

Dear Chair Igo, Chair Howard and Committee Members

The MN Coalition for the Homeless (MCH) is writing to express our support for including \$30M in one-time funding for the Family Homeless Prevention & Assistance Program in your budget. The mission of MCH is to generate policies, community support, and resources for housing and services to end homelessness in Minnesota. We have over 70 member organizations across the state and MCH receives ZERO government funding.

We know you are well versed in FHPAP so rather than listing specifics of the program, we will quote Rane Rock, MCH Advocacy Fellow that understands both how the program operates and how it works in real life as she has utilized the program herself, *“As a housing advocate, I have learned to equate a provider’s lack of response mostly to their lack of funding which is typically spent within days. The requirements placed upon providers to ensure their dollars span the duration of a biennium directly impacts and limits the number of households they can ultimately serve. This is the reality providers are faced with on a daily basis. MN Coalition for the Homeless supports the funding needed to cover the vast needs of households throughout Minnesota. While most households utilize FHPAP for rental assistance and utility payments, this program is also designed to be used for a wide range of support activities that assists households in obtaining and maintaining housing stability such as housing and employment search, referrals and case management to necessary items such as vital documents and furniture.”*

While we know the need for FHPAP is in the hundreds of millions, it is a great program to utilize one-time funds until we can get an ongoing increase to the base budget.

Thank you for recognizing the value FHPAP brings to Minnesotans and for your continued leadership,

Sincerely,

*Matt Traynor*

Interim Executive Director & Director of Advocacy  
MN Coalition for the Homeless

House Housing Finance and Policy Committee  
Minnesota State Capitol  
75 Rev Dr Martin Luther King Jr Boulevard.  
St Paul, MN 55155



Dear Co-Chair Igo, Co-Chair Howard, and Members of the Committee,

April 8, 2025

The Minnesota Consortium of Community Developers (MCCD) is an association of nonprofit community development organizations and Community Development Financial Institutions (CDFIs) committed to expanding the wealth and resources of communities through housing opportunities and economic development initiatives. MCCD's mission to build strong and stable communities can only be achieved by addressing the harms and inequities that have shaped housing and economic development policies at every level of government. These policies have prevented Black, Indigenous and People of Color (BIPOC) and other communities from achieving housing stability, accessing capital, and building generational wealth.

**MCCD is writing in support of the House Housing Omnibus Bill, House File 2445.**

Thank you for including critically needed investments for Housing Infrastructure Bonds (HIBs) and the Housing Challenge Program. HIBs and Challenge are our state's most important programs for building and preserving all types of affordable housing across the state. With the inclusion of \$100 million dedicated to HIBs and a one-time increase of \$10 million for Challenge, we can signal to developers that the funding is there, so they can be ready to meet our state's increasing demand for more affordable housing. With these new investments, we can ensure that more Minnesotans are able to both find and maintain stable housing.

We are also grateful for the inclusion of funding for the following programs in HF 2445; these programs are critical to addressing the full continuum of housing needs across Minnesota.

- Family Homeless Prevention and Assistance Program (FHPAP)
- Workforce and Affordable Homeownership Development Program
- Greater Minnesota Housing Infrastructure Grant Program
- Greater Minnesota Workforce Housing Development Program

Thank you for your work on HF 2445, and for your dedication to affordable housing solutions. MCCD and our members would like to make ourselves available for any additional information to best help inform your decisions. Please reach out to Kelly Law, Senior Policy and Field Building Advisor at MCCD, 612-865-3170 or [klaw@mccdmn.org](mailto:klaw@mccdmn.org), should you need any further information now or throughout the legislative session.

Sincerely,

*Elena Gaarder*

Elena Gaarder  
Chief Executive Officer, MCCD



April 7, 2025

Chairs and Members of the House Housing Finance and Policy Committee:

Metro Cities, representing the shared interests of cities across the metropolitan area, appreciates the opportunity to support HF 2445 - Igo, as amended by the DE2 amendment.

State funding is a major and necessary component for the provision of housing. Metro Cities policies support increased, sustainable, and adequate state funding for new and existing housing programs that support life cycle, workforce and affordable housing, address homeownership disparities, and address foreclosure mitigation, among others.

Metro Cities appreciates and supports resources in the bill that provide funding for vital state programs for housing across the region and state. Metro Cities supports the \$10 million one-time increase in funding for the Economic Development and Housing Challenge Program, base funding for the Homebuyer Education, Counseling, and Training (HECAT) program, and the creation and funding for a statewide tenant education and hotline service. Metro Cities also supports the resources in the bill to provide for an additional \$100 million in Housing Infrastructure Bonds.

