



2026 – 2029 STRATEGIC PLAN



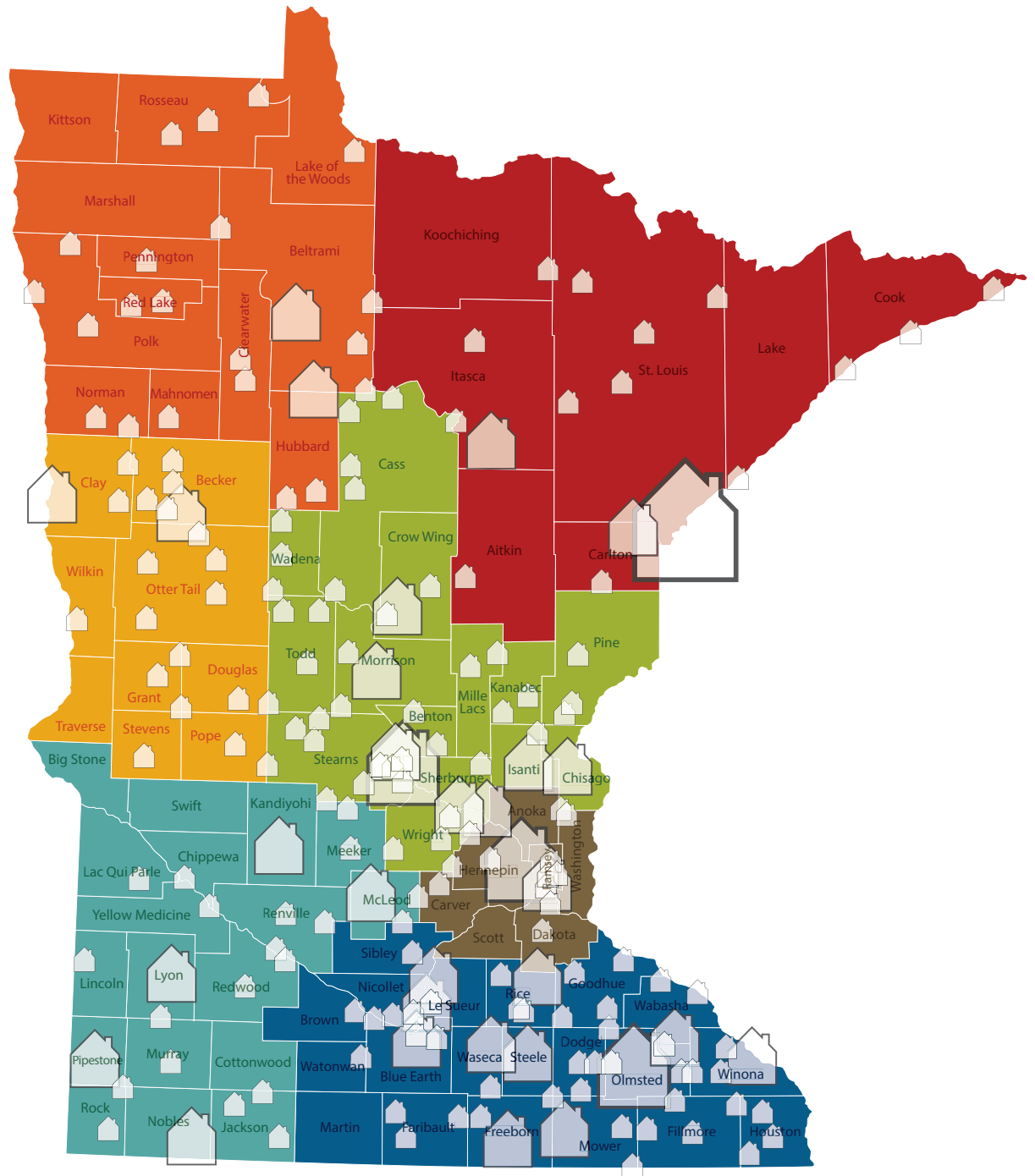
We support the development of
STRONG COMMUNITIES and **AFFORDABLE HOMES**
for **ALL MINNESOTANS** through access to
LOW-COST CAPITAL, EFFECTIVE PARTNERSHIPS,
and **INNOVATIVE SOLUTIONS**
to local housing needs.

