



GREATER MINNESOTA HOUSING FUND

Progress Report 1996 – 2002

Supporting Affordable Housing Solutions
that Benefit Families and Communities



The mission of

Greater Minnesota Housing Fund

is to support the creation of affordable housing

for working families in areas of

economic vitality throughout

Greater Minnesota.

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Homes for Working Families

The work of Greater Minnesota Housing Fund

(GMHF) is not so much about houses as it is about the people

who occupy them. Thousands of people have quality, affordable places to live as a result of the community-based housing initiatives supported by GMHF.

Representing all age groups and a cross-section of Minnesotans, there are many more families like them still in need of a safe, decent, affordable home of their own.

GMHF was launched in 1996 in a joint effort of The McKnight Foundation and Blandin Foundation, and capitalized in 1996 and 2000 with a total of \$58.5 million. Additional support has come in smaller increments from several other private sources. (See *Funders*, page 38.)

Projects supported by GMHF provide affordable housing options for working

families of all kinds – young people just getting started in life, parents working to support their children, new immigrants and multi-generational households. The types of housing made available through GMHF-supported initiatives cover the spectrum from starter homes to townhouses to apartments and includes new construction.

Greater Minnesota Housing Fund's Seven-Year Totals

Total GMHF funds allocated	\$42.2 million
Additional funding leveraged	\$367 million
Housing projects funded	197
Units of housing created	3,991
Percentage of single-family	49%
Percentage of multifamily	51%

Data as of December 2002

A partner among leaders

Our state is fortunate to have many community organizations, governmental agencies and others in the for-profit and nonprofit sectors that are working actively to address the serious lack of

affordable housing in many communities. Greater Minnesota Housing Fund is both a leader and a supporting player, providing financial support, technical assistance and important research to support local initiatives in the 80 counties outside the Twin Cities metro area.

A helpful intermediary

GMHF is an intermediary through which strategic investments are made to support the creation and preservation of affordable housing for low- to moderate-income families. Foundations, corporations and local employers make contributions to affordable housing through GMHF. GMHF also helps local communities assemble pools of funds for administration at the local level and serves as a catalyst for progress and innovation. GMHF specializes in creating strategically important programs that promote cost reduction, wise use of land, mixed-income housing, livable neighborhood design and employer involvement.

Several ambitious and inventive programs, including successful efforts to get employers involved in housing solutions in their communities, have been initiated and incubated by GMHF. Success stories include Building Better Neighborhoods, GMHF's starter homes initiative, and First Homes, a local initiative created in partnership with local employers and philanthropic organizations in the Rochester area.

Promoting affordable housing

Greater Minnesota Housing Fund advances affordable housing throughout Greater Minnesota by:

- directly funding affordable housing projects;
- providing technical support to local communities and businesses;
- linking projects with financial resources;
- securing additional resources for affordable housing; and

- using research and program development activities to identify new and innovative ways of increasing affordable housing production.

1996	\$1,298,192
1997	\$6,857,247
1998	\$6,677,707
1999	\$5,029,627
2000	\$10,335,147
2001	\$5,902,682
2002	\$6,130,622

Value and affordability gaps

The private housing market cannot meet the demand for affordable housing because of the value and affordability gaps associated with building new units.

The value (or appraisal) gap refers to the difference between what it costs to build a home and its value once it is completed. In many communities in Greater Minnesota, the value gap can be

as much as 20 percent, meaning that if a house costs \$120,000 to build, it may be appraised at \$96,000 upon completion, due to traditionally low home values outside larger population centers.

The affordability gap is the difference between what housing costs and what a low- to moderate-income working family can afford to pay.

Both gaps make producing new housing impossible without securing special financing from sources such as foundations, government agencies or employers.

Setting priorities, getting results

From July 1996 to December 2002, GMHF allocated over \$42 million to 197 housing projects, 58 homebuyer education programs holding 1,178 workshops, 17 special projects and 35 technical assistance projects. These funds helped create 3,991 units of affordable housing and leveraged more than \$367 million from other sources.

GMHF funds are used to:

- finance the purchase, rehabilitation or new construction of affordable single-family homes and rental units;
- provide technical assistance and useful research for communities in developing affordable housing and neighborhoods; and
- provide training and counseling for first-time homeowners through local community organizations.

Most often, GMHF provides gap financing to make affordable housing projects and homeownership a reality for communities and individuals throughout Greater Minnesota.

Working in partnership

When local officials find that existing resources are unable to cover all of the costs associated with an affordable housing development, GMHF's assistance can be the final piece that allows the project to move forward.

GMHF works to foster the creation of affordable housing in partnership with local, regional and state housing agencies; local business leaders; developers; public officials; and private lenders.

By strategically targeting funding and development assistance efforts, GMHF leverages its financial participation so that limited public and private dollars go further in meeting housing needs.

Attracting additional resources

Greater Minnesota Housing Fund also helps communities leverage additional resources.

AUSTIN, MINNESOTA

Investing through partnership

Greater Minnesota Housing Fund pools its resources with those from many other sources to help in the development of affordable housing. Consider the Murphy's Creek project in Austin:

GMHF's contribution

\$1 million

Hormel Foundation

\$2.3 million

Minnesota Housing Finance Agency

\$3.4 million

City of Austin

\$1.9 million *

Low-income housing credits and developer equity

\$3.85 million

Total development cost

\$12.3 million

119 affordable homes are planned, including rental and owner-occupied units.

* in the form of donated land and tax increment financing

With a broad knowledge of private and public funding programs available, GMHF helps communities secure resources for the planning, developing, marketing and financing of affordable housing.

Since 1996, every \$1 of funding provided by GMHF has leveraged almost \$9 in money from other sources. That ratio demonstrates how GMHF's resources help communities leverage funding from other organizations to help get projects done.

The \$367 million leveraged by GMHF's investments during the past seven years has come from a wide variety of sources. In fact, any single project supported by GMHF is likely to have funds from a handful of government, business, philanthropic and nonprofit sources in addition to the investment of local developers.

In recent years, several Greater Minnesota businesses have looked to neighboring states to expand their operations because of the lack of affordable housing available in our own communities. Executives across the state now list the lack of affordable housing close to the workplace among their chief concerns, according to a 2001 study conducted by The Williston Group, a business consulting firm.

Working people are feeling the pinch, too. It is commonplace in Greater Minnesota for the nearest affordable housing to be 30 to 40 miles or more away from the workplace. The mismatch between where the jobs are and where affordable housing is available can force employees to commute long distances, causing added economic stress on the family and higher absenteeism and turnover at work.

GMHF 1996-2002 Funding Activity By Program

Multifamily Development	\$15,147,770
Employer Assisted Housing	\$4,192,627
Homebuyer Education	\$1,161,246
Downpayment Assistance	\$450,789
Single-Family Development	\$3,645,911
Building Better Neighborhoods	\$7,830,414
First Homes	\$4,580,650
Flood Recovery	\$4,039,940
Special Projects	\$702,500
Technical Assistance	\$479,377
Total	\$42,231,224



Tina Gulick

Hillside Neighborhood, Duluth

For Duluth resident Tina Gulick, one simple fact is all it takes to explain the significance of becoming a homeowner: as a renter, she was forced to move six times in the first 11 years of her daughter's life.

Those days are over for Tina and her sixth-grade daughter, Nichole. With the help of a special homeownership assistance program supported by Duluth employers and nonprofits, and Greater Minnesota Housing Fund, the Gulick family was able to purchase a two-bedroom home in the East Hillside neighborhood of Duluth.

"We have a lot more financial stability now, where before there was a complete lack of it," Tina says. "When you're renting, you're at the mercy of the landlord and what he decides to do with the property, and as a result you can end up having to move every few months."

Tina received financial assistance through the Hillside Homeownership Incentive Program, which was created a few years ago through a partnership of Duluth employers, lenders and area nonprofits that wanted to make the Hillside area a safe, affordable and accessible neighborhood for workers who were interested in purchasing a home. GMHF provided \$150,000 in grant funding through its Employer Assisted Housing program.

Prior to the creation of the Duluth initiative, employees of several major Duluth businesses had expressed interest in moving into the neighborhood, but

housing conditions and lack of homeownership opportunities usually held them back.

"The market is tough," Tina says. "It's hard to find a good home a working person can afford."

The Hillside Homeownership Incentive Program was created to address two important problems – the demand for safe, decent, affordable housing and the need to revive the neighborhood. GMHF promised to match employer contributions to the program.

Tina received \$2,000 in downpayment assistance from GMHF, which matched employer contributions and those from Local Initiatives Support Corporation. This aid made it possible for buyers like Tina to get into a home without having a large sum of up-front money of her own, and the downpayment assistance became part of a larger package that combined a

low-interest mortgage with money for needed renovations.

"It's a cute little place, and I think we can really turn it into something," Tina says.

She moved into her house in March 2001, and now has a mortgage payment that is about \$150 less than the \$600 she was paying to rent her previous residence in Hermantown. The first thing that needed attention was the plumbing. With that work completed, Tina plans to tackle exterior upgrades, such as repairing a front porch, and renovation of the bathroom. Overall, the condition of the house is solid, and the place is not without its charms, such as a large kitchen window that provides a clear view of Lake Superior.

"There is peace of mind in knowing that the house is yours and that your money is going toward something that will grow in value," Tina says. "It's satisfying. My daughter loves her room, and she knows it's hers and that she is in a safe place."

employer assisted housing



Employer Assisted Housing

Greater Minnesota Housing Fund has researched, developed and implemented several innovative models for

affordable housing. The Building Better Neighborhoods and Employer Assisted Housing programs and a regional initiative called First Homes have been developed by GMHF. The programs have been put to widespread use in communities across the state.

Employers as partners

Greater Minnesota Housing Fund believes that businesses can play an important role in helping their employees and communities meet their housing needs. GMHF encourages businesses to participate in local affordable housing efforts through the

Employer Assisted Housing Program, which since 1996 has drawn more than \$4 million from Greater Minnesota employers.

A growing number of employers are becoming partners in affordable housing in their community. While many employers seek opportunities to expand operation, they face a shortage that leaves an estimated 20 percent of new workers unable to find suitable housing for their needs and budget.

