

# Family Housing Fund 2016 Annual Report



Creating collaborative solutions that address the critical need for building and preserving affordable housing and making system enhancements that support family success.

Helping communities meet their housing needs in a complex and constantly changing market.

## Build & Preserve

Increasing the supply of affordable housing



## Access & Opportunity

Increasing family choice in housing



Our process for change...

Identify  
& Explore

Pilot  
Interventions

Embed for  
Systems Change

The Family Housing Fund is building on a 36 year legacy of supporting the development and preservation of affordable housing in the Minneapolis-St. Paul region. We structure our activities under two complementary priority areas: Build & Preserve and Access & Opportunity. These priorities demonstrate a holistic view of housing, targeting both the physical unit, and the family.

This report spotlights examples of our 2016 work, illustrating our drive to collaborate and integrate data with action to help communities meet the affordable housing needs of families.

## Build & Preserve

Increasing the supply of affordable housing

### Creating Regional Impact

The Family Housing Fund's support and partnership with the Urban Land Institute Minnesota (ULI MN) and its Regional Council of Mayors increased the preservation and production of a full range of housing choices throughout the region and improved linkages between housing, regional growth, and regional systems. In 2016, ULI MN held three Navigating Your Competitive Future Workshops that offered a practical approach to the new challenges of development and redevelopment for the cities of Centerville, Carver, and Roseville. This collaboration has led to the production of affordable housing in communities throughout the region, including contributing to Edina's decision to approve Beacon Interfaith Housing's 66 West supportive housing for youth project. In 2016, the Family Housing Fund closed on a \$227,000 loan to support the project.

ULI MN also supported City Councils along the Southwest Light Rail Transit Corridor—St. Louis Park, Hopkins, Minnetonka and Eden Prairie—to adopt the corridor-wide Housing Strategy. These cities are collaborating on funding tools; have adopted mixed-use, form based, and transit oriented development zoning codes; and are approving affordable and mixed income housing projects that will ensure a full range of housing choices along the corridor. These efforts have played a critical role in maintaining federal support of the Southwest Corridor project and for the project to be prioritized for funding.



Denise S. Tennen and Students from Twin Cities Jewish Middle School  
Untitled (detail)

### Investing in Neighborhoods

The Family Housing Fund partnered with the Cities of St. Paul and Minneapolis on efforts to improve the quality of life and housing conditions in the Frogtown/Rondo and North Minneapolis neighborhoods. Both Home Funds made targeted investments in small block-areas that have ripple effects into the larger community, with surrounding blocks becoming more stable and rehabs occurring naturally.

In 2016, through the collaborative efforts of the Northside Home Fund, three affordable homes were built and sold in the Hawthorne EcoVillage and two other properties were rehabilitated. One new home was built in the 25th and James block-area. Outreach events in these block areas introduced neighbors to each other, the fundamentals of homeownership, renters' rights, public safety, and City housing programs.

### Improving Policy

To support cities as they prepare to complete their Comprehensive Plan updates, the Family Housing Fund partnered with Wilder Research to expand the Minnesota Compass Geographic Profiles. The expansion adds new data points and allows users to draw custom areas, select predefined transit corridors, and compare multiple areas.

Public-private partnerships are the cornerstone of the affordable housing system. Mixed-income housing, in which a building is affordable to households of various incomes, is one strategy to provide more affordability in communities. The Family Housing Fund partnered with Grounded Solutions Network to create a customized Mixed Income Feasibility Calculator for the Twin Cities region. City staff and developers can use this tool to explore policy and specific projects to meet communities' development goals.

The Family Housing Fund has been an essential leader in the region's efforts to help every family have a home they can afford and a place from which they can prosper.

## Access & Opportunity

Increasing family choice in housing

### Improving Mobility through Housing Choice Vouchers

Housing Choice Vouchers (HCV) are intended to give families choice in where they live. In practice, families often struggle to find a property that will accept the HCV or a unit that qualifies. The Owners/Managers Creating Opportunity project kicked off the Family Housing Fund's new public-private partnerships to expand housing choice for low-income and working families to areas with low rates of poverty and high quality schools. In 2016, with a focus on increasing landlord participation in the HCV Program across the seven-county metropolitan area, staff interviewed both participating and non-participating property owners/managers about their experience with the HCV Program. The resulting report highlighted a significant need to strengthen the partnership between Public Housing Authorities and property owners/managers and use the flexibility of discretionary policies to make the program more effective. This work led to a partnership with the Minneapolis Public Housing Authority to take a detailed look into their program administration to make recommendations for enhancements.

### Elevating the Needs of Children

Without early intervention, children who have experienced homelessness present behavior and development delays that will likely affect them for the rest of their lives. In 2016, the Family Housing Fund's Visible Child Initiative focused on supporting the needs of the youngest beneficiaries of shelter and supportive housing by training 600 front-line staff in trauma-informed, evidence-based tools and strategies. The Visible Child Initiative also wrapped-up its Children's Mental Health pilot that concluded offering on-site, early childhood mental health services significantly improved social emotional outcomes for young children who have experienced homelessness.

