housing

Single Family Homes

MHFA Homes programs provided \$316.6 million in assistance to nearly 14,000 property owners and homebuyers. That assistance includes: improvement and rehabilitation loans, development and preservation support, entry cost assistance, and mortgage financing. It also includes financial support and technical assistance for training, education, homeownership counseling, and foreclosure prevention.

Multifamily Housing

MHFA Multifamily programs provided \$217.4 million in assistance, including Section 8 Housing Assistance Payments, to sponsors or tenants of nearly 42,000 units of affordable rental housing. State and MHFA-funded assistance for rental programs includes: vouchers, deferred loans, preservation of the affordability of existing housing, permanent financing for new affordable rental housing, and assistance for people with special needs.

This report identifies the MHFA's efforts to advance its mission and summarizes some of the basic characteristics of households assisted.

Sources and Uses of Funding

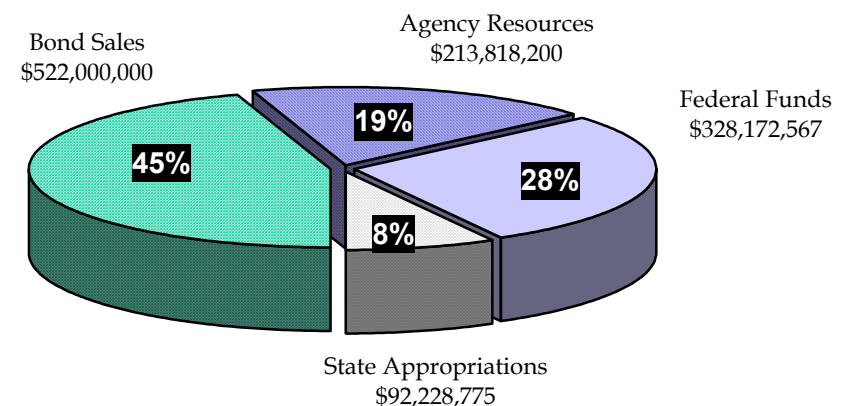
Bonds

The MHFA's largest source of financing is the sale of revenue bonds, which accounts for 45% of the MHFA's resources in the 2004/2005 Affordable Housing Plan (as of June 24, 2004). Because most of the bonds sold by the MHFA are tax-exempt, they carry a lower interest rate, allowing the Agency to provide financing at below-market interest rates to qualifying low- and moderate-income applicants.

Federal Funds

Federal appropriations, primarily for Section 8 assistance to low-income tenants, account for 28% of the MHFA's resources. In FY 2004, HUD allocated more than \$12 million in federal HOME funds to the MHFA and \$110,000 under the Housing Opportunities for Persons with AIDS (HOPWA) program.

Sources of Funds



MHFA Housing Assistance in Minnesota

Agency Resources

The MHFA uses its own funds, e.g., reserves, for a variety of activities including bond sale contributions, low interest loans, and deferred loans. These Agency funds, which make up approximately 19% of the MHFA's resources, enable the Agency to maximize leverage in housing assistance programs.

State Appropriations

The MHFA uses state appropriations, which make up 8% of the MHFA's resources, to provide deferred loans, grants, and other housing subsidies to people who are unable to repay a loan. The Minnesota Legislature appropriated \$70.3 million for the 2004/2005 biennium, including baseline and one-time appropriations.

Housing Trust Fund

Finally, Minnesota's Housing Trust Fund, supported through a combination of the interest earnings on real estate escrow accounts and revenue bond application fees, and state appropriations, enables the MHFA to provide zero-interest deferred loans for housing development, operating costs, and rent assistance for very low-income tenants. Housing Trust Fund assistance is targeted by applying maximum income limits for program eligibility.

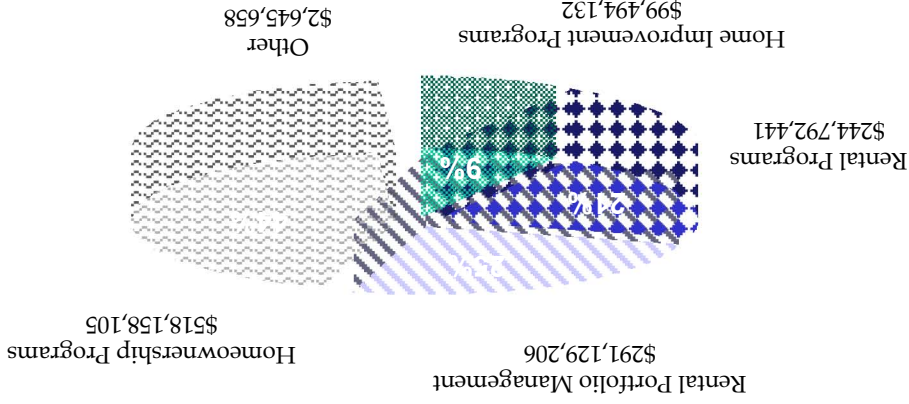
Using tax-exempt bonds, taxable bonds, Agency resources, and appropriated dollars, the MHFA offers various types of housing-related assistance ranging from homeownership training for first-time buyers to incentives to rental property owners for preservation of existing affordable housing. The MHFA targets assistance to low- and moderate-income Minnesotans or those with special housing needs, such as the homeless and the disabled, by establishing maximum income limits for eligibility in all but a few of its programs.

In the 2004/2005 Affordable Housing Plan as of June 24, 2004, the MHFA allocated resources to the following basic uses (note that

October 1, 2003 through September 30, 2004

Rental Portfolio Management includes assistance payments on behalf of approximately 30,000 tenants of Section 8 housing):

Uses of Funds



⇒ Funding provided for efforts to end long-term homelessness:

The MHFA began accepting proposals for financing supportive housing under its Ending Long-Term Homelessness Initiative Fund (ELHIF), which includes an initial allocation of \$10 million in MHFA resources, \$2.7 million in state appropriations, and \$1.75 million in federal appropriations. The Fund advances the state's business plan to end long-term homelessness, which is slated to provide 4,000 new housing opportunities by 2010.

⇒ Funding homeless prevention efforts:

Recipients of funds from MHFA's Family Homeless Prevention and Assistance Program (FHPAP) provided more than \$3.5 million in cash assistance and support services to homeless people and people

at imminent risk of becoming homeless in rural Minnesota as well as metropolitan areas.

⇒ Closing the homeownership gap among minority groups:

The Emerging Markets Homeownership Initiative (EMHI) began in June, 2004 with a directive from the Governor to increase homeownership rates of communities of color throughout the state. Fannie Mae, the Federal Reserve Bank of Minneapolis, and the MHFA are leading this public-private collaborative effort in which 50 organizations are working to increase the access to homeownership resources by communities of color in Minnesota and close the gap in homeownership rates.

⇒ Financing targeted homeownership initiatives:

The MHFA increased the amount of financing available through its Community Activity Set-Aside Program (CASA). CASA helps communities and their lending partners address specific locally identified housing needs by providing the lowest interest rate available through the Agency's first-time homebuyer loan programs. In 2004, first-time homebuyers borrowed \$92.2 million in CASA mortgage financing.

⇒ Assisting people to achieve economic self-sufficiency:

Through its Affordable Rental Investment Fund, the MHFA provided \$12.5 million to finance the development of housing targeted to recipients of the Minnesota Family Investment Program (MFIP) and to people who have lost MFIP benefits due to increased earnings or increased child support collections. MFIP is the state's major welfare program.

