



MEETINGS SCHEDULED FOR MARCH

Date: 03/26/26, 1 p.m.

HYBRID OPTION AVAILABLE:

In Person: Minnesota Housing, Lake Superior Conference Room, 400 Wabasha Street N. Suite 400 St. Paul, MN 55102

Conference Call: Toll Free: 1.866.901.6455 Access Code: 199-354-408

NOTE:

The information and requests for approval contained in this packet of materials are being presented by Minnesota Housing staff to the Minnesota Housing Board of Directors for its consideration on Thursday, March 26, 2026.

Items requiring approval are neither effective nor final until voted on and approved by the Minnesota Housing Board.

The Agency may conduct a meeting by telephone or other electronic means, provided the conditions of Minn. Stat. §462A.041 are met. In accordance with Minn. Stat. §462A.041, the Agency shall, to the extent practical, allow a person to monitor the meeting electronically and may require the person making a connection to pay for documented marginal costs that the Agency incurs as a result of the additional connection.

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Agenda: Minnesota Housing Board Meeting

Date: 03/26/2026, 1 p.m.

Our Mission and Vision

Mission: Housing is foundational to a full life and a thriving state, so we equitably collaborate with individuals, communities and partners to create, preserve and finance housing that is affordable.

Vision: All Minnesotans live and thrive in a stable, safe and accessible home they can afford in a community of their choice.

1. Call to Order

2. Roll Call

3. Agenda Review

4. Approval of Minutes

- a. (page 5) Regular meeting of February 26, 2026

5. Reports

- Chair
- Commissioner
- Committee

6. Consent Agenda

- A. (page 11) Approval, Resolution Modifications to Homeownership Investment Grant Program Request for Proposals (RFP) Selections

7. Action Items

- A. (page 15) Approval, Regional Planning Grant to Prevent and End Homelessness, Additional Funding and Extension
- B. (page 23) Approval, Amendment, Housing Trust Fund (HTF) Operating Subsidy (OS) Grant Extensions and Funding Modifications
- C. (page 31) Approval, Selection, and Commitment: Property Owner Risk Mitigation Fund Program
- D. (page 37) Approval, Program Guide: Permanent Supportive Housing Preservation Program
- E. (page 65) Approval, Single Family Disaster Recovery Loan Program (DRLP) Revisions

8. Discussion Items

- A. (page 121) Second Quarter FY26 Update
- B. (page 131) 2026 Governor Supplemental Budget

9. Information Items

- A. (page 133) Risk and Internal Controls Director Report
- B. (page 137) Multifamily Annual Report of Actions Taken under Delegated Authority for 2025
- C. (page 159) Housing Stability Annual Report of Actions Taken under Delegated Authority for 2025
- D. (page 165) Single Family Annual Report of Actions Taken Under Delegated Authority for CY 2025
- E. (page 169) Post Sale Report, Residential Housing Finance Bonds, Series 2026 ABC
- F. (page 187) Post Sale Report, Residential Housing Finance Bonds, Series 2026 DE
- G. (page 199) Post Sale Report, Rental Housing Bonds, Series 2026 A (Hilltop Manor)

10. Other Business

None.

11. Adjournment



Draft Meeting Minutes: Minnesota Housing Board Meeting

Date: Thursday, February 26, 2026, at 1 p.m.

1. Call Attendance

Chair DeCramer called to order the regular meeting of the board of Minnesota Housing Finance Agency at 1:01 p.m.

2. Roll Call

Members present via hybrid: Chief Melanie Benjamin, Auditor Julie Blaha, Eric Cooperstein, Chair John DeCramer, Stephanie Klinzing, Stephen Spears and Terri Thao.

Minnesota Housing staff present via hybrid: Kelby Alstad, Tom Anderson, Tal Anderson, Mariah Becerra, Abigail Behl, Ryan Baumtrog, Jennifer Bergman, Susan Bergmann, Scott Beutel, Nick Boettcher, Laura Bolstad Grafstrom, Stacie Brooks, Sara Bunn, Cassandra Busch, Alex Campbell, Eric Chapin, Alex Curwick, Nicole DeMario, Cindy Diel, Matt Dieveney, Hannah Dressen, Sam Dyer, Diane Elias, Peter Elwell, Jennifer Finnesgard, Shannon Fortune, Jessica Fowler, Rachel Franco, Mark Freeman, Terese Fritchman, Dory Goebel, Vanessa Haight, Zahra Hassan, Amanda Hedlund, Anne Heitlinger, Darryl Hennen, Kang Her, Adam Himmel, Jennifer Ho, Jon Holmseth, Karin Holmstrand, Sarah Huss, Will Jensen-Kowski, Dylan Johnson, Karen Johnson, Jen Judas, Erin Karkula-Peterson, Tiffany Kibwota, Katey Kinley, Joshua Kirk, Dan Kitzberger, Ken Knutson, Greg Krenz, Laurie Krivitz, Kristen Kvalsten, Sue Ladehoff, Janine Langsjoen, Ger Lee, Song Lee, Stacy Lee, James Lehnhoff, Ed LeTourneau, Sarah Matala, Don McCabe, Colleen Meier, Amy Melmer, Benjamin Miles, Krissi Mills, Kelli Minnerath, Jon Moler, Greg Mortensen, Kristen Mortenson, Annie Moua, Michael Nguyen, Andrew Orth, John Patterson, Kirby Pittman, Brian Pittmann, Andy Pratt, Melissa Pugh, Rinal Ray, Cassi Reissmann-Doring, Brittany Rice, Cheryl Rivinius, Lael Robertson, Rachel Robinson, Ken Rumbaugh, Joel Salzer, Kayla Schuchman, Katie Seipel-Anderson, Maria Steele, Lauren Stelter, Rachael Sterling, Meg Stinchcomb Sorenson, Kim Stuart, Jodell Swenson, Susan Thompson, Nancy Urbanski, David Vang, Kayla Vang, Teresa Vaplon, Nicola Viana, Amanda Welliver, Alyssa Wetzel-Moore, Lakisha Whitson, and Bev Wilharm.