Two ways to help

Employer assisted housing strategies fall into two categories: those that increase the available housing stock in a community and those that help employees to buy existing housing.

Downpayment and closing costs, which can be upwards of 10 percent of the entire cost of the house, are often significant barriers for many low- and moderate-income families, despite the fact that a monthly mortgage payment may be less than monthly rent.

Employers can assist employees toward their goal of homeownership by matching employee contributions toward a downpayment and increase the employee's ability to purchase a home by supporting homebuyer education and credit counseling.

Employers can also assist in the creation of new affordable housing by providing cash contributions or investments to a housing development, donating land or guaranteeing loans. A growing number of employers are using such housing development strategies to increase the supply of housing for the entire community, thereby benefiting many of their own workers, as well.

GMHF works directly with employers to package a combination of both technical and financial resources for affordable housing that results in a win-win situation for the company, the employees and the local community.

Leadership and partnerships

Many areas of economic growth across Greater Minnesota have experienced a shortage of housing, a problem that stifles economic expansion and job growth. Greater Minnesota Housing Fund created its Employer Assisted Housing program to meet the needs for affordable housing expressed by local businesses and community leaders.

Here's a look at GMHF's three program areas for Employer Assisted Housing:

- **Downpayment Assistance:**
GMHF will match an employer's contribution to an employee's down payment for a home, up to \$2,500.
- **Housing Development Financing:**
GMHF will match an employer's contribution to affordable single-family or rental housing development in its community by providing up to \$20,000 per unit in low-interest, deferred financing.

- **EAH Program Development:**
GMHF offers technical assistance to employers and communities interested in expanding local

affordable housing opportunities. GMHF works with business and community partners to develop programs and projects that best meet their needs.



“ There is peace of mind in knowing that the house is yours and that your money is going toward something that will grow in value. ...My daughter loves her room, and she knows it's hers and that she is in a safe place. ”

Tina Gulick
Hillside Neighborhood, Duluth, MN

Laura and Brenan Clark

Parkway Estates, Marshall

Laura and Brenan Clark are a starter family – both are recent college graduates in their mid-twenties – and so it only made sense that they would be in the market for a starter home.

The couple was among the first buyers in a Building Better Neighborhoods project being developed in Marshall. They moved into their new home in the spring of 2001.



"We knew we couldn't afford a lot of the homes on the market," Laura says. "So we were very happy to hear about this program. We love our home."

The Clark's home is part of a development funded in part through Building Better Neighborhoods, a Greater Minnesota Housing Fund program which puts an emphasis on cost-saving strategies that contribute to making a home and a community more affordable and livable.

The program advocates several strategies for planning comfortable, attractive and affordable neighborhoods. For example, Building Better Neighborhoods concepts suggest using narrower streets and modest-sized lots to reduce the infrastructure costs per unit. The program also suggests efficient street layouts, a mix of housing types and styles, and neighborhood parks with connections to trail systems. Some popular elements of traditional design – such as sidewalks and, in some cases,

alleys – are also part of the Building Better Neighborhoods model.

Parkway Estates, which is where the Clarks now live, was developed by the Southwest Minnesota Housing Partnership and received technical assistance from GMHF. The development used some ingredients of the Building Better Neighborhoods program, such as economies of scale, unfinished expansion spaces, an efficient street layout and a neighborhood park.

When completed, Parkway Estates will include 40 market-rate homes, 41 affordable single-family homes, and 18 affordable townhouses. The Clark's house is a split-entry design with more than 1,400 square feet of space. There are two bedrooms and one bathroom in the finished portion of the house, and the unfinished expansion space provides

room for another two bedrooms and full bath.

The total price of their starter home was more than \$110,000, but their payments are based on a first mortgage of just \$92,000. The rest of the price tag was covered with deferred gap loans and other forms of assistance.

The Clarks were married in September 2000 and graduated from Southwest State University in May 2001. Before moving to their new home they were renting the basement of a house in Marshall. Their current monthly mortgage payment is just \$140 more than the rent at the old place.

"It's a jump, but it's manageable," says Laura, who is beginning a teaching career. "It feels good to know that the house is our own and that we're building equity."

Returning young families is important to rural communities like Marshall. The Clarks have put down roots in Marshall and plan to raise their family there in the years to come.

building better neighborhoods



Building Better Neighborhoods

Starter homes at reasonable prices

Through extensive research and development, GMHF

created Building Better Neighborhoods, an inventive program that provides

technical support and financial resources to communities committed to building affordable, livable neighborhoods. Building Better Neighborhoods' strategies include the most cost-effective methods of home design, construction and land-use planning.

The principles of Building Better Neighborhoods encourage communities to develop cohesive, well-planned neighborhoods, rather than simply producing housing units that conform to minimum local zoning codes. Communities

throughout the state are benefiting by using these cost-effective strategies to develop attractive, mixed-income neighborhoods.

Building Better Neighborhoods has been an active program since 1998. The program took a leap forward in 2001 with the publication of a comprehensive new guidebook available for free to housing organizations and advocates in Greater Minnesota.

Building Better Neighborhoods

Creating Affordable Homes and Livable Communities

The spring of 2001 saw the release of a new book from Greater Minnesota Housing Fund that aims to reshape the way communities approach the affordable housing crunch.

Building Better Neighborhoods represents an ambitious departure from the customary collection of guidebooks for affordable housing. Readers find themselves

encouraged not only to address the crisis of too few homes for families who cannot afford to pay market prices, but to seize upon strategies that strengthen the character of the whole community.

The book is a practical, how-to manual for building well-designed, affordable homes while creating livable neighborhoods that are long-term assets to the entire city or region.

To get more information about the book, visit GMHF's website (www.gmfh.com).



Increasing affordability

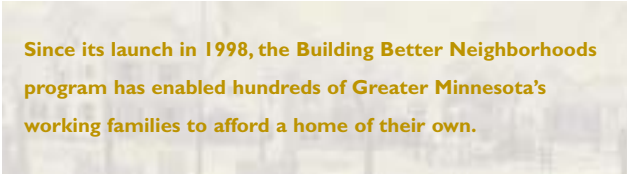
The savings achieved using the Building Better Neighborhoods methods for controlling costs can make all the difference for a working family.

For example, a fully finished home would be built typically on a 100-foot wide lot, costing an average of \$112,000 for construction and fees plus \$31,500 for land and infrastructure, totaling \$143,500. But design and land-use strategies identified by GMHF can lower costs dramatically, resulting in a price tag as low as \$105,000 for the same home without compromising quality or livability.

By combining these cost savings with an affordable mortgage product, a GMHF gap loan and other financial assistance, the home can have a first mortgage of only \$80,000 and be affordable to a family with an income of just \$24,000.

As a result, thousands of Minnesota's working families can afford to own such a home and build wealth and equity for their future. Moreover, because these strategies minimize the per-unit subsidy needed, scarce resources can be stretched to provide housing for more families.

- **Reducing infrastructure costs.** Infrastructure – such as sewer, water, streets, curbs and gutters – typically costs \$200 per linear foot. A 100-foot lot then costs \$20,000 to service with sewer and water pipes and roads. Choosing a smaller, 50-foot wide lot will cut \$10,000 from the cost of the home.



Since its launch in 1998, the Building Better Neighborhoods program has enabled hundreds of Greater Minnesota's working families to afford a home of their own.

Building Better Neighborhood strategies include the following:

- **Scaling back lot sizes.** Many new homes are built on larger lots that add thousands of dollars to the cost of land and infrastructure and, ultimately, the price of the home.
- **Using efficient building techniques.** Building several homes at a time allows the builder to achieve economies of scale and to benefit from labor efficiencies and volume buying that cannot be realized when building homes one or two at a time.

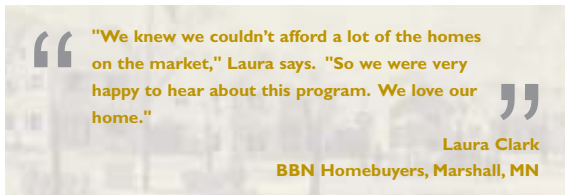
- Providing expansion space for the future. Allowing for some unfinished space makes it possible for a young family to buy into a home as quickly as possible and then, as their financial situation allows, finish another level for more living space. As new rooms are finished, the value of the home will increase, providing another way for a working family to build wealth through homeownership.

Sustainable land-use planning

A key component of this strategy includes planning entire neighborhood developments that benefit from the best practices of neighborhood planning and land development, such as:

- building a mix of housing types for varieties of ages and income levels;

- incorporating alleys that allow for home designs with attractive fronts and garages located towards the back;
- including common public spaces to facilitate community connections and recreation, and providing sidewalks and trails that connect people to natural systems and community services; and
- extending the town streets in order to integrate the new neighborhood



with the existing town, retaining the community character.

Better neighborhoods and stronger communities

Communities also benefit from developing affordable homeownership opportunities for their residents. Creating homeownership opportunities for low- and moderate-income families strengthens the local economy in several ways:

- Homeownership builds wealth not only for the family, but for the entire community in which the home is located.
 - Homeownership nurtures a more stable population and helps strengthen local schools and neighborhoods.
 - A higher rate of homeownership strengthens a city's credit rating and enables all citizens and businesses to benefit through public financing used to service the town's needs.
- Constructing cohesive, well-planned neighborhood subdivisions helps to increase a community's tax base.

Nicollet Meadows

St. Peter



Since the devastation of a 1998 tornado, the residents of St. Peter have worked hard to repair and restore their community. When the 26-acre, 106-unit Nicollet Meadows development was proposed, a key concern was that it

complement adjacent historical neighborhoods. In response, Nicollet Meadows was designed to include such elements as alleys with rear-loaded garages, sidewalks, reduced front yard setbacks, and attractive, traditional home styles.



Ny Tran

Rose Harbor, Rochester

The journey to the American Dream is longer for some people than others. For Rochester resident Ny Tran, the trip began a decade ago and half a world away.

In 1991, Ny fled Vietnam, where she faced a life of poverty and oppression, to seek a better future in the United States.