⇒ Developing affordable housing:

The MHFA worked to maximize leverage of the financial assistance provided to affordable housing developers. The Agency provided first mortgage financing or deferred loan assistance for 84% of the units for which rental property owners claimed tax credits in the last

reporting year. During the reporting year, owners claimed more than \$5.6 million in tax credits for 906 housing units occupied by low-income tenants.

⇒ Educating and counseling to ensure successful homeownership:

The MHFA, the Family Housing Fund, the Greater Minnesota Housing Fund, and the Homeownership Center collaborated as funding partners to ensure the success of current homeowners and to provide information and guidance to first-time homebuyers through Homeownership Education, Counseling and Training. Nearly 7,400 households received information or foreclosure prevention assistance through contributions from public agencies and the private sector.

MHFA's Strategic Plan for Assisting Households

1) Implement the Business Plan to End Long-Term Homelessness

In 2003, the Minnesota Legislature, at the request of Governor Pawlenty, directed the state Commissioners of Human Services, Corrections, and Housing Finance to convene a broadly representative Working Group to address the issue of chronic or long-term homelessness in Minnesota. In March 2004, the Working Group submitted to the Minnesota Legislature a goal-oriented, reform-minded business plan to end long-term homelessness in Minnesota by 2010. The business plan calls for multidisciplinary, multi-sector and multi-jurisdictional strategies to address long-term homelessness. The business plan calls for a \$540 million investment over 7 years to create 4,000 additional housing opportunities.

By December 2004, the MHFA will have funded 274 additional units of housing for people experiencing long-term homelessness, exceeding the 2004 goal of 200 units. Funded projects are located throughout the state. More information on the business plan to end long-term homelessness is available at:
www.mhfa.state.mn.us/multifamily/LTH.htm

The MHFA has funded supportive housing under its assistance programs, such as the Housing Trust Fund, for years. Under the new

Ending Long-Term Homelessness Initiative Fund (ELHIF), additional assistance is available for development, rehabilitation, acquisition, or preservation, as well as for operating subsidies and rent assistance for permanent supportive housing. Proposals selected for funding since the spring of 2004 committed over \$13.5 million of MHFA financing to serve this population. Local foundations have capitalized an "Innovations Fund" for seed money to advance the business plan, local governments are supporting the plan, and significant interest and support exists from many other sectors including the Governor's bonding proposal, developers, and service providers.

Lydia Apartments involves the acquisition and rehabilitation of a previously vacant nursing home in Minneapolis into 40 units of permanent rental housing with supportive services for disabled homeless individuals. It is anticipated that 40% to 60% of residents will be employed, with a high percentage of those working full time. All units will be assisted through the Minneapolis Public Housing Agency's project-based Section 8 program and six of the units will be set aside for people living with HIV/AIDS.

The floor plan of the existing building will be reconfigured into efficiency units, each with its own bathroom and kitchen. Community-building activities and supportive services will be available on-site, as well as conference rooms, offices for staff, and laundry facilities. Built in 1960, the property was purchased in April 2001 by Plymouth Church Neighborhood Foundation, a separate nonprofit entity formed by members of the Plymouth Congregational Church. Spectrum Community Mental Health will provide support services for the residents.

The total development cost of the Lydia Apartments, approximately \$6.3 million, was funded through a large collaborative effort that included: housing tax credit syndication proceeds; the Federal Home Loan Bank's Affordable Housing Program; HUD's Supportive Housing Program; Hennepin County's AHIF program; federal HOME

and CDBG funds made available through the MCDA; Housing Trust Fund and federal HOPWA funds from the MHFA; the Family Housing Fund; and general partner cash available through fundraising.

2) Increase the Homeownership Rate for Underserved Ethnic Groups

According to *Census 2000*, more than 77% of all households in Minnesota own their own homes; however, Census data also reveals that only 41% of all households of color in Minnesota owned their homes in 2000. The MHFA is one of three conveners of the public-private Emerging Markets Homeownership Initiative to increase the accessibility of information and resources to communities of color and close the gap in homeownership rates. The Governor has directed the group to create a business plan to increase homeownership rates "significantly and dramatically" in the next six years. More information on this initiative is available at: www.mhfa.state.mn.us/homes/EMHI.htm

Pursuing its strategic goal to increase the homeownership rate for underserved ethnic groups, the MHFA provided more than \$68 million in entry cost assistance and first mortgages to assist 665 households of color achieve homeownership between October 1, 2003 and September 30, 2004.

Habitat for Humanity Minnesota has provided homeownership opportunities to people in need, with a high participation rate by communities of color, since its inception. Of the homebuyers assisted through Habitat to date, 65% in the Minneapolis/Saint Paul area and 17% in Greater Minnesota have been of color. The Agency continued its partnership with Habitat in 2004 with a commitment of \$4 million in MHFA 2% loan funding to Habitat's *Next 1,000 Homes Campaign*.

Based on data from *Census 2000*, the MHFA has estimated households of color as a percentage of all households in Minnesota who may be eligible for MHFA assistance. These estimates allow assessment of

MHFA performance in meeting the need for homeownership and other types of housing assistance among underserved groups during FY 2004. As the following table reflects, the MHFA serves a relatively high percentage of households of color.

**Households of Color as a Percentage of All Households
Estimated to be Eligible and the
Percentage of MHFA-Assisted Households of Color in 2004**

First-time buyers		Renters		Home improvement		Home rehab	
Eligible	Assisted	Eligible	Assisted	Eligible	Assisted	Eligible	Assisted
17%	20%	20%	31%	5%	9%	5%	12%

3) Strategically Preserve Existing Affordable Housing Stock

The MHFA disbursed funds to rehabilitate, improve, or preserve the affordability of nearly 5,500 units of existing single and multifamily housing in FY 2004. This activity includes more than \$7.7 million used to preserve 675 units of existing subsidized rental housing through the Preservation Affordable Rental Investment Fund (PARIF) and \$5.1 million to rehabilitate 461 units of owner-occupied housing through the Rehabilitation Loan Program.

Preservation of existing housing remains the most cost-effective means of providing affordable housing. Each dollar of state spending under various Agency programs, since 1998, has preserved \$5 of federal investment in affordable rental housing.

Preservation of Federally Assisted Rental Housing

Number of developments	Total units	Assisted units	Average MHFA subsidy per assisted unit	Remaining subsidy term, preserved units	Return on preservation
103	7,949	7,170	\$11,052	15 years	5.0

Through assistance and redefined equity programs, the MHFA has worked with owners of more than 130 developments (a total of more than 8,600 existing subsidized rental units) to extend their participation in federal housing assistance programs, therefore retaining affordable rents for an average of 15 additional years.

The MHFA allocates the greatest proportion of its federal HOME funds (75% of the \$12 million grant from the US Department of Housing and Urban Development in 2004) to the HOME Rental Rehabilitation Program and the Minnesota Urban and Rural Homesteading Program, in which vacant or abandoned properties are rehabilitated and sold to at-risk homebuyers.

The MHFA disbursed \$5,803,825 in asset management funds, including assistance for deferred maintenance, to owners of rental housing previously funded by the Agency. The MHFA also assisted owners to meet a variety of needs, such as tenant service coordination and counseling, using MHFA resources from the Multifamily Endowment Fund.

The MHFA disbursed \$1,755,924 in federal funds under Section 236 for ongoing interest reduction payments to owners of 567 units of affordable rental housing previously financed by the Agency.