Others present via hybrid: Chad Adams, Southwest Minnesota Housing Partnership; Michelle Adams, Kutak Rock; Ramona Advani, Office of the State Auditor; Andrea Brennan, GMHF; Colleen Ebinger, Impact Strategies; Carla Godwin, PERIS Foundation; Hudda Ibrahim, City of St. Cloud; Melanie Johnson,

Piper Sandler; Abdi Mahad, City of St. Cloud; Ellen Sahli, Family Housing Fund; and Anne Smetak, Housing Justice Center.

3. Agenda Review

None.

4. Approval

A. Regular Meeting Minutes of January 22, 2026

Motion: Terri Thao moved to approve the January 22, 2026, Regular Meeting Minutes as amended. Seconded by Eric Cooperstein. Stephen Spears was not present for the vote. Roll call was taken. Motion carries 6-0.

5. Reports

Chair

None.

Commissioner

Commissioner Ho shared the following with the board:

- Welcome New Employees
- Meetings
- Program Updates

Committee

None.

6. Consent Agenda

None.

7. Action Items

A. Commitment, Low and Moderate Income Rental (LMIR) Loan and Bridge Loan (BL) – 3rd Avenue Flats, D8382, Dilworth

Adam Himmel presented to the board a request for adoption of two resolutions: Adoption of a resolution authorizing the issuance of a LMIR program commitment in the amount of up to \$1,815,000; and Adoption of a resolution authorizing the issuance of a BL commitment not to exceed \$4,720,000. Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Terri Thao moved Commitment, Low and Moderate Income Rental (LMIR) Loan and Bridge Loan (BL) – 3rd Avenue Flats, D8382, Dilworth. Seconded by Stephanie Klinzing. Stephen Spears was not present for the vote. Roll call was taken. Motion carries 6-0. All were in favor.

B. Adoption, Series Resolution Authorizing the Issuance and Sale of Rental Housing Bonds, Series 2026 B (3rd Avenue Flats)

Matt Dieveney presented to the board a request for adoption of a Series Resolution Authorizing the Issuance and Sale of Rental Housing Bonds. The bonds will be issued in three series. Michelle Adams, Kutak Rock, joined the meeting to review the resolution. Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Chief Benjamin moved Adoption, Series Resolution Authorizing the Issuance and Sale of Rental Housing Bonds, Series 2026 B. Seconded by Eric Cooperstein. Roll call was taken. Stephen Spears was not present for the vote. Motion carries 6-0. All were in favor.

C. Funding Modification, Workforce Housing Development Program (WHDP) – City of Mountain Lake, D8747, Mountain Lake

Sara Bunn presented to the board a request for adoption of a resolution to increase the loan amount for the City of Mountain Lake by \$682,000, increasing the total WHDP loan from \$1,429,000 to \$2,111,000. An incorrect resolution was submitted in the board packet. The correct resolution was provided to the Board. Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Eric Cooperstein moved Funding Modification, Workforce Housing Development Program - City of Mountain Lake, D8747. Seconded by Chief Benjamin. Roll call was taken. Motion carries 7-0. All were in favor.

D. Commitment, Low and Moderate Income Rental (LMIR) Loan – Cobb Cook Place, D8694, Hibbing

Jennifer Finnesgard presented to the board a request for adoption of a resolution authorizing the issuance of a LMIR program commitment in the amount of up to \$1,520,000. Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Terri Thao moved Commitment, Low and Moderate Income Rental Loan – Cobb Cook Place, D8694, Hibbing. Seconded by Eric Cooperstein. Roll call was taken. Motion carries 7-0. All were in favor.

E. Funding Modification, Publicly Owned Housing Program (POHP) – Woodland Park Apartments, D8678, International Falls

Janine Langsjoen presented to the board a request for adoption of a resolution to increase the loan amount for Woodland Park Apartments by \$535,100, increasing the total POHP loan from \$2,182,800 to \$2,717,900. Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Stephanie Klinzing moved Funding Modification, Publicly Owned Housing Program– Woodland Park Apartments, D8678, International Falls. Seconded by Chief Benjamin. Roll call was taken. Motion carries 7-0. All were in favor.

F. Approval, Extension and Funding Modification, Family Homeless Prevention and Assistance Program (FHPAP) 2024-25 Round 2

Diane Elias presented to the board a request adoption of a resolution authorizing an extension of the grant period through September 30, 2027, and funding modifications to increase awards using returned funds from the 2024-2025 biennium to the remaining four 2024-2025 FHPAP Round 2 administrators. Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Eric Cooperstein moved Approval, Extension and Funding Modification, Family Homeless Prevention and Assistance Program 2024-25 Round 2. Seconded by Stephanie Klinzing. Roll call was taken. Motion carries 7-0. All were in favor.