Arriving here at the age of 27, Ny first settled in Iowa, where she lived for eight years. She moved to Rochester in 1997 and now works as a packager for Rochester Meats.

The mother of three children, Ny became a homeowner for the first time in June 2001. She and her children share a new home in the Rose Harbor subdivision, a mixed-income neighborhood where about half of the units were designated for the First Homes program, making them affordable.

When asked why she wanted to become a homeowner, Ny says simply, "I wanted my children to live freely." Her previous residence was a cramped two-bedroom apartment with no play area for her children.

The finished space in the Tran family's house includes two bedrooms, a full bath, kitchen, dining room and living room. On the lower level, there is unfinished expansion space that will provide for two additional bedrooms and a second bathroom.

"I like everything about the house," Ny says, with some help from her oldest child, a 10-year-old named Thuy, who sometimes acts as an interpreter for her mother. "I'm happy that we now have a safe home of our own."

Ny is among the beneficiaries of an ambitious effort to bring affordable housing to Rochester and its neighboring communities. Greater Minnesota Housing Fund played a leading role in the creation of First Homes and helped guide the formation of a local nonprofit that now directs the program.

First Homes supports the development of both rental and owner-occupied affordable housing in and around Rochester. In Ny's case, the program provided money to close the affordability gap between the market cost of a new home and the amount most working families can pay.

For example, the price of a two-bedroom Rochester home with unfinished expansion space and two-car garage is at least \$120,000 – out of the

price range of Ny and other workers like her.

But through First Homes, the buyer can significantly reduce the first mortgage, the amount upon which the monthly payments are based. To make that possible, the buyer receives tax increment financing (from the city of Rochester) and zero-interest deferred loans that won't come due until the buyer sells the home or pays off the first mortgage. The deferred loans range from \$2,000 to \$15,000, based upon the buyer's need. Greater Minnesota Housing Fund is one of the key providers of those deferred loans. First Homes also includes a community land trust (CLT), which provides \$30,000 of assistance to low-income buyers who otherwise could not afford homeownership.

Along with financial assistance, homebuyer education is a mandatory component of First Homes, and it is designed to ensure buyers are prepared for homeownership and are able to succeed in the long-term.

first homes



First Homes

An ambitious local fix for a serious housing shortage

Greater Minnesota Housing Fund has worked since

1999 with the Rochester Area

Foundation, Mayo Clinic, Rochester, Minnesota Housing Finance Agency and other partners in the design and funding of an aggressive and comprehensive affordable housing strategy to provide starter homes in a market with the third lowest vacancy rate among metropolitan areas nationwide.

The program – known as First Homes – was created to significantly increase the amount of affordable housing production in and around Rochester. The First Homes program combines aspects of GMHF’s Building Better Neighborhoods and Employer Assisted Housing programs with a goal of building at least 875 affordable housing units by 2005.

A persistent shortage

The lack of affordable housing in the Rochester area is severe. More than 3,000 units of affordable housing are needed in the next five years alone, largely driven by job growth at Mayo Clinic and scores of other area businesses. The housing shortage affects more than 25 cities within a 30-mile radius of Rochester.



“ I like everything about the house. ...I’m happy that we now have a safe home of our own. ”

Ny Tran

First Homes Homebuyer, Rochester, MN

What First Homes offers is a community-wide, sustained approach to affordable housing development, with the capacity to capitalize on the contributions of all partners.

Support from many sources

In the fall of 1999, the Rochester Area Foundation launched a local fundraising campaign for First Homes and approached Mayo Clinic, the area’s largest employer, for a funding commitment. Mayo’s response was enthusiastic and generous, an outright commitment of \$4 million and matching funds of \$1 million per year for up to three years.

GMHF’s financial support and technical guidance helped to make First Homes the largest Employer Assisted Housing initiative in Minnesota. GMHF took on a prominent leadership role in the Rochester area, providing vision, housing expertise and a strategic plan to address the area’s housing problems.

By tapping into a variety of public and private sources, First Homes has built a substantial new funding base for an area-wide, five-year affordable housing initiative.

The goal is to raise a total of \$12.75 million from local employers, communities, organizations, institutions and individuals. These funds will be combined with significant investment from GMHF and the Minnesota Housing Finance Agency to build an estimated 500 single-family homes and 375 rental units.

To date, more than 100 businesses, individuals, organizations, institutions and public entities have contributed to First Homes and financing is in place for more than 500 housing units. The program serves households with incomes of 80 percent or less of the statewide median. Families earning as little as \$22,000 per year have been able to purchase new starter homes.

Single-family and rental housing developments have been completed or are under construction in Rochester, Byron, Spring Valley, Kasson, Plainview, Dover, Pine Island, and Hayfield.

ROCHESTER

First Homes

Funders:

Mayo Foundation
Rochester Area Foundation
Minnesota Housing Finance Agency
GMHF
Local Business Community
Local Cities

What: 875 new units of affordable housing (500 single-family and 375 multifamily)

Where: Within a 30-mile radius of Rochester

Why: Rochester has the third-lowest housing vacancy rate among 300 metro areas nationwide

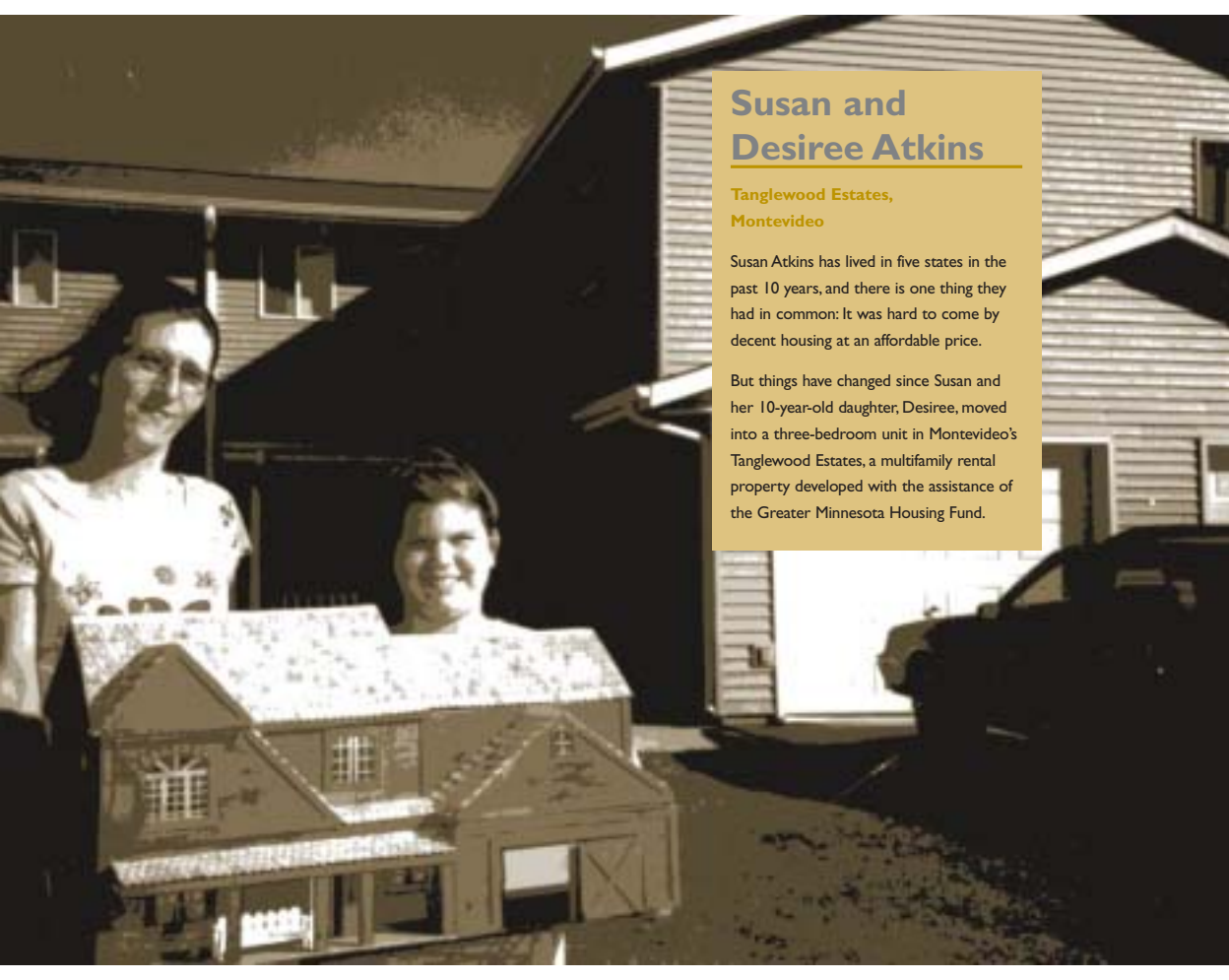
When: 2000 through 2004

A fast start

As of December 2002, 20 projects have received funding through the First Homes program – a new nonprofit organization that has been created to manage the initiative and to implement a community land trust.

Hundreds of families are in the process of qualifying for and purchasing new homes. For the homes already built and sold, the average family purchasing a unit had an income of \$28,000, and made about 60 percent of the area's median income.

GMHF is now sharing the lessons learned in Rochester with other communities and areas of the state.



Susan and Desiree Atkins

Tanglewood Estates, Montevideo

Susan Atkins has lived in five states in the past 10 years, and there is one thing they had in common: It was hard to come by decent housing at an affordable price.

But things have changed since Susan and her 10-year-old daughter, Desiree, moved into a three-bedroom unit in Montevideo's Tanglewood Estates, a multifamily rental property developed with the assistance of the Greater Minnesota Housing Fund.

"I definitely don't want to leave this place anytime soon," Susan says. "I love it here. It's attractive and comfortable, and having a yard makes it feel like it's really our home."

Susan rents one of the 24 townhouses that comprise the Tanglewood Estates. Developed by the Southwest Minnesota Housing Partnership with financial support from GMHF and the Minnesota Housing Finance Agency, the development makes 1,400 square-foot homes available to families for less than \$450 per month.