4) Increase Housing Choices for Low- and Moderate-Income Workers

The lack of housing choices for Minnesota workers affects the state's economic vitality. The Agency is working to increase housing choices

MHFA Housing Assistance in Minnesota

October 1, 2003 through September 30, 2004

for low- and moderate-income workers to ensure they can live in the communities they choose. The MHFA works collaboratively with a broad range of entities including employers, philanthropic organizations, local governments, nonprofits, and others to provide increased housing choices for workers.

Households in the Minneapolis/Saint Paul area spend more on transportation, annually, than residents of LA, Chicago and the US as a whole. Clearly, efforts are needed to provide more housing affordable to workers close to their places of employment so that more of the workers' income is available for other necessities, and to help build wealth.

The following illustrations show how MHFA is helping to address the lack of housing choices for people with low and moderate incomes in their communities.

Upper Landings-Block 7 is 90 units of primarily market rate rental housing, part of downtown Saint Paul's riverfront development. This new development includes 15 affordable units that provide lower income tenants with a new, mixed-income, urban community located close to a park with child play areas and to many job opportunities. The MHFA has contributed a \$1,772,523 deferred loan to make these 15 units affordable to tenants whose incomes qualify them for MFIP (public assistance). The City of Saint Paul and Ramsey County will work together to provide supportive services to the tenants. Upper Landings is only one example of the truly cooperative efforts to provide more "workforce housing" in Minnesota.

According to the Arrowhead Regional Development Commission's survey of public assistance recipients, the three largest barriers for area residents attempting to leave public assistance are lack of housing, lack of childcare, and lack of transportation. The YWCA hopes to help single mothers work toward self-sufficiency by removing these barriers through Spirit Valley. Spirit Valley provides

permanent supportive housing to low-income, single young pregnant women or mothers between the ages of 16 and 24. The project reuses an existing brick commercial building in the West Duluth business corridor, and includes on-site day care as well as a full-time staff person/caretaker who will live on the site. Job training and support services will be provided by Memorial Family Resource Center located two blocks away. A transit hub that will provide transit throughout Duluth is planned for location across the street from the development. The mix of housing and services offered at Spirit Valley was developed with the input of Rural Urban Housing Coalition, the Low Income Housing Consortium, and Saint Louis County. The MHFA provided \$720,000 to fund the project from the Minnesota Affordable Rental Investment Fund.

Heritage Park



With a total of 900 new units of owner-occupied, rental and public housing units to be constructed in a variety of styles when the project is completed, as well as new parkways, parks and a community

building, Heritage Park is a comprehensive, collaboratively planned and implemented development in north Minneapolis for which the total project cost amounts to \$225 million. These mixed-income housing units, including apartments, townhomes, single-family homes and other housing types, replace the 700-unit Sumner-Olson project razed as part of a 1995 consent decree that resolved the Hollman v. Cisneros lawsuit. The decree brought \$117 million in development funds from the US Department of Housing and Urban Development, as well as substantial investment from MHFA – nearly \$8.4 million to fund 440 rental units – and other public and private funders. The expected completion date for the new mix of market rate, subsidized, and Habitat homes is December of 2009. Heritage Park has revitalized the long distressed neighborhood near downtown Minneapolis and is providing attractive, quality housing for families and individuals with a wide range of incomes.

5) Establish the MHFA as a Partner of Choice

The Agency is working to enhance its status as a preferred partner and has instituted a number of initiatives to accomplish this goal. Commissioner Tim Marx created the Housing Resource Advisory Group through which staff and funding partners, local and municipal representatives, and nonprofits advise the Commissioner and Agency staff on the investment and allocation of housing resources. The group is exploring a variety of issues, considering how MHFA funds can best complement local housing assistance resources and discussing approaches to resource investment to most effectively meet Minnesotans' need for decent, safe, affordable housing and stronger communities.

The MHFA awards much of its funding through a collaborative, multi-organizational Super RFP process in which applicants can apply for a variety of resources for a specific housing project from numerous sources through a one-stop-shopping system using one application. During FY 2004, the MHFA's Multifamily Division began implementing a significant effort to improve customer service,

efficiency, and effectiveness after thorough examination of its processes. Staff members are reviewing and revising underwriting standards, processing systems, design standards, and application and closing documents in an effort to streamline processes and develop easier, better, faster ways for housing sponsors and other customers to do business with the MHFA.

Affordable housing requires the creative use of funding resources from many entities, as well as regulatory and other nonmonetary contributions like land donation, density allowances, zoning flexibility, and tax increment financing that enhance the affordability of housing. These many resources are necessary to produce housing at rents or sales prices affordable to low- and moderate-income households. Under the programs such as the Community Activity Set-Aside and the Economic Development and Housing Challenge Fund, the MHFA awards extra “points” in the funding selection process for development proposals that provide such assistance.

The following illustrations demonstrate MHFA collaborative activities to help communities rebuild, revitalize, or flourish.



Roseau Court Townhomes is one of many examples of how the MHFA, communities and other partners leverage their resources to develop affordable housing. Roseau Court Townhomes is a new 24-unit development of workforce housing that the MHFA

MHFA Housing Assistance in Minnesota

October 1, 2003 through September 30, 2004

selected for funding following a 2002 flood that displaced many families in this northwestern Minnesota community. The MHFA provided a \$396,923 LMIR loan; \$1,246,824 in flood recovery funds; and \$1,000,000 in general obligation bond funds. Project funding also included tax credit syndication proceeds, city tax increment financing, and the contribution of Roseau's largest employer, Polaris Industries.

Rochester's First Homes program is a unique public-private collaborative designed to provide 875 starter homes by 2005 in the Greater Rochester area. The initiative, established with major contributions from the Mayo Clinic, the Rochester Foundation, and the Greater Minnesota Housing Fund creates owner-occupied homes and rental housing for area families and individuals within the program's income limits. The program receives significant support from a wide variety of other funders including area businesses; federal, state, and local governments; builders; lenders; and many philanthropic and nonprofit organizations. First Homes employs a variety of programs and approaches to fulfill its mission, such as Habitat homes and community land trusts. As of the end of this program year, more than 600 residences have been built. First Homes is the MHFA's single largest commitment of resources to a venture, with almost \$49 million devoted to the effort as of the end of this program year.



In FY 2004, Habitat for Humanity worked with local organizations to assist additional low-income homebuyers by matching the \$4.2 million provided to 49 homebuyers under the MHFA's Bruce Vento Affordable Housing Program.

Communities, nonprofits, and others provided \$9.2 million for a variety of housing projects to meet local housing needs, projects for which the MHFA provided nearly \$6.4 million in Community Revitalization funding. The MHFA also provided \$5 million in rehabilitation loan assistance during 2004, which homeowners used for rehabilitation projects with \$378,000 from other funding sources.

In FY 2004, MHFA loans to rental housing developments leveraged \$8,440,116 in annual Housing Tax Credits with \$23,376,936 in financing from the MHFA's first mortgage program; \$21,517,453 in other MHFA resources; and \$6,010,502 from the MHFA's funding partners.

The MHFA also assists nonprofit entities to increase their ability to deliver affordable housing in communities. The Organizational Support Program provides deferred repayment assistance that ranges from nonprofit staff training to operating expense payments for affordable housing projects owned by a nonprofit entity. The Nonprofit Capacity Building Loan Program provides short-term loans to housing sponsors for predevelopment costs, such as architectural fees, for affordable housing. Under that program, the MHFA made 21 loans totaling \$1,829,827 in FY 2004. (These short-term loans are repaid at the time of initial closing on permanent financing, frequently through an MHFA program, so they are not included in this report as assistance to households or sponsors.)