These programs and funding are critical to supporting cities in addressing the need for additional affordable housing across the metropolitan region.

Thank you for your consideration of this letter.

Sincerely,

A handwritten signature in black ink that reads 'Ania McDonnell'.

Ania McDonnell  
Government Relations Specialist

## **Manufactured Home Community Redevelopment Program (MHCR)**

**HF 1417 Norris, Dotseth, Rehm, Feist, Freiberg**  
**SF 1775 Kunesh, Putnam, Port, Draheim, Koran**

### **MHCR Basics**

- Program was created in 2019 and has awarded grants for the past five years (2020-24)
- Funds infrastructure improvements in existing manufactured home communities
- All ownership types are eligible: cooperatives (resident-owned), nonprofits, municipally-owned, and privately owned
- HIB eligible and has received more than \$20M in HIB funding since its inception
- Base funding is currently \$1M/year; HF1417 / SF1775 would increase base funding to \$15M/year
- Awardees must record a 25-year restrictive covenant:
  - They agree not to raise rents by more than 5% per year without permission from MHFA and to keep the manufacture home park open

### **Need for MHCR**

- Many manufactured home communities have aging, deteriorating infrastructure (water, sewer, electrical, roads)
- Park owners often lack funds to upgrade infrastructure without passing on big lot rent increases to residents
- MHCR helps parks upgrade infrastructure without burdening residents with costs

### **High Demand for MHCR Grants**

- Since its inception, manufactured home communities have requested \$84.8M in funding for infrastructure projects. A total of \$43.9M in grants have been awarded (see table)
- Just over half of funding requests (52%) were awarded – over \$40M in requests could not be funded
- In 2024, only 21% of funding requests were awarded (a record low) due to a low grant award pool

---

### MHCR Funding by Year

MHCR Application Year	Funds Requested	Funds Awarded	% Funded
2020	\$5,054,642	\$2,600,000	51%
2021	\$9,488,798	\$7,490,510	79%
2022	\$25,727,065	\$9,529,411	37%
2023	\$31,262,836	\$21,523,177	69%
2024	\$13,277,895	\$2,727,819	21%
<b>Total 2020-24</b>	<b>\$84,811,236</b>	<b>\$43,870,917</b>	<b>52%</b>

#### Impact of MHCR Grants on Resident-Owned Cooperatives

- 11 resident-owned communities supported NCF have received over \$20M in grant awards
- These awards have helped preserve over 800 affordable housing units in these communities at a cost of \$25K per manufactured home lot
- MHCR grants have funded more than 30 major infrastructure improvement projects including sanitary sewer upgrades, roadwork, water main replacement, electrical system improvements, drainage projects to prevent flooding and erosion, storm shelter construction and accessibility improvements
- Of these improvement projects, 20 are complete and 10 more are on track for completion this year

For more information, please contact:  
Jason Paschall, Policy and Cooperative Development Officer  
Northcountry Cooperative Foundation  
612-208-8922  
[jason@northcountryfoundation.org](mailto:jason@northcountryfoundation.org)



April 8, 2025

**Re: HF2445 (Igo)**

Dear Chairs Igo and Howard and Members of the House Housing Finance and Policy Committee,

On behalf of the Greater Minnesota Partnership (GMNP), an organization focused on expanding economic prosperity in Greater Minnesota, I wanted to share our support for HF2445, the House Housing Omnibus bill. Communities throughout Greater Minnesota have consistently identified that housing is critical to their communities' success. Housing provides a foundation for stability, well-being, and opportunity for Minnesotans, impacting everything from health and education to economic mobility. A secure, affordable home allows individuals and families to thrive, access better jobs, and contribute positively to their communities. Affordable housing also helps communities attract and retain key businesses.

Within the state's current fiscal budget constraints, it's applaudable that the House Housing target reflects Housing's importance to communities across the state. It's further laudable that HF2445 appropriates those resources toward key programs that will support Greater Minnesota's economic prosperity. We are particularly supportive of the one-time funding of \$20 million that the bill provides for the Greater Minnesota Housing Infrastructure Program as well as the increase of \$10 million in FY26 that the bill includes for the Workforce Housing Development Program. The FY26 increase for the Challenge program is also commendable as this program is a flexible source of state housing funding that can assist in the development of affordable housing that will also benefit the local economy.