GMHF's investment in the Tanglewood project totaled \$120,000 in the form of a deferred loan, while the total development cost for the project was \$2 million. The development serves as an example of how local leaders must combine resources from many other sources to turn housing plans into reality. In this case, the project also received funding from the federal government,

Minnesota Housing Finance Agency and the city.

The existence of affordable, livable housing was a factor in Susan's decision to stay in Montevideo. Her previous apartment was a two-bedroom with an unreliable furnace and rickety stairs leading to the back door. She now pays just \$17 a month more in rent for a larger, new townhouse that includes a garage.

Currently working as an assembler at a Montevideo factory, Susan has a long-term goal of studying computers at a technical college and entering a field with more opportunities to advance and earn higher wages.

Having three bedrooms was very important to Susan because she is the mother of three children.

"My kids are everything to me. They come first," she says. "I need a place where they can live, have their own rooms and be comfortable."

Susan and her fiancé, who lives nearby, hope to become homeowners sometime in the future. In fact, her fiancé constructed a miniature house out of Popsicle sticks and gave it to Desiree to symbolize the home they will all one day share.

"Now we have a nice place to live while we plan for the future," Susan says. "It's very nice here and I like the schools in Montevideo. They've been really good with my daughter."

multifamily projects



Core funding programs

Greater Minnesota Housing Fund has been helping to finance affordable rental and owner-occupied homes since

1996. Nearly 4,000 units have since been created through projects backed by GMHF.

Twice each year, GMHF partners with the Minnesota Housing Finance Agency and participates in the Super Request for Proposals (RFP) to select projects. GMHF also maintains flexibility and finances special projects independently of the Super RFP.

During the past seven years, GMHF has distributed its money almost equally between multifamily and single-family housing projects. In most areas of Greater Minnesota, there is a steep demand for all types of housing.

For multifamily housing programs, GMHF provides zero- or low-interest loans for development of multifamily housing projects, including townhouses, duplexes and apartments.

“ I love it here. It's attractive and comfortable, and having a yard makes it feel like it's really our home. ”
Susan Atkins
Tanglewood Estates Tenant, Montevideo, MN

The size and type of a project is based on the wants and needs of the community. GMHF-backed projects have ranged in size from four to 100 units.

For single-family homeownership programs, GMHF provides:

- downpayment or closing cost assistance programs for homebuyers;
 - need-based gap financing and interim financing for new construction of single-family homes;
 - support for single-family starter home projects that take advantage of affordable home designs, efficient land-use plans and economies of scale; and
 - homeownership education and counseling initiatives throughout the state.
- The innovative Building Better Neighborhoods program also promotes single-family development, generally on a larger scale and using neighborhood building concepts and cost-saving techniques (see page 11).



Research and Development

Greater Minnesota Housing Fund is committed to

researching critical issues related to housing in Greater Minnesota. After studying and testing best practices in

affordable housing development, GMHF shares this knowledge through its technical assistance, publications and innovative funding programs.

Through this process, GMHF has disseminated best practices from multiple disciplines and demonstrated model projects that have been replicated across the state.

In 1995 and 1996, GMHF researched strategies to involve employers in housing initiatives, leading to the development of the Employer Assisted Housing program. More than 150 employers across the state have joined in

this program, making 1,000 quality affordable housing or rental units available to their employees.

Since 1997, GMHF has worked with experts in single-family housing development and neighborhood planning to identify cost saving techniques for communities to develop new, attractive and affordable housing.

This research led GMHF to launch Building Better Neighborhoods in 1998, a

program that helps communities use these cost saving techniques for starter home development.

GMHF staff and consultants are now completing work on a development guidebook, titled *Housing 101*, another valuable resource guide and curriculum for civic leaders who want to make good choices for their communities.





Reaching Out

Public Policy

Greater Minnesota Housing Fund is committed to policy development that supports the growth of

affordable housing opportunities in Minnesota.

On a local level, GMHF helps communities create design, land use and funding policies that support affordable housing and sustainable neighborhood development.

GMHF is also active at the Minnesota Legislature in crafting affordable housing policies and programs. Advocacy and education efforts, in partnership with the other affordable housing organizations, have successfully maintained or increased state funding for affordable housing. In

addition, several state-funded housing programs now include best practices developed by GMHF in the areas of employer assisted housing and starter home development.

As a result of these combined efforts, the 1999 State Legislature committed nearly \$46 million in new housing funds. In the 2000 legislative session, more than \$70 million was appropriated to affordable housing efforts. And in 2001, a year of budget-cutting and fiscal conservatism, \$26.6 million was made available to continue the work begun in previous years.

GMHF continues to provide legislators with information on Minnesota's affordable housing needs and will press for continued support in the coming years.

To address federal policies affecting Minnesota, GMHF actively supports the work of the Housing Preservation Project, a public policy advocacy organi-

zation dedicated to preserving the thousands of federally subsidized housing units at risk of deterioration and conversion to market rate in Minnesota.

Homebuyer Education

With single-family projects comprising a significant part of its funding, GMHF believes that homeownership education is an essential service for low- and moderate-income homebuyers in the state. GMHF has contributed over \$1.1 million to homeownership education efforts in Greater Minnesota.

By adding GMHF dollars to those available at the Minnesota Housing Finance Agency, the entire state now has homebuyer education and counseling available to low- and moderate-income families.

Funded Projects 1996-2002

197 projects funded

\$42,231,224 total funding

3,991 affordable units



Locations of funded projects throughout Greater Minnesota.

Single-Family

Development

33 Projects

\$3,645,911

268 Units

Multifamily

Development

69 Projects

\$15,147,770

1,525 Units

Building Better

Neighborhoods

24 Projects

\$7,830,414

395 Units

Employer Assisted

Housing

28 Projects

\$4,192,627

490 Units

Flood Recovery

9 Projects

\$4,039,940

393 Units

Downpayment

Assistance

17 Projects

\$450,789

441 Units

First Homes

17 Projects

\$4,580,650

479 Units

Technical Assistance

\$479,377

Homebuyer Education

\$1,161,246

Special Projects

\$702,500

Multifamily Housing

Year	Region	City	Project Name	Developer/Development Organization	Approved Amount	Number of Units	Total Development Cost
1996	Northeast	Duluth	Duluth Four Plex	Center City Housing Corporation	\$46,700	4	\$163,775
1996	West Central	Alexandria	Lincoln Square Townhomes	Southwest Community Developers	\$220,372	24	\$1,852,114
1996	Northeast	Grand Rapids	Oakwood Terrace II Townhomes	D.W. Jones	\$233,500	24	\$2,188,500
1996	Southwest	Worthington	Prairie View Townhomes	Southwest Minnesota Housing Partnership	\$73,689	24	\$1,878,220
1996	Southwest	Montevideo	Tanglewood Townhomes	Southwest Minnesota Housing Partnership	\$120,000	24	\$2,011,328
1996	Central	Ogilvie	Ogilvie Square Townhomes	M.F. Carlson Co. Inc.	\$85,000	12	\$830,000
1997	Southwest	Litchfield	Terrace View Townhomes	Homestead Multi-Family Housing Development Corp.	\$248,931	22	\$1,544,177
1997	Southwest	Eden Valley	Eden Place Apartments	Bob Weiber	\$74,000	12	\$799,848
1997	Southeast	Lewiston	Lewiston Family Townhomes	Southeast Minnesota Multi-County Housing Redevelopment Authority	\$180,000	12	\$976,101
1997	Southeast	Chatfield	Mill Pond Townhomes	Podawiltz Development Corporation	\$100,000	24	\$1,812,720
1997	Central	Melrose	Park Place Townhomes	Podawiltz Development Corporation	\$100,000	24	\$1,726,440
1997	Central	Pine River	Pine River Square II Townhomes	Curtis Carlson, Co.	\$81,200	12	\$790,000
1997	Southeast	Rushford	Rushford Housing Townhomes	Stanley J. Weinberger, Jr.	\$262,500	20	\$1,811,643
1997	West Central	Detroit Lakes	Union Square Townhomes	Southwest Community Developers	\$373,534	24	\$1,883,299
1997	Southeast	Caledonia	West Main Townhomes	Podawiltz Development Corporation	\$280,000	24	\$1,749,839
1997	Southwest	Heron Lake	Heron Lake Community Housing Townhomes	Southwest Minnesota Housing Partnership	\$34,000	4	\$275,051
1997	Central	Cass Lake	Cass Lake Square Townhomes	Cepco, Inc.	\$216,000	24	\$1,749,001
1997	Northeast	Orr	Bay View Apartments	Orr Economic Development Council	\$121,957	12	\$1,036,800
1997	Southwest	Hector	Hector Community Housing Townhomes	Southwest Minnesota Housing Partnership	\$28,000	4	\$256,680
1997	Central	Buffalo	Kestrel Woods Townhomes	Kestrel Properties	\$236,000	30	\$2,522,600
1997	Southwest	Luxerne	Luxerne Family Housing Townhomes	Southwest Minnesota Housing Partnership	\$270,000	24	\$2,036,424
1997	Central	North Branch	Kestrel Meadows Townhomes	Kestrel Properties	\$300,000	30	\$2,649,180
1997	Southeast	Owatonna	Willow Run Townhomes	Metro Plains Development, Inc.	\$240,000	24	\$2,049,312
1997	Southeast	Northfield	Northern Oaks Townhomes	Three Rivers Community Action	\$80,000	8	\$646,081
1997	Central	Braham	Braham Square Townhomes	Cepco, Inc.	\$180,000	18	\$1,366,090
1998	Central	Cold Spring	Granite Ledge Townhomes	Central Minnesota Housing Partnership	\$280,000	24	\$2,097,940
1998	Central	Walker	Lakeview Terrace Townhomes	D.W. Jones	\$200,000	18	\$1,577,930
1998	Central	Osakis	Osakis Townhomes	Stanley Kirkhof	\$208,800	12	\$950,000
1998	Central	Staples	Pine Crest Townhomes	Ringdahl, Stock and Gold	\$150,000	10	\$952,827
1998	Southeast	Rochester	Sunrise Townhomes	Sherman Associates	\$240,000	24	\$2,008,943
1998	Southeast	St. Peter	Vista View Townhomes	Podawiltz Development Corporation	\$175,000	32	\$2,557,956
1998	Central	Wyoming	Wyoming Oakwood Townhomes Phase II	Duffy Development Company	\$300,000	24	\$2,334,619
1998	West Central	Elbow Lake, Ashby	Grant County Housing	Grant County Housing Redevelopment Authority	\$101,500	10	\$1,409,201
1998	Southwest	Wabasso	Wabasso Community Housing	Southwest Minnesota Housing Partnership	\$49,000	5	\$378,199