8. Discussion Items

A. 2025 Program Assessment Report

Kirby Pittman provided the board with an overview of Minnesota Housing’s 2025 Program Assessment Report.

9. Information Items

A. First Quarter 2026 Progress Report: 2024-2027 Strategic Plan and 2026-2027 Affordable Housing Plan

10. Other Business

None.

11. Adjournment

The meeting was adjourned at 2:41 p.m.

John DeCramer, Chair

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Item: Approval, Resolution Modifications to Homeownership Investment Grant Program Request for Proposals (RFP) Selections

Consent Item: 6.A
Date: March 26, 2026
Staff Contacts: Laurie Zabel, 651.539.9804, laurie.zabel@state.mn.us
Request Type: Approval, Resolution

Request Summary

Staff requests board approval of resolution modifications for selections under the Homeownership Investment Grants (HIG) program. Staff requests approval of resolution modifications that will establish a September 30, 2026 deadline for grant contract execution.

Fiscal Impact

No fiscal impact.

Agency Priorities

- | | |
|---|--|
| <input type="checkbox"/> Improve the Housing System | <input checked="" type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input type="checkbox"/> Support People Needing Services |
| | <input type="checkbox"/> Strengthen Communities |

Attachments

- Background
- Resolution

Background

At its June 26, 2025 meeting, the Minnesota Housing board approved selections for the Homeownership Investment Grants Program per Resolution 25-040, further modified by Resolution 25-073. Resolution 25-040 states that the execution of the individual grant contracts shall occur no later than nine months from the adoption date of this resolution.

Selected grantees have submitted draft program manuals and Minnesota Housing staff have completed initial reviews. Staff are also providing technical assistance to grantees as they complete revisions to their manuals. Approved program manuals will be incorporated into final grant contract agreements. Given these timelines, contract execution is anticipated in summer 2026.

Staff recommend approval of a resolution modification establishing a September 30, 2026 deadline for grant contract execution.

MINNESOTA HOUSING FINANCE AGENCY

**400 Wabasha Street North,
Suite 400 St. Paul, MN 55102**

RESOLUTION NO. MHFA 26-xxx

MODIFYING RESOLUTION NO. MHFA 25-040

RESOLUTION MODIFYING SELECTIONS FOR HOMEOWNERSHIP INVESTMENT GRANTS PROGRAM

WHEREAS, at the June 26, 2025, meeting, the Minnesota Housing Finance Agency (Agency) board approved the Homeownership Investment Grants Program selections through Resolution No. MHFA 25-040; and

WHEREAS, the resolution states that the issuance of grant contracts in form and substance acceptable to the Agency staff and the execution of the individual grant contracts occur no later than nine months from the execution of the resolution; and

WHEREAS, grant contracts will not be ready for execution for the selected organizations by March 26, 2026; and

WHEREAS, staff have determined that additional time is needed to execute the grant contracts.

NOW THEREFORE, BE IT RESOLVED:

That the board hereby authorizes Agency staff to enter into grant contract agreements as set forth in Resolution No. MHFA 25-040, modified as follows:

1. The issuance of grant contracts in form and substance acceptable to the Agency staff and the execution of the individual grant contracts shall occur no later than September 30, 2026;
2. All other terms and conditions of Resolution No. MHFA 25-040, as modified by Resolution No. MHFA 25-073 remain in effect.

Adopted this 26th day of March 2026

CHAIR

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Item: Approval, Regional Planning Grant to Prevent and End Homelessness, Additional Funding and Extension

Action Item: 7.A
Date: 03/26/2026
Staff Contacts: Ji-Young Choi, 651.539.9741, ji-young.choi@state.mn.us
Request Type: Approval, Resolution

Request Summary:

Staff requests adoption of the attached resolution authorizing a six-month extension and funding modification for the existing seven Regional Planning Grant contracts and the assignment of two contracts to eligible entities. This action will allow the Agency to support the planning capacity of Greater Minnesota's six Continuums of Care and the Minnesota Tribal Collaborative to assist in Preventing and Ending Homelessness in their collaboration with state agencies.

Fiscal Impact:

Individual awards are structured as grants from a state appropriated Capacity Building funds, which do not earn interest for the Agency.

Agency Priorities:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Improve the Housing System | <input type="checkbox"/> Make Homeownership More Accessible |
| <input type="checkbox"/> Preserve and Create Housing Opportunities | <input checked="" type="checkbox"/> Support People Needing Services |
| | <input checked="" type="checkbox"/> Strengthen Communities |

Attachments:

- Background and Request
- Resolution

Background and Request

The Regional Planning Grant supports Greater Minnesota's six Continuums of Care (CoCs) and the Minnesota Tribal Collaborative (MTC) in securing U.S. Department of Housing and Urban Development (HUD) CoC Program funding and strengthening their regional efforts to prevent and end homelessness in partnership with state agencies.