These resources are crucial to closing the housing cost gap in Greater Minnesota. As multiple testifiers shared this session, the cost to construct a unit of housing is more expensive in Greater Minnesota than our communities can support in rent or mortgages and these investments will help to close that gap.

Our communities are working diligently to support and attract the development of additional housing, and this bill will help further that work. We welcome the chance to work with you to continue to address housing challenges in Greater Minnesota and thank you for this opportunity to weigh in on this bill.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Dannen", written in a cursive style.

Darielle Dannen, Executive Director

Greater Minnesota Partnership



April 7, 2025

Co-Chairs Spencer Igo and Michael Howard  
House Housing Finance and Policy Committee

Co-Chairs Igo and Howard and Members of the House Housing Finance and Policy Committee,

Thank you for the opportunity to present earlier this session on House File 297, Co-Chair Igo's bill to provide one-time funding to the Arrowhead Economic Opportunity Agency (AEOA) to establish a tax forfeited homes revolving fund in Northeast Minnesota and rehabilitate affordable, permanent, workforce housing.

We are writing to encourage the committee to include funding for this project in the House Housing omnibus budget bill. While we understand the budgetary constraints the committee is under, we do want to remind the committee that this investment would:

- Leverage other sources of funding already committed to AEOA for the project. AEOA has additional committed partners to ensure ongoing success of the tax forfeited revolving fund.
- A one-time investment from the state would establish an ongoing rehabilitation and development source for as many as 15 homes per year. While the investment is one-time, the impact in 12 rural counties in Northeastern and Central Minnesota would be ongoing.
- Ensure existing homes stay are returned to town tax rolls. Currently many of these homes sit vacant, and if demolished – due to lot size – would sit as open, vacant lots. Refurbishing these homes keeps neighborhoods safe, children in local schools, and tax dollars staying in local communities while giving workers an affordable place to call home.
- Bring jobs for local contractors, carpenters, electricians, plumbers, etc. who work on these houses.

Northeastern and Central Minnesota face housing challenges like other areas of the state do, but AEOA stands ready to help alleviate some of those challenges through this innovative, local project. We see this as a model that could work in all areas of the state as well. We have 5 homes that are ready to go!

AEOA has been around for 58 years, providing self-sufficiency services to low-income and disadvantaged people in over one-third of the state. We are trusted partners in the communities and the 12 primarily rural counties in which we provide service; in 2023 we touched the lives of over 38,000 Minnesotans.

Thank you for considering our request. And thank you for your service to Minnesota.

Sincerely,  
Scott Zahorik  
AEOA Executive Director



April 8, 2025

**Re: Support for HF 2445 – House Housing Finance Budget Bill**

**Chair Igo and Members of the House Housing Finance and Policy Committee:**

The League of Minnesota Cities appreciates the opportunity to provide comments in support of HF 2445. On behalf of our 841 member cities, we appreciate both the committee’s attention this session on the vast scope of housing needs in cities across the state of Minnesota. While local governments are innovating with limited resources to address locally identified housing needs, an expanded state-local partnership and a significant increase in housing resources are critical if we are to adequately address housing needs across the state. We appreciate the inclusion of the following provisions:

**Economic Development and Housing Challenge Program**

Funding this important and flexible program with an additional \$10 million each over the next biennium will result in more housing projects being completed and will positively impact local economic development that comes with adequate affordable housing options for the local workforce.

**Greater Minnesota Housing Infrastructure Program**

The League strongly supports the inclusion of a \$20 million increase in funding for the Greater Minnesota Housing Infrastructure program. Infrastructure, especially in greater Minnesota cities, is often the most expensive component of residential development and state resources to assist cities with the cost of installing necessary infrastructure, especially in greater Minnesota, will help attract more development.

**Housing Infrastructure Bonds**

The authorization of \$100 million in general fund spending for housing infrastructure over the next biennium is crucial and will help construct and preserve units across the housing spectrum.

**Workforce Housing Development Program**

The League appreciates the inclusion of \$10 million in funding over the next biennium for the Workforce Housing Development program. The need for additional workforce housing in greater Minnesota cities is immense to support local economic expansion and ensure that cities can offer new workforce housing opportunities to accommodate job growth.

We look forward to continuing to work with the committee to support resources that help assist communities in addressing their housing needs across the state.

Sincerely,

A handwritten signature in black ink that reads "Daniel Lightfoot". The signature is written in a cursive style with a large, sweeping initial "D".

Daniel Lightfoot  
Senior Intergovernmental Relations Representative  
League of Minnesota Cities