With the collaboration of its partners, the MHFA assisted households throughout Minnesota's regions in relatively close proportion to the distribution of all households estimated to be eligible for MHFA assistance (see Table 10).

In the fall of 2004, from the Agency's most recent funding cycle, the MHFA Board of Directors approved \$35 million in commitments to affordable rental housing development, rehabilitation and preservation projects, operating subsidies, and rental assistance. The

Board also approved \$8 million in commitments to finance affordable single-family housing development and rehabilitation, and to rehabilitate and sell blighted and abandoned property to at-risk homebuyers. The next funding cycle, in the spring of 2005, will provide new MHFA commitments to affordable housing in Minnesota.

In 2005, the MHFA will work with staff of the Minnesota Department of Human Services to continue implementation of the elements of the Business Plan to End Long-Term Homelessness. Agencies will seek ways in which to reduce development and operating costs for supportive housing.

The MHFA will continue to work with Fannie Mae, the Federal Reserve Bank of Minneapolis, and community partners to develop and implement a business plan for increasing homeownership among communities of color through the Emerging Markets Homeownership Initiative.

Clearly, the MHFA is achieving progress with the goals set out in its new strategic plan, which focuses on ending long-term homelessness, increasing the homeownership rate for underserved ethnic groups, preserving the existing stock of affordable housing, increasing housing choices for low- and moderate-income workers, and establishing the MHFA as a housing partner of choice.

If you have any questions, comments, or would like to obtain additional copies of this assessment or any other reports referenced here, please contact the MHFA at:

400 Sibley Street, Suite 300
St. Paul, MN 55101-1998
Telephone: (651) 296-7608 or (800) 657-3769 toll-free or
(651) 297-2361 for TTY

You also will find this report posted on the MHFA's website at:
www.mhfa.state.mn.us
(See *About the MHFA, Agency Reports*)

Understanding Housing Assistance Data

Under rental housing programs, the dollar amount of MHFA assistance reported is by the program from which MHFA disbursed the funds. Units in developments that received funding from more than one MHFA program have been identified once; units are "assigned" to the program that provided the greatest amount of funding of the total assistance to the development. Based on the use of different MHFA funding sources and amounts for each development, average assistance per unit for rental housing varies greatly and is most meaningful for specific developments, rather than by program.

Average annual assistance amounts shown are based on total assistance disbursed and total households assisted. For tenant households receiving voucher assistance, this is an average annual assistance amount per household regardless of months of assistance. Assistance amounts are estimated based on the voucher amount at the most recent certification for household participation in a program.

Annual tenant demographics are based on data reported to the MHFA by owners of those developments occupied for the first time during the reporting year; information provides a one-time "snapshot" taken at initial occupancy. Demographics may vary widely from year to year, reflecting the number, size, and type of developments for which owners report occupancy information. Occupancy information may not be immediately available to the MHFA for rental housing programs; demographics for housing occupied in FY 2004 may be for housing financed in a previous year.

The MHFA allocates federal Housing Tax Credits (HTC) to qualifying rental property owners and also provides financing to many tax

credit developments. The annual HTC amount is reported and units are counted once, either under the program from which the MHFA provided financing, or as units for which the MHFA allocated credits without funding.

Some programs, such as Organizational Support (for nonprofit organizations), do not directly assist households; therefore, demographic data are noted as being “not applicable.” Where fewer than three loans have been made in an area, data are not shown by program, but are included in subtotals and totals.

The Minnesota Mortgage Program, Community Activity Set-Aside, and Minnesota City Participation Program provide Homeownership Assistance Funds (HAF) for entry cost assistance, monthly payment assistance, and Entry Cost Assistance Plus loans to eligible households. HAF is available as a second mortgage to qualifying lower income borrowers. We report information on HAF assistance and HAF-assisted households in several different ways; however, households are counted only once, under the MHFA program that provided first mortgage financing. The total average MHFA amount provided to HAF-assisted borrowers includes both the first mortgage and second mortgage amounts shown.

A household includes the members of an occupied housing unit. For the purposes of this report, a female-headed family is defined as one adult woman (the borrower or householder) living with one or more children who are under the age of 18. A household of color is defined as one in which the borrower or householder is identified as being of a race other than white, or white and of Hispanic ethnicity. Data from *Census 2000* show that female-headed families comprise 6% of all households in Minnesota and households of color comprise nearly 8% of all households. Census data for some metropolitan areas indicate higher proportions of households of color in metropolitan areas, for example nearly 25% in Minneapolis and 22% in Saint Paul. These two groups, female-headed families and households of color, traditionally

have had lower incomes, special housing needs, or limited access to existing resources. The MHFA is committed to meeting the needs of these households. Female-headed families and households of color are included in data shown in all data tables; however, the MHFA also reports separately on the assistance to each of these household types.

MHFA bases the distribution of all households estimated to be eligible for MHFA assistance on Census data. Estimates include households eligible for first-time homebuyer assistance (income-eligible renters), households eligible for improvement or rehab loans (income-eligible homeowners) and households eligible for Section 8 (renters with incomes 80% or less of HUD’s estimated area median income.) Under Section 8, roughly 50% of the units assisted are in developments for elderly tenants and 50% are in developments for families. A review of occupancy data in developments for families (only) shows, historically, that between 80% and 85% of units in Section 8 developments for families have been occupied by female-headed families.

Table 1
Income Distribution, MHFA-Assisted Households, FY 2004

Gross Annual Household Income	MHFA Assistance, not including Section 8		MHFA Assistance, Section 8 only		All Assisted Households Reporting	
	Number of Households Reporting	Percent of Total Reporting	Number of Households Reporting	Percent of Total Reporting	Number of Households Reporting	Percent of Total Reporting
\$0-\$1,999	765	4%	1,552	5%	2,317	4%
\$2,000-\$3,999	510	2%	1,085	4%	1,595	3%
\$4,000-\$5,999	1,051	5%	2,093	7%	3,144	6%
\$6,000-\$7,999	2,086	10%	6,276	21%	8,362	16%
\$8,000-\$9,999	1,124	5%	4,438	15%	5,562	11%
\$10,000-\$11,999	948	4%	4,049	13%	4,997	10%
\$12,000-\$13,999	931	4%	3,107	10%	4,038	8%
\$14,000-\$15,999	903	4%	2,268	7%	3,171	6%
\$16,000-\$17,999	706	3%	1,580	5%	2,286	4%
\$18,000-\$19,999	863	4%	1,152	4%	2,015	4%
\$20,000-\$21,999	798	4%	870	3%	1,668	3%
\$22,000-\$23,999	735	3%	613	2%	1,348	3%
\$24,000-\$25,999	867	4%	488	2%	1,355	3%
\$26,000-\$27,999	792	4%	303	1%	1,095	2%
\$28,000-\$29,999	721	3%	246	1%	967	2%
\$30,000-\$31,999	822	4%	145	0.5%	967	2%
\$32,000-\$33,999	692	3%	96	0.3%	788	2%
\$34,000-\$41,999	2,358	11%	142	0.5%	2,500	5%
\$42,000 and above	3,760	18%	31	0.1%	3,791	7%
Total	21,432	100%	30,534	100%	51,966	100%

This table includes households who received MHFA assistance under programs with varying income guidelines.

