

GREATER MINNESOTA HOUSING FUND

# 2009

Annual Report



# Mission

Greater Minnesota Housing Fund strengthens families and communities and promotes economic vitality by supporting the creation and preservation of affordable housing throughout Greater Minnesota.

## 2009 Highlights

### The State of Greater Minnesota Housing Fund

2009 brought new challenges and opportunities to Greater Minnesota Housing Fund and our partners. In the midst of the deep downturn in the national economy, including high rates of foreclosures and growing unemployment, our commitment to helping strengthen communities in Greater Minnesota through creating and preserving affordable housing remains firm.

In 2009, working together with private, public and non-profit community partners, GMHF continued to invest in critically needed affordable housing to deliver safe, decent and affordable housing to low- and moderate-income families and individuals in Greater Minnesota. Our work included providing program funding support to housing organizations, project financing for comprehensive state-wide foreclosure prevention and recovery, the launch of an ambitious new affordable housing preservation program with support from The MacArthur Foundation, continued work on greening all affordable housing in Minnesota, and providing essential gap financing in the form of 0% interest deferred loans to help make housing affordable.

Despite tough economic challenges, great strides were made in 2009. Some of these accomplishments include:

- Awarded funding to support the creation and preservation of **613 affordable homes** in 31 developments in 16 different cities and all 6 regions of Greater Minnesota.
- Facilitated the adoption of **Green Communities Criteria** by Minnesota Housing for all multifamily housing rehabilitation in Minnesota, which complements the previous adoption of criteria that requires all single-family and multifamily new construction be built green.
- Supported statewide comprehensive foreclosure prevention and recovery efforts that to date has secured **\$15 million in new federal funds** to help stabilize communities in Greater Minnesota
- Raised over **\$7 million** in new community development resources for affordable housing.
- Invested **\$11.6 million** in interim and permanent financing for local affordable housing developments.
- Provided leadership on the **Minnesota Preservation Plus Initiative** in collaboration with Minnesota Housing and Family Housing Fund to preserve 18,000 rental homes over the next 10 years.
- Financed new supportive housing developments that enabled over **80 previously homeless households** to secure safe permanent housing with services.
- Convened **Regional Affordable Housing Dialogues** in every region of Greater Minnesota in collaboration with Minnesota Housing and USDA Rural Development.
- Supported **620 emerging markets families** with financial literacy and homebuyer education training and counseling; 67 of these families became first-time homeowners.