In May 2023, the Agency awarded one-year grants totaling \$350,000 to seven grantees through a competitive Request for Proposals (RFP) process (Resolution No. MHFA 23-022). The board subsequently approved two one-year extensions, each including funding modifications of \$350,000 (Resolution No. MHFA 24-038 on May 24, 2024 and Resolution No. MHFA 25-024 on April 24, 2025). Grant amounts to date total \$1,050,000.

Staff originally planned to release a new RFP in early December 2025. However, HUD unexpectedly released a 2025 Notice of Funding Opportunity in late November, resulting in overlapping RFP processes and creating additional administrative burdens for applicants. HUD also proposed significant policy and eligibility changes, which would require substantial planning and coordination by CoCs across the state. Staff now expect to release the RFP in March 2026, with a two-year grant term of January 1, 2027 to December 31, 2029.

To ensure continuity between the current grant term end date of July 1, 2026 and the proposed new grant term start date of January 1, 2027 and to allow for additional planning by CoCs, staff recommends:

- Amending the current contracts to extend the grant term by six months from July 1, 2026 to December 31, 2026, and
- A funding modification of \$175,000 in state appropriated Capacity Building funds.

In addition, staff recommend two grant assignments:

- Mahube-Otwa Community Action Partnership, Inc. will assume contractual responsibilities for the West Central CoC from Lakes and Prairies Community Action Partnership, Inc., and
- KOOTASCA Community Action, Inc. will assume contractual responsibilities for the Northeast CoC from Patty Beech Consulting Inc.

These proposed assignments were initiated at the request of the respective CoCs and are consistent with the purpose of the Regional Planning Grant to effectively leverage HUD resources. Both organizations above have passed the Pre-Award Risk Assessment reviews. Contract amendments and assignments would follow submission and approval of required due diligence documentation.

Table 1: Regional Planning Grant to Prevent and End Homelessness

Grantee	Continuums of Care (CoC)/Tribes	Original Contract Amount (7/1/2023 – 6/30/2024)	Funding Modification - 1st Amended Amount (7/1/2024 – 6/30/2025)	Funding Modification - 2nd Amended Amount (7/1/2025 – 6/30/2026)	Proposed Funding Modification - 3rd Amended Amount (7/1/2026 – 12/31/2026)	Total Contract Amount (7/1/2023 – 12/31/2026)
Institute for Community Alliances	MN-502 – Rochester/Southeast Minnesota CoC	\$ 45,000	\$ 45,000	\$ 45,000	\$ 22,500	\$ 157,500
KOOTASCA Community Action, Inc. (through assignment from Patty Beech Consulting Inc.)	MN-504 – Northeast Minnesota CoC	\$ 55,000	\$ 55,000	\$ 55,000	\$ 27,500	\$ 192,500
CENTRAL MINNESOTA HOUSING PARTNERSHIP, INC.	MN-505 – St. Cloud/Central Minnesota CoC	\$ 40,000	\$ 40,000	\$ 40,000	\$ 20,000	\$ 140,000
The Northwest Minnesota Foundation	MN-506 – Northwest Minnesota CoC	\$ 50,000	\$ 50,000	\$ 50,000	\$ 25,000	\$ 175,000
MAHUBE-OTWA Community Action Partnership, Inc. (through assignment from LAKES & PRAIRIES COMMUNITY ACTION PARTNERSHIP, INC.)	MN-508 – Moorhead/West Central Minnesota CoC	\$ 50,000	\$ 50,000	\$ 50,000	\$ 25,000	\$ 175,000

Grantee	Continuums of Care (CoC)/Tribes	Original Contract Amount (7/1/2023 – 6/30/2024)	Funding Modification - 1st Amended Amount (7/1/2024 – 6/30/2025)	Funding Modification - 2nd Amended Amount (7/1/2025 – 6/30/2026)	Proposed Funding Modification - 3rd Amended Amount (7/1/2026 – 12/31/2026)	Total Contract Amount (7/1/2023 – 12/31/2026)
SOUTHWEST MINNESOTA HOUSING PARTNERSHIP	MN-511 – Southwest Minnesota CoC	\$ 50,000	\$ 50,000	\$ 50,000	\$ 25,000	\$ 175,000
Red Lake Reservation Housing Authority	Minnesota Tribal Collaborative	\$ 60,000	\$ 60,000	\$ 60,000	\$ 30,000	\$ 210,000
TOTAL		\$ 350,000	\$ 350,000	\$ 350,000	\$ 175,000	\$ 1,225,000

Recommendation

Staff recommends approval of a six-month extension from July 1, 2026 to December 31, 2026 and a grant award funding modification (\$175,000) for the existing seven Regional Planning Grant contracts. Additionally, staff recommends approval of two of the existing grantees to assign their contracts to an eligible entity.