Shelter and supportive housing is not designed for and often will not accept parenting youth, especially youth that are under age 18. In 2016, the Family Housing Fund's Visible Child Initiative released the discovery report for the Homeless Adolescent Parent Project. This study was designed to understand the needs of homeless adolescent parents and their children, while identifying ways to meet their needs.

## Home Prosperity Fund (Since 2007)

A lending tool to support both priorities

**\$25,000,000 invested in the Home Prosperity Fund** by Wells Fargo, US Bank, TCF Bank, Minnesota Housing, Thrivent Financial Heritage Foundation, The McKnight Foundation, and The Pohlada Family Foundation.

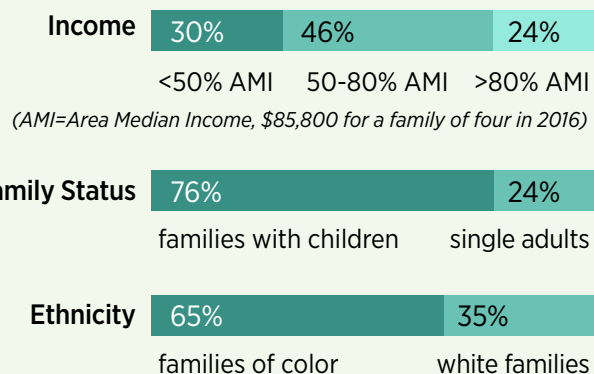
### Build & Preserve

**The Home Prosperity Fund disbursed \$79,713,826** to development partners for program activities

**491 properties containing 512 units were rehabilitated**  
77% were in low to moderate income census tracts

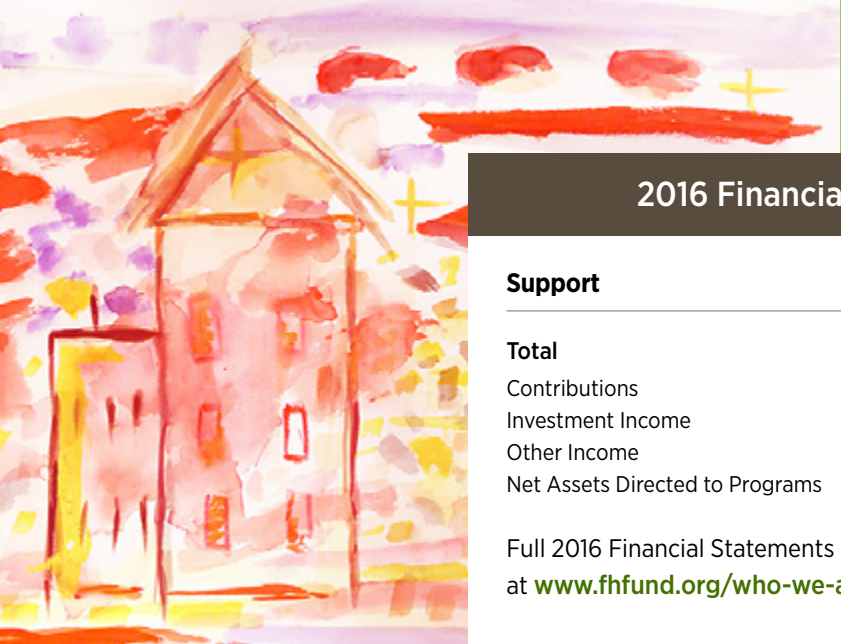
### Access & Opportunity

**221 homebuyers assisted with loans to purchase homes**



PaoKong Thao | Portrait of a Family

For more information about the Family Housing Fund, visit [www.FHFund.org](http://www.FHFund.org).



## 2016 Financials At A Glance (As Of December 31, 2016)

### Support

<b>Total</b>	<b>\$8,748,448</b>
Contributions	\$5,408,847
Investment Income	\$1,247,153
Other Income	\$772,099
Net Assets Directed to Programs	\$1,320,349

Full 2016 Financial Statements are available at [www.fhfund.org/who-we-are](http://www.fhfund.org/who-we-are)

### Expenses

<b>Program Total</b>	<b>\$7,785,235</b>
Homeownership Initiatives	\$5,578,166
Supportive Housing Initiatives	\$447,160
Rental Housing Initiatives	\$1,115,755
Public Education Initiatives	\$644,154

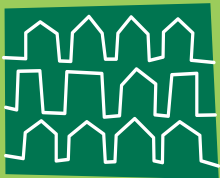
<b>Support Services Total</b>	<b>\$963,212</b>
Fundraising	\$64,681
Management	\$898,532

Tracy Moos | Home

## Thank You to the Family Housing Fund Supporters

Anonymous, Patrick & Aimee Butler Family Foundation, Lucas Corty Erickson, Frey Foundation, Mardag Foundation, Margaret A. Cargill Foundation, The McKnight Foundation, Metropolitan Council, Securian, Louis & Mary Kay Smith Family Foundation, Target Foundation, TCF Foundation, US Bank Foundation, and Wells Fargo

The Family Housing Fund is a trusted broker between government and stakeholders. We offer unique expertise and experience, access to networks and access to financing that will help our community to meet the need for affordable housing.



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[www.fhfund.org/staff-board](http://www.fhfund.org/staff-board)