

## Minnesota Housing Partnership (MHP)

St. Paul, MN

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### ABOUT

#### IMPACT (2015-2020)

- 74 jobs created or retained
- 342 new units in development, 77 new units completed, 180 units rehabbed or preserved (599 total units); 100% low-mod households
- 28 community development projects assisted
- 34 businesses created or assisted
- [mhponline.org](http://mhponline.org)

MHP's mission is to expand housing and community development opportunity for those most impacted by economic and racial disparities by leading collaborative work to promote systems change and grow equitable development capacity. We accomplish this by producing data-informed research, advocating for equitable housing policy, and providing community development services across the country.

MHP has provided technical and financial assistance to support affordable housing projects and programs in rural communities for nearly three decades. We provide the resources and knowledge communities need to build and preserve housing and community assets. MHP has grown from our roots in Minnesota to serve rural communities across the nation. To combat historical disparities in investment, MHP prioritizes assistance to rural Native Nations.

MHP partners with USDA Rural Housing, HUD, and state and local government agencies, including serving as the Mid-West regional TA provider for USDA Rural Housing's Multi-Family Housing Transfer and Prepayment Technical Assistance pilot program. In this role, MHP is currently supporting transfer of 15 low-income rental properties with USDA Section 515 loans to new nonprofit owners. These transfers are preserving affordability in small rural communities where the properties are critical housing options for low-income residents.

In addition to its nationwide rural housing assistance, MHP supports affordable housing development and programs through advocacy, research, and communications. MHP provides original research and education resources to generate public support for affordable housing. MHP leverages the expertise, insight, and energy of our extensive network to advance affordable housing through responsive, effective policy. We bring critical attention, insight, and engagement of rural communities to the state and federal policy arenas. The funding and systemic policies we promote through legislative and administrative advocacy at the federal, state, and local levels are critical to communities and developers.

## SUCCESS STORY



### LINCOLN COUNTY HOUSING AND DEVELOPMENT AUTHORITY

MHP helped the Lincoln County Housing and Redevelopment Authority (LCHRA) acquire and preserve a USDA 515 rental property located in Hendricks, Minnesota, a community of 600 people with scarce low-income rental housing options. Starting in 2014, LCHRA managed the 12-units Westview Apartments on behalf of the Hendricks Housing Authority. Prior to 2014, reserves were drained, operating funds were below \$200, only 4 units were occupied, and the property needed significant rehabilitation. After taking over management responsibilities, LCHRA secured approximately \$500,000 from different funding sources, renovated the property, property taxes were abated, units leased up, and operating and reserve accounts were replenished.

Because of LCHRA's history of management since 2014, and the outstanding 515 loan was only \$39,000, MHP was able to work with the Minnesota USDA office on an expedited transfer process. MHP walked LCHRA through the transfer process and provided financial assistance in the amount of \$5,400 for the required Capital Needs Assessment and a financing fee to Minnesota's Housing Finance Authority. The transfer process continued throughout 2019 and the property was finally ready to close when COVID19 hit. The closing was delayed two months, but successfully took place in May of 2020.

#### HIGHLIGHTS

- Location: Hendricks, MN
- Acquisition and preservation of a USDA 515 rental property
- \$500,000 in total funding secured
- 12 units preserved