**MINNESOTA HOUSING FINANCE AGENCY
400 Wabasha Street North, Suite 400
St. Paul, MN 55102**

**RESOLUTION NO. MHFA 26-XXXX
Modifying Resolution No. MHFA 25-024**

**RESOLUTION APPROVING COMMITMENT MODIFICATIONS, EXTENSIONS, AND ASSIGNMENTS OF
REGIONAL PLANNING GRANTS TO PREVENT AND END HOMELESSNESS (REGIONAL PLANNING
GRANT)**

WHEREAS, at their meeting on May 25, 2023, the Board selected the seven current Regional Planning Grant grantees across greater Minnesota and approved a total commitment of \$350,000 for a grant term of July 1, 2023 through June 30, 2024 by its Resolution No. MHFA 23-022; and

WHEREAS, at their meeting on May 23, 2024, the Board approved grant term extensions from July 1, 2024 through June 30, 2025 with a total additional commitment of \$350,000 to the seven current Regional Planning Grant grantees by its Resolution No. MHFA 24-038; and

WHEREAS, at their meeting on April 24, 2025, the Board approved further extensions from July 1, 2025 through June 30, 2026 along with another total additional commitment of \$350,000 to the seven current Regional Planning Grant grantees by its resolution No. MHFA 25-024; and

WHEREAS, the MN 504 - Northeast Minnesota CoC has requested to assign the Regional Planning Grant Contract Agreement with Patty Beech Consulting, Inc. to KOOTASCA Community Action, Inc.; and

WHEREAS, the MN 508 - West Central Minnesota CoC has requested to assign the Regional Planning Grant Contract Agreement with LAKES & PRAIRIES COMMUNITY ACTION PARTNERSHIP, INC to MAHUBE-OTWA Community Action Partnership, Inc.; and

WHEREAS, the Minnesota Housing Finance Agency (Agency) staff have determined the need to assign the Regional Planning Grant Contract Agreement with Patty Beech Consulting, Inc. to KOOTASCA Community Action, Inc. and to assign the Regional Planning Grant Contract Agreement with LAKES & PRAIRIES COMMUNITY ACTION PARTNERSHIP, INC to MAHUBE-OTWA Community Action Partnership, Inc.

WHEREAS, Agency staff have determined a need to further amend all the above-referenced grant contract agreements to extend the current grant term and provide additional funding to the five original grantees, as well as the two new assigned grantees, for local planning and coordination efforts to assist engagement with the state to make the regional homeless response system more equitable and strengthen resources that will help prevent and end homelessness throughout the state; and

WHEREAS, Agency staff have determined that the assignments, grant term extensions, and additional funding are in compliance with Agency's rules, regulations and policies and that the extension and additional commitment will assist in fulfilling the purpose of Minn. Stat. ch. 462A.

NOW THEREFORE, BE IT RESOLVED:

THAT, the Board hereby authorizes Agency staff to amend the existing Grant Contract Agreements executed under Resolutions No. MHFA 23-022 and amended under Resolutions No. MHFA 24-038 and No. MHFA 25-024, and to amend Grant Contract Agreements using state and Agency resources as set forth below, subject to available appropriated funding and changes allowable under Agency and Board policies:

1. Agency staff shall review and approve assignments and assumptions of the Grant Contract Agreement with Patty Beech Consulting, Inc. to KOOTASCA Community Action, Inc. and the Grant Contract Agreement with LAKES & PRAIRIES COMMUNITY ACTION PARTNERSHIP, INC to MAHUBE-OTWA Community Action Partnership, Inc.
2. Agency staff shall review and approve a six-month extension for the grant period beginning July 1, 2026 through December 31, 2026 to provide additional funding of up to \$175,000 to the following grantees.

Grantee	Continuums of Care (CoC)/Tribes	Recommended Amount
Institute for Community Alliances	MN-502 – Rochester/Southeast Minnesota CoC	\$ 22,500
KOOTASCA Community Action, Inc. (via grant contract agreement assigned from Patty Beech Consulting, Inc.)	MN-504 – Northeast Minnesota CoC	\$ 27,500
CENTRAL MINNESOTA HOUSING PARTNERSHIP, INC.	MN-505 – St. Cloud/Central Minnesota CoC	\$ 20,000
The Northwest Minnesota Foundation	MN-506 – Northwest Minnesota CoC	\$ 25,000
MAHUBE-OTWA Community Action Partnership, Inc. (via grant contract agreement assigned from LAKES & PRAIRIES COMMUNITY ACTION PARTNERSHIP, INC.)	MN-508 – Moorhead/West Central Minnesota CoC	\$ 25,000
Southwest Minnesota Housing Partnership, Inc.	MN-511 – Southwest Minnesota CoC	\$ 25,000

Grantee	Continuums of Care (CoC)/Tribes	Recommended Amount
Red Lake Reservation Housing Authority	Minnesota Tribal Collaborative	\$ 30,000
TOTAL		\$ 175,000

3. The issuance of the Grant Contract Agreement Amendments in form and substance acceptable to Agency staff and the execution of the Grant Contract Agreement Amendments shall occur no later than nine months from the adoption date of this Resolution; and
4. The grantees, assignees, and such other parties shall provide such information and execute all such documents relating to said Grant Contract Agreement Amendments as the Agency, in its sole discretion, deems necessary.

Adopted this 26th day of March 2026

CHAIR

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Item: Approval, Amendment, Housing Trust Fund (HTF) Operating Subsidy (OS), Grant Extensions and Funding Modifications

Action Item: 7.B
Date: March 26, 2026
Staff Contacts: Sarah Broich, 651.539.9885, sarah.broich@state.mn.us
Request Type: Approval, Resolution

Request Summary

Staff requests approval of the attached Resolution authorizing additional commitments of \$1,457,763 from the Housing Trust Fund (HTF) and extending current Operating Subsidy (OS) grant agreements for one year. This action will affect operating subsidy grant agreements for 25 existing supportive housing developments that collectively support 715 supportive housing units.