Table 2
MHFA-Assisted Households Compared with Selected Income Standards, FY 2004

Program	Median Annual Household Incomes and Income Standards
General Assistance maximum benefit (single adult)	\$2,436
Housing Trust Fund-Transitional	\$4,338
Housing Trust Fund (HTF)	\$6,384
Housing Opportunities for Persons with AIDS (HOPWA)	\$6,847
Bridges	\$7,560
HTF-Tenant Based Rental Assistance (HTF RA)	\$8,796
Family Homeless Prevention and Assistance Program (FHPAP)	\$9,100
Section 8 Contract Administration	\$9,422
ARIF-Minnesota Families (MARIF)	\$9,780
ARIF-Preservation (PARIF)	\$10,131
MN Family Investment Program (one adult, two children) maximum cash benefit	\$10,224
HOME Rental Rehabilitation Program	\$10,578
Section 8 Housing Assistance Payments Program-MHFA	\$10,579
Rehabilitation Loan Program	\$12,400
Rental Assistance for Family Stabilization (RAFS)	\$14,040
Affordable Rental Investment Fund (ARIF)	\$15,020
Poverty Threshold (3-person household)	\$15,670
Rental Rehabilitation Loan Program	\$16,800
Housing Tax Credits (HTC)	\$17,599
Poverty Threshold (4-person household)	\$18,850
Low and Moderate Income Rental Program (LMIR)	\$20,905
Innovative and Inclusionary Housing	\$23,826
Bruce Vento Affordable Housing	\$24,444

Continued on next page

Table 2
MHFA-Assisted Households Compared with Selected Income Standards, FY 2004 *(continued)*

Program	Median Annual Household Incomes and Income Standards
Minnesota Urban and Rural Homesteading Program (MURL)	\$24,960
Community Revitalization (CRV)	\$29,500
Economic Development and Housing Challenge Fund	\$29,788
Homeownership Education, Counseling, and Training (HECAT)	\$30,000
50% of HUD Median Income, Statewide	\$33,000
Homeownership Assistance Fund (HAF)	\$33,048
Minnesota Mortgage Program (MMP)	\$33,557
Tribal Indian Housing Program	\$34,091
Minnesota City Participation Program (MCP)	\$34,505
Community Activity Set-Aside Program (CASA)	\$35,958
Disaster Relief	\$28,066
50% of HUD Median Income, Minneapolis/Saint Paul	\$38,200
Entry Cost Homeownership Opportunity Program (ECHO)	\$38,484
Community Fix-Up Fund (CFUF)	\$41,710
60% of HUD Median Income, Minneapolis/Saint Paul	\$45,840
Fix-Up Fund (FUF)	\$46,981
HUD Median Income, Statewide	\$66,000
HUD Median Income for Minneapolis/Saint Paul	\$76,400

Table 3
MHFA Housing Assistance in Minnesota, FY 2004

Programs	MHFA Assistance	Households/ Units Assisted	Average MHFA Assistance Per Household or Unit	Median Annual Household Income	Percentage Female-Headed Families	Percentage Households of Color
Single Family Homes						
Bruce Vento Affordable Housing	\$4,206,613	49	\$85,849	\$24,444	45%	51%
Community Activity Set-Aside Program	\$92,212,403	694	\$132,871	\$35,958	22%	32%
no HAF	\$5,738,126	47	\$122,088	\$37,200	6%	36%
with HAF	\$86,474,277	647	\$133,654	\$35,796	23%	31%
Community Fix-Up Fund	\$9,390,082	731	\$12,846	\$41,710	13%	13%
Community Revitalization	\$6,373,051	326	\$19,549	\$29,500	18%	9%
Disaster Relief	\$501,627	39	\$12,862	\$28,066	8%	10%
Entry Cost Homeownership Opportunity	\$1,458,445	479	\$3,045	\$38,484	14%	25%
Fix-Up Fund	\$26,187,110	1,939	\$13,505	\$46,981	7%	7%
Homeownership Assistance Fund*	\$8,380,333	1,105	\$7,584	\$33,048	22%	27%
Homeownership Education, Counseling, and Training	\$1,673,490	7,388	\$227	\$30,000	22%	26%
Minnesota City Participation Program	\$47,848,379	442	\$108,254	\$34,505	12%	12%
no HAF	\$32,913,327	296	\$111,194	\$36,458	6%	7%
with HAF	\$14,935,052	146	\$102,295	\$31,004	24%	23%
Minnesota Mortgage Program	\$105,850,801	1,114	\$95,019	\$33,557	11%	13%
no HAF	\$75,724,185	802	\$94,419	\$34,890	8%	6%
with HAF	\$30,126,617	312	\$96,560	\$28,843	20%	30%
Minnesota Urban and Rural Homesteading	\$1,365,750	19	\$71,882	\$24,960	32%	16%
Organizational Support Program	\$475,000	Not applicable				
Rehabilitation Loan Program	\$5,093,435	461	\$11,049	\$12,400	15%	12%
Tribal Indian Housing Program	\$5,578,194	76	\$73,397	\$34,091	20%	97%
Subtotal, Single Family	\$316,594,713	13,757				

Continued on next page

Table 3
MHFA Housing Assistance in Minnesota, FY 2004 *(continued)*

Programs	MHFA Assistance	Households/ Units Assisted	Average MHFA Assistance Per Household or Unit	Median Annual Household Income	Percentage Female-Headed Families	Percentage Households of Color
Homeownership	\$274,947,459	10,587				
Home improvement/rehabilitation	\$41,172,254	3,170				
Organizational support	\$475,000	Not applicable				
Multifamily Housing**						
Affordable Rental Investment Fund	\$826,335	16	\$9,837	\$15,020	43%	18%
ARIF-Minnesota Families	\$12,492,057	84	\$105,865	\$9,780	77%	46%
ARIF-Preservation	\$7,659,719	675	\$8,140	\$10,131	17%	28%
Bridges***	\$1,453,137	429	\$3,387	\$7,560	20%	15%
Economic Development and Housing Challenge Fund	\$6,791,702	523	\$10,353	\$29,788	30%	21%
Family Homeless Prevention and Assistance Program (FHPAP)***	\$3,526,547	6,657	\$530	\$9,100	48%	60%
HOME Rental Rehabilitation Program	\$3,165,222	255	\$12,413	\$10,578	15%	7%
Housing Opportunities for Persons with AIDS (HOPWA)	\$161,029	226	\$820	\$7,920	16%	35%
Housing Tax Credits (HTC)****	\$5,627,229	906		\$17,599	31%	48%
With MHFA assistance	\$4,812,411	760		\$20,306	37%	49%
Without MHFA assistance	\$814,818	146		\$8,086	4%	40%
Housing Trust Fund (HTF)	\$3,105,146	479	\$6,483	\$6,384	24%	55%
HTF-Tenant Based Rental Assistance	\$1,226,387	397	\$3,089	\$8,796	56%	53%
HTF-Transitional	Not applicable			\$4,338	0%	25%
Innovative and Inclusionary Housing	\$325,000	8	\$40,625	\$23,826	67%	0%
Low and Moderate Income Rental Program	\$25,917,656	749	\$34,603	\$20,905	47%	29%

Continued on next page

Table 3
MHFA Housing Assistance in Minnesota, FY 2004 *(continued)*

Programs	MHFA Assistance	Households/ Units Assisted	Average MHFA Assistance Per Household or Unit	Median Annual Household Income	Percentage Female-Headed Families	Percentage Households of Color
Multifamily Employer Matching Grants	\$193,550	Not applicable				
Rental Assistance for Family Stabilization***	\$702,486	337	\$2,085	\$14,040	73%	53%
Rental Rehabilitation Loan Program	\$1,439,694	372	\$3,870	\$16,800	27%	45%
Section 8 Housing Assistance Payments Program-MHFA	\$73,992,013	12,927	\$5,724	\$10,579	21%	15%
Section 8 Contract Administration	\$68,783,348	17,607	\$3,907	\$9,422	17%	29%
Subtotal, Multifamily	\$217,388,257	41,887				
Total	\$533,982,970	55,644				

*For programs in which the MHFA provides second mortgages in conjunction with other MHFA assistance, units will be reported under the program providing the first mortgage.