Year	Region	City	Project Name	Developer/Development Organization	Approved Amount	Number of Units	Total Development Cost
1998	Southeast	Waseca	Parkview Estates Townhomes	LaGow Construction & Development	\$130,000	38	\$2,355,731
1998	Central	St. Cloud	Plum Creek Townhomes	St. Cloud Housing & Redevelopment Authority	\$250,000	24	\$2,474,923
1998	Southeast	Austin	Whittier Place Townhomes	Podawitz Development Corporation	\$240,000	24	\$2,006,736
1998	Southwest	Balaton	Balaton Townhomes	Southwest Minnesota Housing Partnership	\$40,000	4	\$330,266
1998	Southwest	Glencoe	Kestrel Park Townhomes	Kestrel Properties	\$191,050	30	\$2,471,970
1999	Northeast	Grand Rapids	Oakwood Terrace II Townhomes	D.W.Jones	\$240,000	24	\$2,280,307
1999	Southeast	Kasson	Southridge Townhomes	Podawitz Development Corporation	\$310,000	24	\$2,087,239
1999	Central	Ironton	Ironton Townhomes	Walt Bruns/Staley Kirckof	\$117,070	12	\$1,175,770
1999	Central	St. Cloud	Brownstones Townhomes	St. Cloud Housing & Redevelopment Authority	\$125,000	12	\$1,251,521
1999	Southeast	Albert Lea	Pickarel Park Townhomes	Newbury Development Company	\$188,485	24	\$2,111,485
1999	Northwest	Thief River Falls	Sherwood Park Townhomes	Southhill Group, LLC	\$180,000	18	\$1,702,340
1999	Southeast	Blooming Prairie	Prairie Village Townhomes	Gregory McClenahan	\$120,000	12	\$1,170,951
1999	Southwest	Marshall	Parkway Townhomes	Southwest Minnesota Housing Partnership	\$288,000	18	\$1,632,951
1999	Southeast	Waseca	Charter Oaks Townhomes	Dominium, Inc.	\$280,000	33	\$2,978,580
2000	Southwest	Pipestone	Pipestone Townhomes	Southwest Minnesota Housing Partnership	\$300,000	20	\$2,315,130
2000	West Central	Moorhead	Moorhead Affordable Townhomes	Community Capital	\$300,000	30	\$3,201,063
2000	Southwest	Windom	River Bluff Townhomes	Windom Economic Development Authority, SWMHP	\$180,000	12	\$1,187,413
2000	Central	St. Cloud	Oak Grove Townhomes	Stanley J. Weinberger, Jr.	\$300,000	30	\$3,291,932
2000	Northeast	Deer River	Timberwolf Townhomes	Cepco, Inc.	\$200,000	20	\$1,772,375
2000	Central	Little Falls	Highland Court Townhomes	Central Minnesota Housing Partnership	\$312,000	24	\$2,431,133
2000	Central	Isle	Maplewood Terrace Townhomes	Kevin & Mary Cole	\$120,000	8	\$400,695
2001	Central	St. Cloud	Westwood Parkway Apartments	St. Cloud Housing & Redevelopment Authority	\$215,473	24	\$3,496,037
2001	Southeast	Le Sueur	Le Sueur Meadows Apartments	Sherman Associates	\$345,340	40	\$3,199,603
2001	Southeast	St. Peter	St. Peter Townhomes	Southwest Minnesota Housing Partnership	\$100,000	20	\$2,323,317
2001	Central	North Branch	Oakview Terrace Townhomes	Cepco, Inc.	\$248,672	24	\$2,954,614
2001	Southeast	Winona	Winona Middle School Apartments	Metro Plains Development, Inc.	\$690,000	46	\$5,098,134
2001	West Central	Moorhead	Maple Court Townhomes	Southhill Group, LLC	\$280,375	34	\$3,835,760
2001	Central	Brainerd	Timberland Townhomes	Central Minnesota Housing Partnership	\$300,000	30	\$3,744,357
2002	Southeast	Red Wing	Eagle Ridge Apartments	Three Rivers Community Action	\$640,000	48	\$4,233,125
2002	Southwest	Marshall	Paris Park Townhomes	Southwest Minnesota Community Housing	\$110,000	23	\$3,517,933
2002	Southeast	Owatonna	Willow Run Townhomes II	Metro Plains Development, Inc.	\$135,000	31	\$3,783,519
2002	Southeast	Mankato	Dublin Road Townhomes	Podawitz Development Corporation	\$465,000	32	\$3,437,435
2002	Northeast	Duluth	Harbor View Phase I Townhomes	The Communities Group/Duluth HRA	\$525,000	35	\$5,522,265
2002	Central	St. Cloud	Swissalm Village Apartments II	St. Cloud Housing & Redevelopment Authority	\$317,120	32	\$3,317,264
2002	Central	Sartell	Pheasant Crest Townhomes	Stanley J. Weinberger, Jr.	\$474,502	42	\$4,833,225

Multifamily Housing Projects – Grand Total

\$15,147,770

1525

\$144,799,757

Single-Family New Units

Year	Region	City	Project Name	Developer/Development Organization	Approved Amount	Number of Units	Total Development Cost
1997	Greater Minnesota	Greater Minnesota	Habitat for Humanity - Grant	Habitat for Humanity-Minnesota	\$252,000	45	\$2,025,855
1997	Southwest	Luverne	Luverne Single Family Housing - Construction Loan	Southwest Minnesota Housing Partnership	\$80,000	incl.	incl.
1997	Southwest	Luverne	Luverne Single Family Housing - Gap Financing	Southwest Minnesota Housing Partnership	\$17,800	2	\$195,600
1997	Northeast	Duluth	Duluth Land Trust - Gap Financing	Northern Communities Land Trust	\$15,000	2	\$95,000
1997	Central	Little Falls	Scattered-Site Infill	Little Falls Housing & Redevelopment Authority	\$50,000	5	\$395,855
1997	Northeast	Grand Rapids	Purchase Rehab	Kootasca Community Action	\$102,576	2	\$225,846
1997	Southeast	Rochester	Purchase Rehab	Rochester/Olmsted Community Housing Partnership	\$60,000	2	\$138,000
1997	West Central	Pelican Rapids	Gap Financing	Otter Tail-Wadena Community Action Agency	\$89,000	2	\$104,500
1997	Southeast	Lake City	Purchase Rehab	Southeast Minnesota Multi-County Housing & Redevelopment Authority	\$65,000	2	\$150,000
1998	West Central	Alberta	Alberta Single Family Housing Project - Rental Gap Financing	West Central Minnesota Housing Partnership	\$15,000	1	\$96,600
1998	Northwest	Bemidji	Beltrami County HRA Rural Development Program - Gap Financing	City of Bemidji	\$9,920	1	\$72,000
1998	Central	Central Region	Regional Gap Financing - Pool 1	Central Minnesota Housing Partnership	\$110,000	11	\$742,752
1999	West Central, Northwest	Detroit Lakes	Regional Gap Financing - Pool 1	Midwest Minnesota Community Development Corporation	\$200,000	20	\$2,100,000
1999	Northwest	Twin Valley	Gap Financing Pool	Tri-Valley Opportunity Council	\$20,000	2	\$140,000
1999	Northwest	Plummer	Construction Loan	Inter-County Community Council	\$86,750	1	\$86,750
1999	West Central	Otter Tail, Wadena	Institutional Community Work Crew Partnership - Gap Financing - Pool 1	West Central and Otter Tail Wadena Communities Action	\$140,000	14	\$840,000
1999	Central	Central Region	Regional Gap Financing - Pool 2	Central Minnesota Housing Partnership	\$200,000	20	\$1,726,340
1999	Central	Sauk Centre, Paynesville	Construction Loan	Tri-County Action Program	\$300,000	incl.	incl.
1999	Central	Sauk Centre, Paynesville	Gap Financing	Tri-County Action Program	\$127,865	14	\$1,092,500
2000	Northwest	Mahomen	Gap Financing	Headwaters Development Corporation	\$30,000	2	\$214,926
2000	Southwest	SW Region	Regional Gap Financing - Pool 1	Southwest Minnesota Housing Partnership	\$150,000	10	\$1,200,000
2000	West Central	Lake Park, Audubon, Frazee, Callaway	Construction Loan	Becker County Economic Development Authority	\$177,000	12	\$915,396
2001	Central	Central Region	Regional Gap Financing - Pool 3	Central Minnesota Housing Partnership	\$200,000	20	\$1,800,000
2001	Southeast	Houston	Gap Financing	Southeast Minnesota Development Corporation	\$30,000	5	\$582,725
2001	West Central, Northwest	West Central	Regional Gap Financing - Pool 2	Midwest Minnesota Community Development Corporation	\$200,000	13	\$1,887,000
2001	Northeast	Duluth	Gap Financing	Northern Communities Land Trust	\$90,000	9	\$1,257,300
2001	West Central	Otter Tail, Wadena	Institutional Community Work Crew Partnership - Gap Financing - Pool 2	West Central Minnesota Communities Action Inc.	\$75,000	5	\$438,750