Fiscal Impact

The HTF program is funded by state appropriations and individual awards are structured as grants, which do not earn any interest for the Agency.

Agency Priorities

- | | |
|---|---|
| <input checked="" type="checkbox"/> Improve the Housing System | <input type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input checked="" type="checkbox"/> Support People Needing Services |
| | <input checked="" type="checkbox"/> Strengthen Communities |

Attachments

- Background
- 2026-2027 Operating Subsidy Grant Extensions
- Resolution

Background

Program Overview: The HTF OS Program is a state-funded program administered by Minnesota Housing under provision of Minnesota Statute Section 462A.201 and following Minnesota Administrative Rules 4900.3740 – 4900.3746.

The Minnesota Legislature established the HTF Program in 1988 to support the development of affordable housing for low-income individuals and families. In 2001, the Minnesota Legislature made substantial changes to the HTF Program, including the expansion of its funding activities to include rental assistance and operating subsidies.

In 2005, the HTF Program rules were modified to add a funding priority for developments and programs that serve households experiencing Long-Term Homelessness (LTH), defined as lacking a permanent place to live continuously for one year or more, or at least four times in the past three years. In 2019, the program's priority population shifted from LTH to High Priority Homeless, households assessed by and referred through the local Continuum of Care Coordinated Entry System, a centralized coordinated process to assess households experiencing homelessness and refer to housing services.

Only supportive housing developments are eligible for the HTF OS Program, and funds may be used to pay a development's operating expenses, including:

- **Revenue Shortfall:** Costs to cover shortfalls in operating income below the amount necessary to operate the development.
- **Unique Costs:** Costs that are unique and critical to the operation of the supportive housing that may include the following eligible activities:
 - o **Tenant Service Coordinator:** A tenant service coordinator performs tasks associated with fostering housing stability and rental property owner related housing support that will assist residents in maintaining their housing.
 - o **Front Desk and/or Security Staff:** Front desk and/or security staff may perform tasks associated with the safety and security of residents and housing tenancy supports, such as notifying the supportive housing service provider when a resident appears to need assistance or attention.

Minnesota Housing provided the initial OS funding for properties in conjunction with the capital funding awarded by the Agency through various Multifamily Consolidated Request for Proposals (RFP) from 2005 – 2012. At that point, the ongoing obligations to sustain the OS funding for these properties exceeded HTF resources so the Agency stopped offering OS funding for new projects.

Since 2013, the OS funding has only been available to current grantees that demonstrate the need for the subsidy and can demonstrate that other possible funding sources and cost saving measures

have been investigated and implemented, where available. These developments leverage other funding sources for operations and unique costs, such as Housing Support, the U.S. Department of Housing and Urban Development Continuum of Care Program, Section 8 Rental Assistance, philanthropy, and other state program grants.

In 2022, Minnesota Housing issued an OS RFP. In that RFP, only organizations that previously received OS grants were eligible to apply and the RFP resulted in selecting the same 28 OS grantees for a new two-year grant term (Resolution No. 22-025) and a total commitment of \$3,099,525. Because application eligibility is limited to only existing OS grantees and the awards can only be up to their original amount, there was no compelling reason to issue a new RFP. Thus, in 2024 the board approved a funding modification of \$3,099,525 and extended those grants through 2026 (Resolution Number 24-020). The actual grant period end dates align with the fiscal year of each property's operating budget. Accordingly, the grant end dates are either June 30, September 30, or December 31 of 2026.

During this current grant term, three of the 28 projects being supported by HTF OS grants, representing \$92,000 in annual funding, have closed or have found other sources to replace OS and will no longer need the grant.

Office of Grants Management (OGM) Policy 08-12 on Grant Amendments limits total grant terms to five years. Staff proposes extending the current grant terms for the 25 remaining HTF OS grantees for one additional year, the maximum under the five-year limit. In compliance with OGM policies, the purpose of the amendments will remain the same as the original grant contract agreements and the grantee duties remain within the scope of the original RFP. Further, extensions and funding modifications reduce administrative burden for both the grantee and the Agency.

In addition to the grant term extension, staff is also requesting a funding modification to each grantee equal to one year of the amount awarded under the initial RFP. If approved, the 25 one-year grant contract extensions listed in the attached resolution will increase the grant amounts by a total of \$1,457,763. Funds are allocated from the HTF account balance from the Minnesota Legislature's 2026-2027 appropriation of funds, deposited fees and anticipated funds from the first quarter of the 2028-2029 HTF Appropriations, which are contingent on approval by the legislature.

Before funds are disbursed, staff review the property financial statements and proposed property operating budgets at the beginning of each grant year. Funds are only disbursed for eligible expenses up to the maximum grant amount.

The OS funding is critical to preserve and sustain operations for the grantees' supportive housing properties to provide safe and stable housing for households with long histories of homelessness. The 25 properties will serve 715 households with an average OS cost per unit/per year of \$2,039.

Recommendation

Staff recommends approval of extending current OS grant agreements for one year and a funding modification of \$1,457,763.