**Due to the fact that some developments are assisted under more than one MHFA rental program, tenant household characteristics inadvertently might be reported more than once. Annual tenant demographics are based on data reported to the MHFA by owners of developments occupied for the first time during the reporting year. Demographics may vary widely from year to year, reflecting the number, size, and type of developments for which owners report occupancy information.

***This amount is estimated assistance based on current voucher amounts. Average shown is assistance per household regardless of months of assistance. FHPAP includes actual cash assistance and assistance for services during the reporting year.

****Units for which owners claimed federal tax credits for the first time in the previous calendar year and annual amount of credit. These units are occupied or available for occupancy. Tax credit units receiving MHFA assistance are counted only once, under the program from which the agency disbursed assistance funds. The total amount of tax credit and those HTC units the MHFA allocated without MHFA assistance are included in subtotal and total counts.

Note: Households of color include a borrower or householder who is identified either as being of a race other than white, or white with Hispanic ethnicity shown as a percentage of all households assisted under a program.

Table 4
MHFA Housing Assistance in Duluth, FY 2004

Programs	MHFA Assistance	Households/ Units Assisted	Average MHFA Assistance Per Household or Unit	Median Annual Household Income	Percentage of Female- Headed Families	Percentage of Household s of Color
Single Family Homes						
Bruce Vento Affordable Housing		< 3	Not available			
Community Activity Set-Aside Program	\$1,689,579	20	\$84,479	\$26,646	25%	0%
Community Fix-Up Fund		< 3	Not available			
Community Revitalization Fund	\$660,684	20	\$33,034	\$23,350	30%	5%
Entry Cost Homeownership Opportunity Program	\$190,167	57	\$3,336	\$30,396	14%	4%
Fix-Up Fund	\$268,708	30	\$8,957	\$34,920	3%	0%
Homeownership Assistance Fund*	\$104,395	39	\$2,677	\$27,948	26%	0%
Minnesota City Participation Program	\$2,280,553	21	\$108,598	\$33,408	10%	0%
Minnesota Mortgage Program	\$2,741,250	28	\$97,902	\$31,008	14%	0%
Minnesota Urban and Rural Homesteading Program		< 3	Not available			
Organizational Support Program	\$80,000	Not applicable				
Rehabilitation Loan Program		< 3	Not available			
Tribal Indian Housing Program		< 3				
Subtotal, Single Family	\$8,443,023	183				
Homeownership	\$8,058,894	150				
Home improvement/rehabilitation	\$304,128	33				
Organizational support	\$80,000	Not applicable				

Continued on next page

Table 4
MHFA Housing Assistance in Duluth, FY 2004 *(continued)*

Programs	MHFA Assistance	Households/ Units Assisted	Average MHFA Assistance Per Household or Unit	Median Annual Household Income	Percentage of Female- Headed Families	Percentage of Households of Color
Multifamily Housing**						
ARIF-Minnesota Families	\$594,000	6	Not applicable	\$7,747	67%	67%
ARIF-Preservation	\$540,000	60	Not applicable			
Bridges***	\$225,811	60	\$3,764	\$7,734	22%	22%
Family Homeless Prevention and Assistance Program***	\$94,898	333	\$285	\$7,638	33%	38%
Section 8 Housing Assistance Payments Program and Contract Administration***	\$3,997,980	855		\$9,392	10%	7%
Subtotal, Multifamily	\$5,452,689	1,314				
City Total	\$13,895,712	1,497				

*For programs in which the MHFA provides second mortgages in conjunction with other MHFA assistance, units will be reported under the program providing the first mortgage.

**Due to the fact that some developments are assisted under more than one MHFA rental program, tenant household characteristics inadvertently might be reported more than once. Annual tenant demographics are based on data reported to the MHFA by owners of developments occupied for the first time during the reporting year. Demographics may vary widely from year to year, reflecting the number, size, and type of developments for which owners report occupancy information.

***Voucher assistance amount is estimated assistance based on current voucher amounts. Average shown is assistance per household regardless of months of assistance. FHPAP includes actual cash assistance and assistance estimated to be provided for services during the reporting year. Section 8 assistance amount is estimated based on statewide average assistance per household.

Note: Where the MHFA funded fewer than three households or units (i.e., < 3) data were withheld at the program level to limit disclosure, but were included in subtotals and totals.

Table 5
MHFA Housing Assistance in Minneapolis, FY 2004

Programs	MHFA Assistance	Households/ Units Assisted	Average MHFA Assistance Per Household or Unit	Median Annual Household Income	Percentage of Female- Headed Families	Percentage of Households of Color
Single Family Homes						
Bruce Vento Affordable Housing	\$1,295,841	13	\$99,680	\$26,880	38%	92%
Community Activity Set-Aside Program	\$9,861,442	67	\$147,186	\$37,136	25%	40%
Community Fix-Up Fund	\$1,908,913	165	\$11,569	\$52,068	13%	29%
Community Revitalization Fund	\$259,364	25	\$10,375	\$31,146	4%	28%
Entry Cost Homeownership Opportunity Program	\$243,669	81	\$3,008	\$39,360	19%	41%
Fix-Up Fund	\$2,061,617	153	\$13,475	\$51,097	14%	24%
Homeownership Assistance Fund*	\$856,400	77	\$11,122	\$37,136	21%	39%
Minnesota Mortgage Program	\$6,305,606	41	\$153,795	\$42,696	0%	24%
Rehabilitation Loan Program	\$701,731	60	\$11,696	\$11,750	17%	43%
Subtotal, Single Family	\$23,494,583	605				
Homeownership	\$18,822,322	227				
Home improvement/rehabilitation	\$4,672,262	378				
Multifamily Housing**						
ARIF-Minnesota Families	\$2,194,597	25	Not applicable	\$5,244	90%	90%
ARIF-Preservation	\$600,000	50	Not applicable			
Bridges***	\$225,811	46	\$4,909	\$7,515	9%	37%
Economic Development and Housing Challenge Fund	\$1,645,000	154	Not applicable			

Continued on next page

Table 5
MHFA Housing Assistance in Minneapolis, FY 2004 *(continued)*

Programs	MHFA Assistance	Households / Units Assisted	Average MHFA Assistance Per Household or Unit	Median Annual Household Income	Percentage of Female-Headed Families	Percentage of Households of Color
Family Homeless Prevention and Assistance Program***	\$602,591	2,109	\$286	\$7,452	57%	87%
Housing Tax Credits (HTC)**	\$450,000	Not applicable		\$21,112	29%	95%
Housing Trust Fund (HTF)	\$713,044	97	Not applicable	\$2,436	0%	60%
HTF-Tenant Based Rental Assistance	\$361,301	98	\$3,687	\$8,706	54%	78%
Low and Moderate Income Rental Program	\$10,722,725	222	Not applicable	\$13,849	92%	100%
Rental Assistance for Family Stabilization***	\$147,136	66	\$2,229	\$11,512	77%	83%
Rental Rehabilitation Loan Program	\$436,583	192	\$2,274	\$29,120	10%	73%
Section 8 Housing Assistance Payments Program and Contract Administration***	\$21,341,264	4,564		\$7,980	18%	57%
Subtotal, Multifamily	\$39,440,052	7,623				
City Total	\$62,934,635	8,228				

*For programs in which the MHFA provides second mortgages in conjunction with other MHFA assistance, units will be reported under the program providing the first mortgage.