We serve
**RURAL, TRIBAL,
URBAN and
SUBURBAN
COMMUNITIES**
across all
**87 Minnesota
COUNTIES.**

REGIONAL TOTALS 1996 TO 2025



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



WHY GMHF?



✓ We are a **financially strong community development financial institution (CDFI)** that **creates investment impact partnerships**.

We assemble capital from philanthropy, government, business, and individual investors to scale and multiply impact in creating and preserving homes.



✓ We are a **trusted and collaborative leader** with a focus on engaging partners, creating real solutions, growing capacity, and fostering innovation in the affordable housing ecosystem.



✓ We **leverage our knowledge, relationships, and capital resources** to effectively serve the entire continuum of housing needs in all regions of the state.

DESIRED **IMPACT**

SAFE, STABLE, AFFORDABLE HOMES FOR ALL



All Minnesotans have a safe and stable home they can afford and access to opportunities. Housing is a foundation for health, education, and economic well-being, fostering thriving communities.

STRONG HOUSING ECOSYSTEM



A robust network of organizations, policies, and resources collectively support housing in Minnesota. The ecosystem includes government entities, nonprofits, community organizations, private corporations, financial institutions, and advocacy groups. Effective collaboration among these groups supports sustainable funding, policy development, innovation, and programs that meet the housing needs of local communities.

WHAT WE DO



PROVIDE CAPITAL

Suite of short term and long term lending products to catalyze rental and homeownership production and preservation

Equity investments through Minnesota Equity Fund and NOAH Impact Fund to produce and preserve affordable rental homes



BUILD CAPACITY

Technical assistance and training, including rural and Tribal capacity building, support for emerging developers, healthy and sustainable buildings, and development support

Strategic grantmaking

Influence policy and systems



EFFECTIVE PARTNERSHIPS & INNOVATION

Foster innovation in the affordable housing field

Advance cross-sector partnerships, such as affordable housing and healthcare

STRATEGIC PRIORITIES



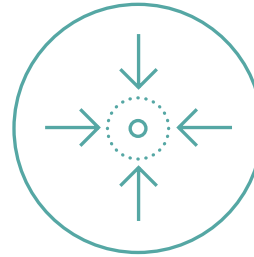
Provide resources to produce and preserve homes:

Produce and preserve homes so that more Minnesotans can access affordable housing that meets their needs; invest in affordable homes to create strong communities, serving the needs of each community.



Partner for greater impact:

Convene and collaborate with partners across sectors to build local capacity; grow expertise to strengthen our collective impact to foster vibrant communities.



Leverage our influence for greater sector impact:

Harness our established reputation, political capital, and deep expertise to impact the affordable housing field; foster innovation and guide best practices to achieve change.



Maintain our operational and financial strength:

Sustain the capacities that allow us to be a high-performing CDFI and a bold, innovative organization that takes strategic risks.

STRATEGIES

WE WILL:

- ✓ increase access to low-cost capital
- ✓ pursue growth and lead innovation in the field
- ✓ build community capacity
- ✓ foster healthy and sustainable development practices
- ✓ collaborate to advance public policy and improve systems
- ✓ convene stakeholders and partner within the affordable housing field and across sectors
- ✓ measure our impact
- ✓ maintain our strong financial and operational strength

KEY METRICS

Our goals for 2026-2029:

\$715M

in capital deployed



\$5M

in strategic grant support
awarded for capacity building,
innovation, and a healthy
housing ecosystem



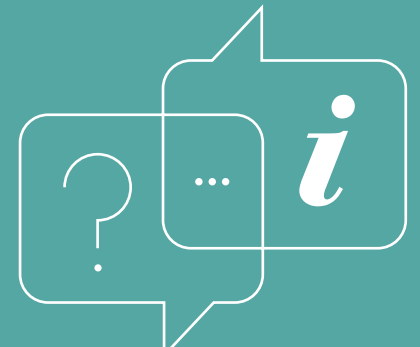
5,440

homes created
or preserved



4,300

hours of technical
assistance provided



\$2.5B

in total development
costs mobilized



Support policy solutions to
expand housing resources and
improve system effectiveness
across Minnesota



GMHF.com
2550 University Avenue West
Suite 201-S
Saint Paul, MN 55114

651.221.1997 main
800.277.2258 toll-free
651.221.1904 fax

AERIS
RATED
SINCE 2012