**MINNESOTA HOUSING FINANCE AGENCY
400 Wabasha Street North, Suite 400
St. Paul, MN 55102**

**RESOLUTION NO. MHFA 26-XXX
MODIFYING RESOLUTION NO. MHFA 24-020**

**RESOLUTION TO EXTEND HOUSING TRUST FUND OPERATING SUBSIDY GRANTS
AND TO COMMIT ADDITIONAL GRANT PROCEEDS**

WHEREAS, the Board authorized a total commitment of \$3,099,525 over a two-year grant term for 28 Housing Trust Fund (HTF) Operating Subsidy (OS) grantees for supportive housing properties serving families and individuals who are low income, homeless or long-term homeless, herein named by its Resolution No. 22-025 on April 21, 2022; and

WHEREAS, the Board approved an extension of the grant term for those grantees for an additional two years and committed an additional \$3,099,525 of grant proceeds for those 28 grantees by its Resolution No. 24-020 on March 28, 2024; and

WHEREAS, three of the original grantees are in the closeout process for this grant and will no longer be a part of the HTF OS program; and

WHEREAS, the Minnesota Housing Finance Agency (Agency) staff have determined a need to extend the operating subsidy grants, commit additional grant proceeds for the 25 currently active grantees and grantees have the capacity to perform program requirements; and

WHEREAS, Agency staff has determined that the grant extensions and funding modifications are in compliance with the Agency's rules, regulations and policies; that such grants are not otherwise available, wholly or in part, from private lenders or other agencies upon equivalent terms and conditions; and that the grant extensions and funding modifications will assist in fulfilling the purpose of Minn. Stat. ch. 462A.

NOW THEREFORE, BE IT RESOLVED:

THAT, the Board hereby authorizes Agency staff to modify the commitment made under its Resolution No. MHFA 22-025, as previously modified under its Resolution No. MHFA 24-020, and amend its Grant Contract Agreements using state resources as set forth below, subject to changes allowable under Agency, Board policies and legislative allocation:

1. Agency staff shall review and approve the following grantees for up to the total recommended amount for an extended grant period of one year*:

D#	Property Name	Owner/Grantee	Original Selection Amount	2024 Amendments	Proposed Increase	Total Amended Award
D0430	2001 W 3rd St. LLC	2001 (Duluth IV), LLC	\$ 25,078	\$ 25,078	\$ 12,539	\$ 62,695
D6350	3631 Penn Avenue	North Penn Supportive Housing, LLC	\$ 33,200	\$ 33,200	\$ 16,600	\$ 83,000
D3845	Alicia's Place	WTHC Properties II, LLC	\$ 33,160	\$ 33,160	\$ 16,580	\$ 82,900
D5905	Alliance Scattered Site Rehab	Alliance Housing Incorporated	\$ 32,100	\$ 32,100	\$ 16,050	\$ 80,250
D3192	American House Apartments	352 Wacouta LLC	\$ 385,000	\$ 385,000	\$ 192,500	\$ 962,500
D3866	Belle Haven Townhomes	Belle Haven Limited Partnership	\$ 40,000	\$ 40,000	\$ 20,000	\$ 100,000
D5956	Conifer Estates	Beltrami County Housing and Redevelopment Authority	\$ 67,334	\$ 67,334	\$ 33,667	\$ 168,335
D3871	Country View	Kandiyohi County Housing and Redevelopment Authority	\$ 60,000	\$ 60,000	\$ 30,000	\$ 150,000
D3890	Dream Catcher Homes	White Earth Dream Catcher Limited Partnership	\$ 66,000	\$ 66,000	\$ 33,000	\$ 165,000
D5954	Fond du Lac Supportive Housing	Fond du Lac Band of Lake Superior Chippewa	\$ 72,000	\$ 72,000	\$ 36,000	\$ 180,000
D6730	Fond du Lac Veterans Supportive Housing	Fond du Lac Band of Lake Superior Chippewa	\$ 54,000	\$ 54,000	\$ 27,000	\$ 135,000
D7535	Giwanakimin	Naytahwaush L.L.C.	\$ 70,156	\$ 70,156	\$ 35,078	\$ 175,390
D5957	Higher Ground - Minneapolis	CHDC Boxleitner LLC	\$ 260,000	\$ 260,000	\$ 130,000	\$ 650,000
D6723	Hillside Apartments/Steve O'Neil Apts	Hillside Apartments Duluth, LLLP	\$ 174,000	\$ 174,000	\$ 87,000	\$ 435,000
D2475	Kimball Court	545 Snelling LLC	\$ 258,456	\$ 258,456	\$ 129,228	\$ 646,140