**Due to the fact that some developments are assisted under more than one MHFA rental program, tenant household characteristics inadvertently might be reported more than once. Annual tenant demographics are based on data reported to the MHFA by owners of developments occupied for the first time during the reporting year. Demographics may vary widely from year to year, reflecting the number, size, and type of developments for which owners report occupancy information. HTC units with MHFA assistance are counted under the program from which MHFA disbursed funds; credit amount is shown.

***Voucher assistance amount is estimated assistance based on current voucher amounts. Average shown is assistance per household regardless of months of assistance. FHPAP includes actual cash assistance and assistance estimated to be provided for services during the reporting year. Section 8 assistance amount is estimated based on statewide average assistance per household.

Table 6
MHFA Housing Assistance in Saint Paul, FY 2004

Program	MHFA Assistance	Households / Units Assisted	Average MHFA Assistance Per Household or Unit	Median Annual Household Income	Percentage of Female-Headed Families	Percentage Households of Color
Single Family Homes						
Bruce Vento Affordable Housing	\$911,609	10	\$91,161	\$22,848	30%	90%
Community Activity Set-Aside	\$10,072,513	68	\$148,125	\$38,619	26%	59%
Community Fix-Up Fund	\$899,229	77	\$11,678	\$44,223	16%	30%
Community Revitalization Fund	\$314,101	19	\$16,532	\$26,462	21%	5%
Entry Cost Homeownership Opportunity Program	\$254,876	80	\$3,186	\$42,376	13%	43%
Fix-Up Fund	\$1,087,028	83	\$13,097	\$51,597	14%	25%
Homeownership Assistance Fund*	\$827,664	86	\$9,624	\$38,547	20%	47%
Minnesota Mortgage Program	\$6,984,469	46	\$151,836	\$38,486	0%	50%
Rehabilitation Loan Program	\$253,992	25	\$10,160	\$15,192	28%	76%
Subtotal, Single Family	\$21,605,482	408				
Homeownership	\$19,365,233	223				
Home improvement/rehabilitation	\$2,240,249	185				
Multifamily Housing**						
Affordable Rental Investment Fund	\$400,000	16	Not applicable			
ARIF-Minnesota Families	\$2,808,549	19	Not applicable	\$7,043	75%	100%
Bridges***	\$180,552	38	\$4,751	\$7,752	11%	34%
Economic Development and Housing Challenge Fund	\$800,000	79		Not applicable		
Family Homeless Prevention and Assistance Program***	\$545,181	1,156	\$472	\$8,364	47%	79%
Housing Tax Credits**	\$266,030	Not applicable				

Continued on next page

Table 6
MHFA Housing Assistance in Saint Paul, FY 2004 *(continued)*

Program	MHFA Assistance	Households/ Units Assisted	Average MHFA Assistance Per Household or Unit	Median Annual Household Income	Percentage of Female-Headed Families	Percentage Households of Color
Housing Trust Fund (HTF)	\$806,852	259	Not applicable	\$9,102	10%	67%
HTF-Tenant Based Rental Assistance	\$187,930	30	\$6,264	\$7,608	37%	67%
HTF-Transitional	Not applicable			\$4,338	0%	25%
Low and Moderate Income Rental Program	\$735,000	58	Not applicable			
Rental Assistance for Family Stabilization***	\$165,080	70	\$2,358	\$11,887	69%	77%
Rental Rehabilitation Loan Program	\$143,134	31	\$4,617	\$25,000	16%	50%
Section 8 Housing Assistance Payments Program and Contract Administration***	\$19,087,432	4,082		\$7,596	19%	55%
Subtotal, Multifamily	\$26,125,740	5,838				
City Total	\$47,731,222	6,246				

*For programs in which the MHFA provides second mortgages in conjunction with other MHFA assistance, units will be reported under the program providing the first mortgage.

**Due to the fact that some developments are assisted under more than one MHFA rental program, tenant household characteristics inadvertently might be reported more than once. Annual tenant demographics are based on data reported to the MHFA by owners of developments occupied for the first time during the reporting year. Demographics may vary widely from year to year, reflecting the number, size, and type of developments for which owners report occupancy information. HTC units with MHFA assistance are counted under the program from which MHFA disbursed funds; credit amount is shown.

***Voucher assistance amount is estimated assistance based on current voucher amounts. Average shown is assistance per household regardless of months of assistance. FHPAP includes actual cash assistance and assistance estimated to be provided for services during the reporting year. Section 8 assistance amount is estimated based on statewide average assistance per household.

Table 7
MHFA Housing Assistance by Type, FY 2004

Program	Rehabilitate/ Preserve Existing Housing	Construct New Housing	Purchase Existing Housing	Rental Assistance	Homeless Prevention	Education and Training	Total Assisted
Single Family Homes							
Bruce Vento Affordable Housing		49					49
Community Activity Set-Aside Program		243	451				694
Community Fix-Up Fund	731						731
Community Revitalization Fund	102	161	63				326
Disaster Relief	39						39
Entry Cost Homeownership Opportunity Program		12	466				478
Fix-Up Fund	1,939						1,939
Homeownership Education, Counseling, and Training						7,388	7,388
Minnesota City Participation Program		40	402				442
Minnesota Mortgage Program		41	1,073				1,114
Minnesota Urban and Rural Homesteading Program	19						19
Rehabilitation Loan Program	461						461
Tribal Indian Housing Program	10	23	43				76
Subtotal, Single Family	3,301	569	2,498	0	0	7,388	13,756
Homeownership	131	569	2,498	0	0	7,388	10,586
Home improvement/rehabilitation	3,170	0	0	0	0	0	3,170
Multifamily Housing							
Affordable Rental Investment Fund	16						16
ARIF-MN Families	13	71					84
ARIF-Preservation	675						675

Continued on next page

Table 7
MHFA Housing Assistance by Type, FY 2004 *(continued)*

Program	Rehabilitate/ Preserve Existing Housing	Construct New Housing	Purchase Existing Housing	Rental Assistance	Homeless Prevention	Education and Training	Total Assisted
Bridges				429			429
Economic Development and Housing Challenge Fund	163	360					523
Family Homeless Prevention and Assistance Program					6,657		6,657
HOME Rental Rehabilitation Program	255						255
HOPWA				226			226
Housing Tax Credits (no MHFA assistance)	39	107					146
Housing Trust Fund	321	158					479
HTF-Tenant Based Rental Assistance				397			397
Innovative and Inclusionary Housing		8					8
Low and Moderate Income Rental Program	324	425					749
Rental Assistance for Family Stabilization				337			337
Rental Rehabilitation Loan Program	372						372
Section 8 Housing Assistance Payments Program-MHFA				12,927			12,927
Section 8 Contract Administration				17,607			17,607
Subtotal, Multifamily	2,178	1,129	0	31,923	6,657	0	41,887
Total	5,479	1,698	2,498	31,923	6,657	7,388	55,643