Year	Region	City	Project Name	Developer/Development Organization	Approved Amount	Number of Units	Total Development Cost
2001	Northwest	Bemidji, Kelliher, Mahnommen	Regional Gap Financing - Pool I	Headwaters Development Corporation	\$75,000	5	\$495,000
2001	Southeast	Mankato	Gap Financing	Mankato Economic Development Authority	\$120,000	8	\$915,800
2002	West Central	West Central Region	Institutional Community Work Crew Partnership - Gap Financing Pool 3	West Central Minnesota Communities Action Inc.	\$75,000	5	\$630,000
2002	West Central	West Central Region	Regional Gap Financing - Pool I	Becker County Economic Development Authority	\$60,000	4	\$504,000
2002	Central	Central Region	Regional Gap Financing - Pool 4	Central Minnesota Housing Partnership	\$150,000	10	\$1,260,000
2002	Northeast	Duluth	City Homes II - Gap Financing	Northern Communities Land Trust	\$150,000	10	\$1,387,500
2002	Central	Central Region	Regional Gap Financing - Pool 5	Central Minnesota Housing Partnership	\$50,000	3	\$378,000
2002	Northwest	Red Lake Reservation	Red Lake Housing Construction - Construction Loan	Headwaters Development Corporation	\$73,000	1	\$123,800

Single-Family Housing Projects – Grand Total

\$3,645,911 268 \$24,217,795

Building Better Neighborhoods Housing Projects

1998	Southwest	Hutchinson	Rolling Meadows - Construction Loan	Hutchinson Housing & Redevelopment Authority	\$387,500	incl.	incl.
1998	Southwest	Hutchinson	Rolling Meadows - Infrastructure Loan	Hutchinson Housing & Redevelopment Authority	\$248,550	incl.	incl.
1998	Southwest	Hutchinson	Rolling Meadows - Gap Financing	Hutchinson Housing & Redevelopment Authority	\$80,000	40	\$3,980,000
1998	Southeast	Le Sueur	Foxborough Estates - Construction Loan	Le Sueur Development, Inc.	\$171,000	incl.	incl.
1998	Southeast	Le Sueur	Foxborough Estates - Gap Financing	Le Sueur Development, Inc.	\$129,500	24	\$2,259,425
1998	Central	Brainerd	The Willows I Subdivision - Gap Financing	City of Brainerd	\$250,000	24	\$2,520,000
1998	Central	Isle	Pinz Estates - Construction Loan	Millie Lacs Area CDC	\$200,000	incl.	incl.
1999	Central	Isle	Pinz Estates - Gap Financing	Millie Lacs Area CDC	\$160,000	8	\$696,000
1999	Southeast	Zumbrota	Greenbriar Knoll - Construction Loan	Southeast Minnesota Multi-County Housing Redevelopment Authority	\$380,000	4	\$424,000
1999	Central	Sartell	Sartell Heights I - Gap Financing	Lumber One Avon, Inc.	\$105,000	16	\$1,452,100
2000	Northwest	Blackduck	Black Mallard Meadows - Construction Loan	Bi-County Action Program Community Development	\$220,000	incl.	incl.
2000	Northwest	Blackduck	Black Mallard Meadows - Gap Financing	Bi-County Action Program Community Development	\$220,000	22	\$2,544,655
2000	Central	Sebeka	Northern Acres Estates - Const. Loan	Central Minnesota Housing Partnership	\$200,000	incl.	incl.
2000	Central	Sebeka	Northern Acres Estates - Gap Financing	Central Minnesota Housing Partnership	\$390,864	24	\$2,646,864
2000	Southwest	Windom	River Bluff Estates - Construction Loan	Southwest Minnesota Housing Partnership	\$343,000	15	\$1,797,030
2000	Southeast	Wells	Home-At-Last Wells - Construction Loan	Wells Housing & Redevelopment Authority	\$260,000	incl.	incl.
2000	Southeast	Wells	Home-At-Last Wells - Gap Financing	Wells Housing & Redevelopment Authority	\$60,000	6	\$678,075
2000	Southeast	St. Peter	Nicollet Meadows - Construction Loan	City of St. Peter	\$630,000	incl.	incl.
2000	Southeast	St. Peter	Nicollet Meadows - Gap Financing	Southwest Minnesota Housing Partnership	\$150,000	10	\$1,110,202
2000	Southeast	Nicollet	Mara Tonka Addition - Gap Financing	Southwest Minnesota Housing Partnership	\$112,000	12	\$1,426,824
2000	Southeast	Waseca	Whispering Pines - Gap Financing	City of Waseca	\$90,000	6	\$698,442

Year	Region	City	Project Name	Developer/Development Organization	Approved Amount	Number of Units	Total Development Cost
2000	Central	Sartell	Sartell Heights II - Gap Financing	Lumber One Avon, Inc.	\$70,000	7	\$701,850
2001	Central	St. Cloud	Westwood Village - Infrastructure/Gap Loan	St. Cloud Housing Redevelopment Authority	\$1,000,000	67	\$7,824,589
2001	Central	St. Joseph	Northland Plat 5 - Gap Financing	Lumber One Avon, Inc.	\$75,000	5	\$529,950
2001	West Central	Moorhead	Elder's Addition Housing Development - Gap Financing	City of Moorhead	\$195,000	13	\$1,942,245
2001	Central	Brainerd	The Willows Subdivision II - Construction Loan	City of Brainerd	\$198,000	incl.	incl.
2001	Central	Brainerd	The Willows Subdivision II - Gap Financing	City of Brainerd	\$105,000	26	\$3,113,474
2002	Central	Oramia	Evergreen Estates - Infrastructure Loan	Millie Lacs Area CDC	\$125,000	10	\$1,048,000
2002	Southeast	Winona	Jimmy Carter Place - Gap Financing	City of Winona	\$165,000	11	\$2,490,108
2002	West Central	Alexandria	The Trails - Land Acquisition	Alexandria Housing & Redevelopment Authority	\$225,000	15	\$1,729,185
2002	West Central	Alexandria	The Trails - Construction Loan	Alexandria Housing & Redevelopment Authority	\$200,000	incl.	incl.
2002	Southeast	St. Peter	Nicollet Meadows - Green Home Construction Loan	Southwest Minnesota Housing Partnership	\$100,000	n/a	n/a
2002	Central	Sauk Rapids	Mayhew Lake Preserves - Gap Financing	Lumber One Avon, Inc.	\$135,000	9	incl.
2002	Southwest	Montevideo	City of Montevideo - Construction Loan	Southwest Minnesota Housing Partnership	\$300,000	incl.	\$1,052,910
2002	Southwest	Montevideo	City of Montevideo - Gap Financing	Southwest Minnesota Housing Partnership	\$150,000	21	\$2,564,688
Building Better Neighborhoods Housing Projects – Grand Total					\$7,830,414	395	\$45,230,616
Single-Family New Creation – Grand Total					\$11,476,325	663	\$69,448,411

Building Better Neighborhoods Technical Assistance

Year	Region	City	Project Name	Developer/Development Organization	Approved Amount
1998	Southwest	Hutchinson	Rolling Meadows	Hutchinson Housing & Redevelopment Authority	\$20,000
1998	Southeast	Le Sueur	Foxborough Estates	Le Sueur Development	\$4,264
1998	Central	Brainerd	The Willows I Subdivision	City of Brainerd	\$4,070
1999	Central	Isle	Pinz Estates	Millie Lacs Area CDC	\$4,388
1999	Northwest	Blackduck	Black Mallard Meadows	Bi-County Action Program Community Development	\$2,038
1999	Central	Sebeka	Northern Acres Estates	Central Minnesota Housing Partnership	\$2,288
1999	West Central	Moorhead	Elder's Addition	City of Moorhead	\$10,000
1999	Northeast	Duluth	Site Analysis	Spirit Valley Citizen's Neighborhood Development Association	\$10,000
1999	Northwest	Bemidji	Lincoln South	Headwaters Regional Development Association	\$25,000
2000	Southeast	St. Peter	Nicollet Meadows	Southwest Minnesota Housing Partnership	\$40,000
2000	Southeast	Waseca	Whispering Pines	City of Waseca	\$10,000
2000	Southeast	Rochester	Site Analysis	Rochester Area Foundation	\$96,321
2000	Southwest	Marshall	Parkway Estates	Southwest Minnesota Housing Partnership	\$2,585
2000	Southeast	Northfield	Maple Hills Addition	City of Northfield	\$10,000

Year	Region	City	Project Name	Developer/Development Organization	Approved Amount
2000	West Central	Alexandria	Site Analysis	C & R Investments	\$360
2000	Central	Onamia	Evergreen Estates	Millie Lacs Area CDC	\$25,000
2000	Central	Hinckley	Site Analysis	City of Hinckley	\$2,799
2000	Southeast	Austin	Murphy's Creek Development	Podawiltz Development Corporation	\$6,642
2001	Southeast	Courtland	Courtland Plains	City of Courtland	\$10,000
2001	Southeast	Fountain	Site Analysis	Semcac	\$229
2001	West Central	New York Mills	Nelson Addition	City of New York Mills	\$10,000
2001	West Central	Moorhead	Site Analysis	EIDCO Building Systems	\$10,000
2001	Southeast	Winona	Jimmy Carter Place	Winona Habitat for Humanity	\$10,000
2001	West Central	Frazee	Site Analysis	Becker County Economic Development Authority	\$10,000
2001	West Central	Alexandria	The Trails	Alexandria Housing & Redevelopment Authority	\$10,000
2001	Northwest	Park Rapids	Park Rapids	Kathy Grell	\$8,393
2001	Southwest	Willmar	Lakeland Drive Site	JJB, Inc.	\$10,000
2002	Southeast	Grand Meadow	Pheasant Run	Semcac	\$10,000
2002	West Central	Alexandria	The Trails	Alexandria Housing & Redevelopment Authority	\$25,000
2002	Southwest	Montevideo	City of Montevideo	Southwest Minnesota Housing Partnership	\$10,000
2002	Central	Wyoming	City of Wyoming	Duffy Development	\$10,000
2002	Northeast	Duluth	Multi-site Site Analysis	City of Duluth	\$30,000
2002	Southeast	Montgomery	Hillside Homes	Eagle Creek Development	\$10,000
2002	Southwest	Hutchinson	Rolling Meadows Extension	Hutchinson Housing & Redevelopment Authority	\$10,000
2002	Southwest	Marshall	Site Analysis	Southwest Minnesota Housing Partnership	\$20,000
Technical Assistance - Grand Total					\$479,377