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## Inside

2009 Highlights

Project Map

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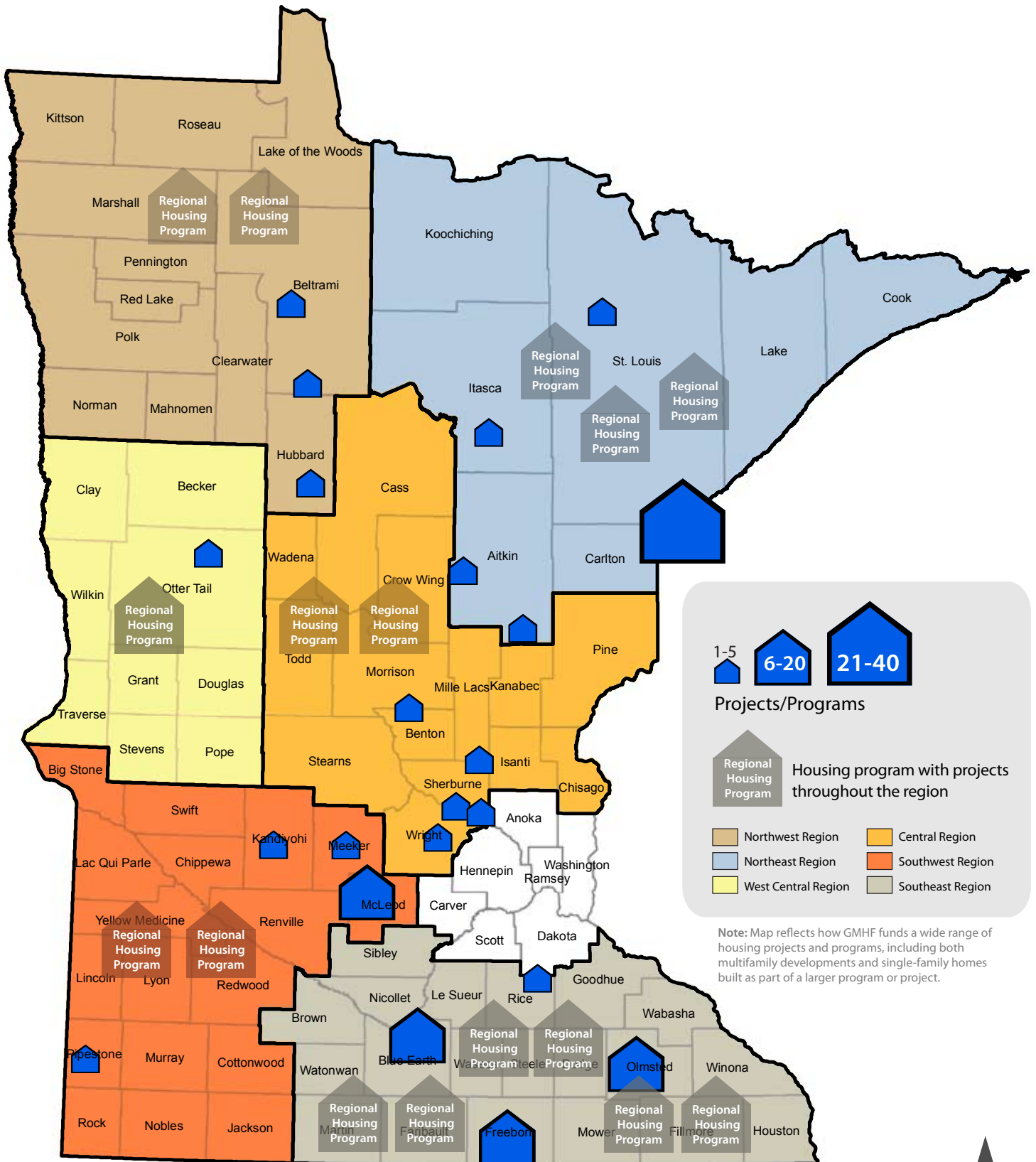
2009 Funders & Investors

Board of Directors

Staff

# Affordable Housing Development

Funded by Greater Minnesota Housing Fund (2009)



1-5 6-20 21-40  
 Projects/Programs

Regional Housing Program  
 Housing program with projects throughout the region

Northwest Region	Central Region
Northeast Region	Southwest Region
West Central Region	Southeast Region

Note: Map reflects how GMHF funds a wide range of housing projects and programs, including both multifamily developments and single-family homes built as part of a larger program or project.