Table 8
MHFA-Assisted Female-Headed Families, FY 2004

Program	MHFA Assistance	Households/ Units Assisted	Average MHFA Assistance Per Household	Median Annual Household Income
Single Family Homes				
Bruce Vento Affordable Housing	\$1,741,997	22	\$79,182	\$21,108
Community Activity Set-Aside Program	\$19,366,931	151	\$128,258	\$34,445
Community Fix-Up Fund	\$1,144,691	94	\$12,178	\$33,209
Community Revitalization Fund	\$1,074,741	59	\$18,216	\$26,100
Disaster Relief	\$26,250	3	\$8,750	\$18,660
Entry Cost Homeownership Opportunity Program	\$207,450	68	\$3,051	\$35,094
Fix-Up Fund	\$1,958,570	140	\$13,990	\$36,288
Homeownership Assistance Fund*	\$2,049,757	246	\$8,332	\$31,630
Minnesota City Participation Program	\$5,375,746	54	\$99,551	\$32,002
Minnesota Mortgage Program	\$10,983,682	128	\$85,810	\$27,580
Minnesota Urban and Rural Homesteading Program	\$523,491	6	\$87,249	\$24,010
Rehabilitation Loan Program	\$739,449	69	\$10,717	\$14,350
Tribal Indian Housing Program	\$1,241,295	15	\$82,753	\$27,856
Subtotal, Single Family	\$46,434,050	809		
Homeownership	\$42,565,090	503		
Home improvement/rehabilitation	\$3,868,960	306		
Multifamily Housing				
Bridges**	\$342,868	85	\$4,034	\$7,230
FHPAP**	\$1,610,867	3,187	\$505	\$8,364
HOPWA	\$18,480	22	\$840	\$7,920
HTF-Tenant Based Rental Assistance**	\$681,869	222	\$3,071	\$9,050

Continued on next page

Table 8
MHFA-Assisted Female-Headed Families, FY 2004 *(continued)*

Program	MHFA Assistance	Households/ Units Assisted	Average MHFA Assistance Per Household	Median Annual Household Income
Rental Assistance for Family Stabilization**	\$514,172	245	\$2,099	\$13,872
Section 8 Housing Assistance Payments Program-MHFA **	\$15,523,488	2,712		\$9,289
Section 8 Contract Administration**	\$11,721,000	3,000		\$7,719
Subtotal, Multifamily	\$30,412,744	9,473		
Total	\$76,846,794	10,282		

*For programs in which the MHFA provides second mortgages in conjunction with other MHFA assistance, units will be reported under the program providing the first mortgage.

**Voucher assistance amount is estimated assistance based on current voucher amounts. Average shown is assistance per household regardless of months of assistance. FHPAP includes actual cash assistance and assistance estimated to be provided for services during the reporting year. Section 8 assistance amount is estimated based on statewide average assistance per household.

Table 9
MHFA-Assisted Households of Color, FY 2004

Program	MHFA Assistance	Households/ Units Assisted	Average MHFA Assistance Per Household	Median Annual Household Income
Single Family Homes				
Bruce Vento Affordable Housing	\$2,513,161	25	\$100,526	\$26,940
Community Activity Set-Aside Program	\$33,118,550	219	\$151,226	\$40,000
Community Fix-Up Fund	\$1,277,564	97	\$13,171	\$42,880
Community Revitalization Fund	\$583,136	28	\$20,826	\$31,914
Disaster Relief	\$58,658	4	\$14,665	\$33,623
Entry Cost Homeownership Opportunity Program	\$362,945	121	\$3,000	\$38,256
Fix-Up Fund	\$1,705,386	133	\$12,822	\$49,040
Homeownership Assistance Fund*	\$2,737,943	302	\$9,066	\$40,148
Minnesota City Participation Program	\$6,581,864	54	\$121,886	\$38,672
Minnesota Mortgage Program	\$16,511,672	140	\$117,941	\$39,104
Minnesota Urban and Rural Homesteading Program	\$171,940	3	\$57,313	\$24,308
Rehabilitation Loan Program	\$647,608	56	\$11,564	\$14,604
Tribal Indian Housing Program	\$5,506,994	75	\$73,427	\$34,089
Subtotal, Single Family	\$71,777,421	955		
Homeownership	\$68,088,205	665		
Home improvement/rehabilitation	\$3,689,216	290		
Multifamily Housing				
Bridges**	\$268,967	65	\$4,138	\$7,020
Family Homeless Prevention and Assistance Program**	\$1,788,375	4,027	\$444	\$8,080

Continued on next page

Table 9
MHFA-Assisted Households of Color, FY 2004 *(continued)*

Program	MHFA Assistance	Households/ Units Assisted	Average MHFA Assistance Per Household	Median Annual Household Income
HOPWA	\$42,000	50	\$840	\$7,920
HTF-Tenant Based Rental Assistance**	\$690,662	209	\$3,305	\$8,364
Rental Assistance for Family Stabilization**	\$405,565	180	\$2,253	\$13,821
Section 8 Housing Assistance Payments Program-MHFA **	\$11,133,180	1,945	\$5,724	\$9,601
Section 8 Contract Administration**	\$20,144,492	5,156	\$3,907	\$9,668
Subtotal, Multifamily	\$34,473,241	11,632		
Total	\$106,250,662	12,587		

*For programs in which the MHFA provides second mortgages in conjunction with other MHFA assistance, units will be reported under the program providing the first mortgage.

**Voucher assistance amount is estimated assistance based on current voucher amounts. Average shown is assistance per household regardless of months of assistance. FHPAP includes actual cash assistance and assistance estimated to be provided for services during the reporting year. Section 8 assistance amount is estimated based on statewide average assistance per household.

Table 10
MHFA Assistance by Region, FY 2004

Initiative Fund Region	Units or Households Assisted through the MHFA	Amount of Assistance the MHFA Disbursed	Area Share of Households Estimated to be Eligible for MHFA Assistance	Area Share of Units or Households Assisted by the MHFA	Area Share of MHFA Funds Disbursed
Central	1,337	\$42,534,091	13%	8%	11%
Metro	9,809	\$178,606,858	55%	56%	46%
Northeast	1,628	\$21,102,425	6%	9%	5%
Northwest	995	\$19,783,547	5%	6%	5%
Southeast	1,738	\$66,899,768	9%	10%	17%
Southwest	1,024	\$30,008,954	10%	6%	8%
West Central	972	\$29,959,919	2%	6%	8%
Total	17,503	\$388,895,562	100%	100%	100%

This distribution does not include some programs, e.g., Section 8 and Homeownership Education, Counseling, and Training, for which data either were unavailable or not applicable to this distribution of assistance provided.



400 Sibley Street, Suite 300
Saint Paul, MN 55101
Phone 651-296-7608
Toll-free 800-657-3769
TTY 651-297-2361
www.mhfa.state.mn.us

This document can be made available in alternative
formats by calling:
651-296-7608 Voice or 651-297-2361 TTY



Equal Opportunity Housing
and Equal Opportunity Employment