First Homes Housing Projects - Single-Family

Year	Region	City	Project Name	Developer/Development Organization	Approved Amount	Number of Units	Total Development Cost
2000	Southeast	Pine Island	Wazuweets Woods - Construction Loan	Three Rivers Community Action	\$320,000	29	\$3,199,648
2000	Southeast	Spring Valley	Capelle Addition - Construction Loan	Semcac	\$350,000	incl.	incl.
2000	Southeast	Spring Valley	Capelle Addition - Gap Financing	Semcac	\$60,000	12	\$1,313,748
2000	Southeast	Rochester	Kingsbury Subdivision - Gap Financing	Bigelow Enterprises	\$250,000	50	\$5,295,300
2000	Southeast	Hayfield	Fuller Estates - Gap Financing	Southeast Minnesota Multi-County Housing Redevelopment Authority	\$163,200	12	\$1,262,900
2000	Southeast	Hayfield	Candlewood Estates - Construction Loan	Southeast Minnesota Multi-County Housing Redevelopment Authority	\$380,000	12	\$1,291,392
2000	Southeast	Byron	Cheery Meadows - Gap Financing	Bessler Management	\$70,000	14	\$1,477,241
2000	Southeast	Rochester	Rose Harbor Estates - Gap Financing	DeWitz Construction	\$235,000	47	\$5,008,254
2000	Southeast	Rochester	Diamond Ridge - Gap Financing	DeWitz Construction	\$125,000	25	\$2,602,800
2000	Southeast	Rochester	Valley Side Estates - Gap Financing	Lumber One Avon, Inc.	\$250,000	50	\$5,950,000

Year	Region	City	Project Name	Developer/Development Organization	Approved Amount	Number of Units	Total Development Cost
2001	Southeast	Chaffield	Mill Hill Development - Gap Financing	Semcac	\$90,000	18	\$2,200,410
2001	Southeast	Plainview	Fisk Acres - Gap Financing	Plainview Area Development Corporation	\$200,000	20	\$2,235,100
2001	Southeast	Dover	Henry Estates - Gap Financing	Geoffrey G. Griffin, Inc.	\$150,000	15	\$1,729,410
2002	Southeast	Grand Meadow	Pheasant Run II - Construction Loan	Semcac	\$300,000	12	\$1,361,444
First Homes Housing Projects – Single-Family					\$2,949,200	316	\$34,927,647

First Homes Housing Projects - Multifamily

2000	Southeast	Rochester	GeorgeTowne Homes - Gap Financing	Weis Development Corporation	\$750,000	50	\$5,183,183
2000	Southeast	Pine Island	Wasuweeta Woods Apartments - Gap Financing	Three Rivers Community Action	\$360,000	24	\$2,460,704
2000	Southeast	Rochester	Weatherstone Townhomes - Gap Financing	Shelter Corporation	\$300,000	50	\$5,475,185
2001	Southeast	Rochester	River's Edge Apartments - Gap Financing	Olmsted County HRA	\$221,450	39	\$4,478,519
First Homes Housing Projects – Multifamily					\$1,631,450	163	\$17,597,591
First Homes Housing Projects – Grand Total					\$4,580,650	479	\$52,525,238

Employer Assisted Housing Projects - Single-Family

1998	Southeast	Le Roy	Bell Farms - Downpayment Assistance Program	Home Federal Savings Bank of Spring Valley	\$2,000	1	\$75,000
1998	Northeast	Duluth	Hillside Homeownership Incentive Program	Duluth LISC	\$150,000	75	\$5,587,500
1998	Southwest	Edgerton	Fey Industries - Downpayment Assistance Program	Southwest Minnesota Housing Partnership	\$2,000	1	\$86,500
1999	West Central	Ulen and Hitterdal	Ulen & Hitterdal Community - Downpayment Assistance	Cities of Ulen and Hitterdal	\$4,000	2	\$206,000
2000	Southeast	Hayfield	Hayfield - Downpayment Assistance Program	Southeast MN Multi-County Housing & Redevelopment Authority	\$24,000	12	\$1,168,000
2000	Southwest	Southwest Region	Home Entry Loan Program	Southwest Minnesota Housing Partnership	\$78,000	78	\$5,772,000
2000	Southeast	Plainview	Peoples First Home Fund - Downpayment Assistance Program	Peoples State Bank of Plainview	\$3,000	6	\$480,000
2000	Northwest	Blackduck	Black Mallard Meadow - Downpayment Assistance Program	Bi-County Community Action Programs	\$80,000	22	\$2,544,655
2001	Southeast	Elgin	Peoples First Home Fund - Downpayment Assistance Program	Peoples State Bank of Elgin	\$2,000	4	\$340,000
2001	Southeast	Courtland	Courtland Plains - Gap Financing	City of Courtland	\$90,000	9	\$1,082,563
2001	Southwest	Hendricks	Hendricks Hospital - Downpayment Assistance Program	Hendricks Community Hospital Association	\$6,000	3	\$165,000
2002	Southeast	Plainview	Peoples First Home Fund - Downpayment Assistance Program	Peoples State Bank of Plainview	\$5,000	10	\$950,000
2002	Southeast	Northfield	Maple Hills Addition	Three Rivers Community Action	\$210,000	14	\$1,820,518
Total Employer Assisted Housing Projects – Single-Family					\$656,000	237	\$20,277,736

Employer Assisted Housing Projects - Multifamily

Year	Region	City	Project Name	Developer/Development Organization	Approved Amount	Number of Units	Total Development Cost
1996	West Central	Pelican Rapids	Pelican Rapids Townhomes - Gap Financing	Pelican Development Company	\$270,000	40	\$2,630,220
1997	West Central	Hoffman	Hoffman School - Gap Financing	Hoffman Economic Development Authority	\$30,000	3	\$364,000
1997	Southwest	Willmar	Valleyside Townhomes - Gap Financing	Lyle Olmscheid	\$372,500	48	\$3,165,290
1998	Southeast	Winnepago	Winnepago Cottages - Construction Loan	Weerts Company	\$266,127	incl.	incl.
1998	Southeast	Winnepago	Winnepago Cottages - Gap Financing	Weerts Company	\$120,000	8	\$635,775
1998	Northeast	Grand Portage	Picnic Bay Estates - Gap Financing	Grand Portage Reservation Tribal Council	\$195,000	13	\$1,369,346
1998	Northeast	Aitkin	Riverplace Townhomes - Gap Financing	Kenneth L. Kellar Foundation	\$270,000	18	\$1,309,579
1998	Northwest	Grygla	Grygla Family Housing - Gap Financing	Grygla Area Income Development Corporation	\$60,000	4	\$393,470
1999	Central	Sebeka	Centennial Apartments - Gap Financing	Centennial Apartments, LLC	\$140,000	15	\$730,625
1999	West Central	Alberta	Alberta Teacherage - Gap Financing	Chokio-Alberta Public Schools	\$45,000	3	\$116,672
2000	West Central	Dilworth	North Fourth Apartments - Gap Financing	North Fourth Partners	\$227,000	16	\$1,080,000
2000	West Central	Perham	Perham - Gap Financing	Perham Housing & Redevelopment Authority	\$96,000	8	\$881,200
2000	Northeast	Tofte	Tofte Homestead - Gap Financing	Temperance Company Inc.	\$75,000	5	\$623,550
2000	Southeast	Austin	Murphy's Creek Townhomes - Gap Financing	Podawiltz Development Corporation	\$1,000,000	50	\$9,074,086
2001	Southeast	Nicollet	Mara Tonka Townhomes - Gap Financing	Nicollet Economic Development Authority	\$120,000	6	\$619,230
2002	Northeast	Grand Portage	Picnic Bay Estates - Gap Financing	Grand Portage Reservation Tribal Council	\$250,000	16	\$1,003,051
Total Employer Assisted Housing – Multifamily					\$3,536,627	253	\$23,996,094

Employer Assisted Housing Projects – Grand Total

\$4,192,627 490 \$44,273,830

Downpayment Assistance Program

1997	West Central	Moorhead	ECHO Program	City of Moorhead	\$52,000	50	\$3,725,000
1997	West Central	Perham	ECHO Program	Perham Housing & Redevelopment Authority	\$6,240	incl.	incl.
1998	Southwest	Marshall	Lyon County Downpayment Assistance	Southwest Minnesota Housing Partnership	\$14,980	2	\$81,400
1998	Southeast	Austin & Mower Counties	ECHO Program	Sterling State Bank	\$15,000	37	\$1,465,052
1998	Southeast	Rochester	ECHO Program	Community Housing Partnership	\$13,056	33	\$2,475,000
1998	Southwest	Hutchinson	ECHO Program	Hutchinson Housing & Redevelopment Authority	\$25,000	incl.	incl.
1998	Central	Sartell	ECHO Program	Lumber One Avon, Inc.	\$11,440	incl.	incl.
1999	Southeast	Austin & Mower Counties	ECHO Program	Sterling State Bank	\$7,913	21	\$1,050,000
1999	Southeast	Winona	Refugee First-time Homebuyer Program	Home Federal Savings Bank of Winona	\$6,000	3	\$249,000
1999	Southeast	Winona	ECHO Program	Home Federal Savings Bank of Winona	\$780	2	\$188,000
1999	Southeast	Rochester	ECHO Program II	Community Housing Partnership	\$13,500	34	\$2,339,000

Year	Region	City	Project Name	Developer/Development Organization	Approved Amount	Number of Units	Total Development Cost
1999	Central	Central Region	ECHO Program	Central Minnesota Housing Partnership	\$25,000	incl.	incl.
2000	Southeast	Le Sueur	ECHO Program	City of Le Sueur	\$4,040	incl.	incl.
2000	Northeast	Duluth	ECHO Program	Neighborhood Housing Services of Duluth	\$8,840	23	\$1,333,300
2000	Greater MN	Greater MN	Pilot Program	Family Assets for Independence	\$223,000	224	\$33,600,000
2001	Southeast	Spring Valley	Housing Incentive Program	City of Spring Valley	\$12,000	6	\$660,000
2002	Southeast	Spring Valley	Housing Incentive Program	City of Spring Valley	\$12,000	6	\$660,000
Downpayment Assistance Program – Grand Total					\$450,789	441	\$47,825,752