0 25 50 100 Miles



**STATEMENT OF FINANCIAL POSITION -- December 31, 2009 and 2008**

<b>Assets</b>	<b>2009</b>	<b>2008</b>
Cash	\$ 4,430,554	\$ 699,002
Interest Receivable on Investments	\$ 220,208	\$ 223,618
Other Receivables	\$ 100,727	\$ 47,586
Contributions Receivable, Current	\$ 6,037,500	\$ 4,000,000
Loans and Interest Receivable, Current	\$ 2,458,966	\$ 5,982,243
Less: Allowance for Uncollectible Amounts	\$ (429,798)	\$ (753,147)
Property and Equipment	\$ 157,023	\$ 151,555
Less: Accumulated Depreciation	\$ (132,025)	\$ (114,530)
Long-Term Contributions Receivable (Net)	\$ 617,065	\$ 3,562,276
Investments	\$ 29,298,435	\$ 22,630,869
Long-Term Loans Receivable	\$ 56,073,136	\$ 52,390,404
Less: Present Value Discount	\$ (34,994,058)	\$ (33,532,715)
Less: Allowance for Uncollectible Amounts	\$ (1,881,865)	\$ (1,327,838)
<b>Total Assets</b>	<b>\$ 61,955,868</b>	<b>\$ 53,959,323</b>
<b>Liabilities and Net Assets</b>		
Accounts Payable and Accrued Expenses	\$ 316,209	\$ 154,795
Grants Payable, Current	\$ 256,591	\$ 346,247
Notes Payable (Net of Present Value Discount)	\$ 8,661,068	\$ 3,576,103
<b>Total Liabilities</b>	<b>\$ 9,233,868</b>	<b>\$ 4,077,145</b>
<b>Net Assets</b>		
Unrestricted - Undesignated	\$ 16,224,579	\$ 1,372,947
Unrestricted - Board Designated	\$ 27,508,924	\$ 39,581,656
Temporarily Restricted	\$ 8,988,497	\$ 8,927,575
<b>Total Net Assets</b>	<b>\$ 52,722,000</b>	<b>\$ 49,882,178</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 61,955,868</b>	<b>\$ 53,959,323</b>

## THANK YOU TO OUR 2009 FUNDERS & INVESTORS

The McKnight Foundation

Blandin Foundation

Blue Cross and Blue Shield of Minnesota Foundation

Bush Foundation

Faegre & Benson Foundation

Fannie Mae Foundation

F.B. Heron Foundation

Federal Home Loan Bank of Des Moines

## STATEMENT OF ACTIVITIES -- December 31, 2009 and 2008

	2009			2008
	Temporary Unrestricted	Restricted	Total	Total
<b>Support and Revenue</b>				
Contributions	\$ 1,108,234	\$ 4,709,087	\$ 5,817,321	\$ 1,716,117
Program Service Revenues	\$ 1,753,683		\$ 1,753,683	\$ 1,637,108
Interest and Dividends, Net	\$ 1,028,246		\$ 1,028,246	\$ 1,221,877
Unrealized (Loss) Gain on Investments	\$ 1,333,669		\$ 1,333,669	\$ (2,016,355)
Realized (Loss) Gain on Investments	\$ (144,673)		\$ (144,673)	\$ 171,366
Miscellaneous	\$ 372		\$ 372	\$ 10,819
<b>Total</b>	<b>\$ 5,079,531</b>	<b>\$ 4,709,087</b>	<b>\$ 9,788,618</b>	<b>\$ 2,740,932</b>
<b>Net Assets Released from Restrictions</b>	<b>\$ 4,648,165</b>	<b>\$ (4,648,165)</b>	<b>\$ -</b>	<b>\$ -</b>
Total Support and Revenue	\$ 9,727,696	\$ 60,922	\$ 9,788,618	\$ 2,740,932
<b>Expense</b>				
Program Services	\$ 6,397,940		\$ 6,397,940	\$ 8,161,902
Support Services				
Management and General	\$ 550,856		\$ 550,856	\$ 451,159
<b>Total Expense</b>	<b>\$ 6,948,796</b>	<b>\$ -</b>	<b>\$ 6,948,796</b>	<b>\$ 8,613,061</b>
<b>Change in Net Assets</b>	<b>\$ 2,778,900</b>	<b>\$ 60,922</b>	<b>\$ 2,839,822</b>	<b>\$ (5,872,129)</b>
Net Assets - Beginning of Year - As Previously Stated	\$ 40,954,603	\$ 8,927,575	\$ 49,882,178	\$ 55,754,307
<b>Net Assets - End of Year</b>	<b>\$ 43,733,503</b>	<b>\$ 8,988,497</b>	<b>\$ 52,722,000</b>	<b>\$ 49,882,178</b>

Eugene U. and Mary F. Frey Family Fund of The Minneapolis Foundation

The Home Depot Foundation

Minnesota Housing

Wells Fargo Housing Foundation on behalf of Wells Fargo Home Mortgage

Xcel Energy Foundation

USDA Rural Development

US Department of Housing and Urban Development

US Department of Treasury, Community Development Finance Institution Fund



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