Flood Recovery Housing Projects - Single-Family

1997	West Central	Breckenridge	Construction Financing	West Central Minnesota Housing Partnership	\$46,500	incl.	incl.
1997	West Central	Breckenridge	Gap Financing	West Central Minnesota Housing Partnership	\$34,440	3	\$279,951
1997	Northwest	East Grand Forks	40 Acre Site Acquisition Loan	City of East Grand Forks	\$280,000	100	\$10,780,000
1997	Northwest	East Grand Forks	Site Control Fund-Scattered Site Lots	City of East Grand Forks	\$450,000	98	\$22,500,000
1997	Northwest	Crookston, Breckenridge, Ada, Hendrum	Flood Recovery: Interim Financing through PAH	Cities of Breckenridge, Ada, Hendrum and Crookston	\$277,000	10	\$460,000
1997	Flood Communities	Flood Communities	Lot Loan Incentive Program	Minnesota Housing Finance Agency	\$1,500,000	110	\$11,500,000
1998	Southwest	Dawson, Granite Falls, Montevideo	Minnesota River Valley	Southwest Minnesota Housing Partnership	\$652,000	8	\$1,220,000

Flood Recovery Housing Projects – Single-Family **\$3,239,940** **329** **\$46,739,951**

Flood Recovery Housing Projects - Multifamily

1998	Northwest	East Grand Forks	Heritage Highlands II Townhomes	Mark A. Beardsley	\$300,000	24	\$2,113,651
1998	Northwest	Warren	Heritage Terrace	Mark A. Beardsley	\$150,000	12	\$1,247,075
1998	Northwest	East Grand Forks	Northwood Park Townhomes	Southhill Group	\$350,000	28	\$2,668,557

Flood Recovery Housing Projects – Multifamily **\$800,000** **64** **\$6,029,283**

Flood Recovery Housing Projects – Grand Total **\$4,039,940** **393** **\$52,769,234**

Single-Family Homebuyer Education

Year	Region	Number of Counties Served	Organization	Approved Amount	Workshops Held
1997	Central	16	Central Minnesota Housing Partnership	\$15,000	35
1997	Northeast	2	Kootasca Community Action	\$20,000	6

Year	Region	Number of Counties Served	Organization	Approved Amount	Workshops Held
1997	Southeast	2	Rochester/Olmsted Community Housing Partnership	\$25,000	12
1997	Northeast	3	Salvation Army of Duluth	\$6,000	4
1997	Southwest	11	Southwest Minnesota Housing Partnership	\$20,000	48
1997	Southeast	3	Three Rivers Community Action	\$14,000	12
1998	Central	14	Central Minnesota Housing Partnership	\$10,000	40
1998	West Central, Northwest	2	City of Moorhead	\$20,000	11
1998	Northwest	3	Headwaters Regional Development Commission	\$22,500	6
1998	Southwest	4	Heartland Community Action Agency	\$22,500	16
1998	Northeast	2	Kootasca Community Action	\$20,000	7
1998	Southeast	7	Semca/Freeborn CCA/Mower County	\$20,000	12
1998	Southeast	3	Three Rivers Community Action	\$10,000	12
1999	Southwest	13	Heartland Community Action Agency	\$25,000	30
1999	Northwest	3	Headwaters Regional Development Commission	\$25,000	15
1999	Southeast	3	Three Rivers Community Action	\$21,500	15
1999	Northeast	1	Neighborhood Housing Services of Duluth	\$25,000	16
1999	West Central, Central	9	Otter Tail - Wadena Community Action Council, Inc.	\$25,000	40
1999	Central	15	Central Minnesota Housing Partnership	\$25,000	40
2000	Southeast	1	Rochester/Olmsted Community Housing Partnership	\$21,428	20
2000	Northwest	4	Headwaters Regional Development Commission	\$21,428	15
2000	Southwest	14	Southwest Minnesota Housing Partnership	\$21,428	37
2000	Northeast	1	Neighborhood Housing Services of Duluth	\$21,428	16
2000	West Central, Central	9	Otter Tail - Wadena Community Action Council, Inc.	\$21,428	44
2000	Central	15	Central Minnesota Housing Partnership	\$21,428	40
2000	Southwest	4	Heartland Community Action Agency	\$21,428	16
2000	Southeast	3	Three Rivers Community Action	\$25,000	15
2000	Southeast	7	Semca/Freeborn CCA/Mower County	\$25,000	36
2000	Southeast	9	Community Housing Awareness Information Network	\$15,000	31
2001	Northwest	9	Northwest Community Action	\$22,500	6
2001	Northwest	4	Headwaters Regional Development Commission	\$9,000	15
2001	Northeast	2	Kootasca Community Action	\$22,500	10
2001	Northeast	2	Arrowhead Economic Opportunity Agency	\$21,250	24
2001	Central	14	Central Minnesota Housing Partnership	\$25,000	43
2001	Southeast	3	Three Rivers Community Action	\$18,000	15
2001	Southeast	10	Rochester/Olmsted Community Housing Partnership	\$22,500	20
2001	Southeast	7	Semca	\$20,000	36
2001	Southeast	9	City of Mankato	\$14,000	12
2001	Southeast	9	Partners for Affordable Housing	\$15,000	31

Year	Region	Number of Counties Served	Organization	Approved Amount	Workshops Held
2001	Southwest	4	Heartland Community Action Agency	\$20,000	30
2001	Southwest	14	Southwest Minnesota Housing Partnership	\$25,000	37
2001	West Central	10	Otter Tail - Wadena Community Action Council, Inc.	\$20,000	44
2001	Northeast	1	Neighborhood Housing Services of Duluth	\$15,000	n/a
2001	Southwest	14	Southwest Minnesota Housing Partnership	\$10,000	n/a
2001	Greater Minnesota	Greater Minnesota	Homeownership Center	\$20,000	n/a
2002	Greater Minnesota	Greater Minnesota	Homeownership Education, Counseling, and Training Program - 13 Organizations Funded	\$275,000	208
Homebuyer Education – Grand Total				\$1,161,246	1,178

Special Projects

Year	Project Name	Organization	Approved Amount
1999	Faces of Affordable Housing (Housing Minnesota)	Minnesota Housing Partnership	\$50,000
1999	Housing Preservation Activities in Greater Minnesota	Housing Preservation Project	\$40,000
2000	2000 Survey of Persons Without Shelter	Wilder Research Center	\$20,000
2000	Homeowner Service Delivery Partnership	Home Ownership Center	\$33,500
2000	Organizational Investment Program	Minnesota Housing Partnership	\$30,000
2000	Green Building Research	Community Ecodesign Network	\$10,000
2000	Housing Preservation Activities in Greater Minnesota	Housing Preservation Project	\$100,000
2001	Monopoly: A Play for Affordable Housing	Minneapolis Consortium of Community Developers	\$50,000
2001	Housing Minnesota	Minnesota Housing Partnership	\$30,000
2001	Designing Livable Communities Summit	Designing Livable Communities Summit	\$10,000
2002	2002 Educational Program	Minnesota Chapter: National Association of Housing & Redevelopment Officials	\$14,000
2002	Rental Housing Pilot Program	Minnesota Housing Finance Agency	\$50,000
2002	Homeless Management Information System	Wilder Research Center	\$30,000
2002	Monopoly: A Play for Affordable Housing	Minneapolis Consortium of Community Developers	\$15,000
2002	Housing Preservation Activities in Greater Minnesota	Housing Preservation Project	\$175,000
2002	Housing Preservation Activities in Greater Minnesota	HOME Line, Inc.	\$25,000
2002	Next Decade of Housing Study	GMHF, MHFA, FHE, Metropolitan Caouncil	\$20,000
Special Projects – Grand Total			\$702,500
GRAND TOTAL OF FUNDING COMMITTED			\$42,231,224
TOTAL NUMBER OF UNITS FUNDED			3,991
TOTAL NUMBER OF AFFORDABLE HOUSING PROJECTS FUNDED			197
TOTAL NUMBER OF TECHNICAL ASSISTANCE PROJECTS FUNDED			35
TOTAL NUMBER OF SPECIAL PROJECTS FUNDED			17



Funders, Partners and Participants

The Greater Minnesota Housing Fund was born out

of a bold vision for addressing the growing affordable housing shortage in Greater Minnesota. This vision was launched by The McKnight Foundation and Blandin Foundation, which partnered in 1996 to establish GMHF through an initial funding commitment of \$26 million. The foundations have since provided an additional \$32.5 million to support GMHF's work.

Greater Minnesota Housing Fund thanks its funders for enabling it to make a meaningful contribution to the creation of affordable housing in Greater Minnesota.

GMHF Funders:

- The McKnight Foundation
- Blandin Foundation
- Fannie Mae Foundation
- F.B. Heron Foundation
- Land O' Lakes Foundation
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- Otto Bremer Foundation
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GMHF welcomes and encourages businesses, corporations and private foundations to support affordable housing by contributing to overall efforts or to a specific program of GMHF. Contributors can be assured that their support will be invested where it will make the greatest impact. Several program areas are available for private funders to target their support of the Greater Minnesota Housing Fund:

- Single-Family Homeownership;
- Multifamily Housing;
- Employer Assisted Housing;
- Research and Program Development;
- Housing Policy and Public Education;
- Building Better Neighborhoods; and
- Technical Assistance

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GMHF would like to recognize
the contributions of former employees:
Jennifer Larson, Bernadette Gillis and
Nick Healy.



Application Procedures

Greater Minnesota Housing Fund staff and Board members evaluate applications for compliance with our mission and criteria. GMHF also reviews applications submitted to the Minnesota Housing Finance Agency through the

semi-annual Request for Proposals process. For more information regarding the application procedure, materials or status, contact GMHF at 800-277-2258 or 651-221-1997, or online at www.gmhf.com.



GREATER MINNESOTA HOUSING FUND

A Special Project of The McKnight Foundation and Blandin Foundation

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Greater Minnesota Housing Fund

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