D#	Property Name	Owner/Grantee	Original Selection Amount	2024 Amendments	Proposed Increase	Total Amended Award
D5886	Lincoln Place	Dakota County Community Development Agency	\$ 300,000	\$ 300,000	\$ 150,000	\$ 750,000
D1504	Louisiana Court Apts **	PPL Louisiana Court Limited Partnership	\$ 120,000	\$ 120,000	\$ 60,000	\$ 300,000
D6357	New Moon	Bois Forte Band of Chippewa	\$ 153,836	\$ 153,836	\$ 76,918	\$ 384,590
D5909	Nicollet Square	PCNF Nicollet Housing Limited Partnership	\$ 120,000	\$ 120,000	\$ 60,000	\$ 300,000
D5197	North Shore Horizons	North Shore Horizons New Beginnings, LLC	\$ 9,000	\$ 9,000	\$ 4,500	\$ 22,500
D5200	River Crest Apartments	River Crest of St. Cloud CC, LLC	\$ 142,266	\$ 142,266	\$ 71,133	\$ 355,665
D5225	Sankofa Apartments	Model Cities Sankofa, LLC	\$ 74,835	\$ 74,835	\$ 37,418	\$ 187,088
D6347	Silver Creek Corner	Olmsted County Housing and Redevelopment Authority	\$ 113,000	\$ 113,000	\$ 56,500	\$ 282,500
D4076	The Salvation Army Booth Brown House	The Salvation Army, an Illinois Corporation	\$ 182,000	\$ 182,000	\$ 91,000	\$ 455,000
D5894	Virginia Youth Foyer	AEOA Foyer Limited Partnership	\$ 70,104	\$ 70,104	\$ 35,052	\$ 175,260
Totals			\$ 2,915,525	\$ 2,915,525	\$ 1,457,763	\$ 7,288,813

**Total grant award amount is reduced from the original award because of three original grantees that will no longer be part of the program.*

*** Payments will be structured on a reimbursement basis in accordance with the original grant contract agreement.*

2. This approval is contingent on funds available in the Housing Trust Fund account in sufficient amounts to fund the awards; and
3. The issuance of Grant Contract Amendments in form and substance acceptable to Agency staff and the signing of Grant Contract Amendments shall occur no later than nine months from the adoption date of this Resolution; and

4. The grantees and such other parties shall provide such information and sign all such documents relating to said Grant Contract Amendment as the Agency, in its sole discretion, deems necessary.

Adopted this 26th day of March 2026

CHAIRMAN



Item: Approval, Selection and Commitment: Property Owner Risk Mitigation Fund Program

Action Item: 7.C
Date: March 26, 2026
Staff Contacts: Kristen Mortenson, 651.297.3119, Kristen.mortenson@state.mn.us
Lauren Stelter, 651.296.3600, lauren.stelter@state.mn.us
Request Type: Approval, Resolution

Request Summary

Staff requests approval of the attached resolution authorizing the selection of two grant administrators and commitment of \$1,160,000 for the Property Owner Risk Mitigation Fund Program from Family Homeless Prevention and Assistance Program (FHPAP) state appropriations.

Fiscal Impact

None

Agency Priorities

- | | |
|---|---|
| <input checked="" type="checkbox"/> Improve the Housing System | <input type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input checked="" type="checkbox"/> Support People Needing Services |
| | <input checked="" type="checkbox"/> Strengthen Communities |

Attachments

- Background
- Request Details
- Resolution

Background

The Property Owner Risk Mitigation Fund Program (the “RMF Program”) was established pursuant to [Minnesota Laws 2023, chapter 37, article 1, section 2, subdivision 9\(b\)](#). The RMF Program allows up to \$1,000,000 of Family Homeless Prevention and Assistance Program (FHPAP) appropriated funds to be used to create or expand risk mitigation programs to reduce the financial risk of property owners renting to eligible households under FHPAP as governed by [Minnesota Statute 462A.204](#).

RMF Program funds will be used to recruit and enroll property owners, provide services to property owners and reimburse property owners for costs incurred to rent to eligible households or financial losses that exceed the security deposit. Minnesota households renting from enrolled property owners must meet FHPAP eligibility criteria, which include persons across the state with income levels below 200% of federal poverty guidelines and experiencing a housing crisis.

Eligible grantees include:

- Tribal Nations;
- Twin Cities metropolitan counties and entities other than counties in the metropolitan area, including but not limited to nonprofit organizations;
- Non-metropolitan areas, which include a county, a group of contiguous counties jointly acting together, or a community-based nonprofit organization; and
- Collaborative applications, including those from Continuum of Care regions and Tribal Nations, are encouraged.

Available Funding

In addition to the \$1,000,000 of 2023 FHPAP appropriation, there is an additional \$160,000 available from a previous Landlord Risk Mitigation Fund Pilot Program. These funds are from a 2016 Minnesota legislative FHPAP appropriation. The total amount to be awarded is up to \$1,160,000.

Minnesota Housing announced a Request for Proposal (RFP) on September 29, 2025. The RFP Information Session conducted on October 10, 2025, was attended by 28 people. The Agency also marketed the RFP via eNews, state register, and posting on our website. The RFP was due December 5, 2025.

Application and Scoring Review Process

Nine applications were submitted. Of the nine applicants, eight met threshold for review and satisfied the financial and organizational pre-award risk assessment review. The eight eligible applicants requested a total of \$4,115,083.

Table 1. RMF Applicants and Requests

Applicant	Request	Proposed Households Served	Region
HousingLink	\$ 1,160,000	385	Statewide
The Northwest Minnesota Foundation	\$ 160,000	40	Northwest Region
Amherst H. Wilder Foundation	\$ 670,943	45	Metro
United Community Action Partnership, Inc.	\$ 350,000	96	Southwest Region
Isuroon	\$ 340,640	80	Metro
BI-COUNTY COMMUNITY ACTION PROGRAMS, INC.	\$ 613,500	15	North Central Region
Lutheran Social Service of Minnesota	\$ 520,000	50	East Central Region
CENTRAL MINNESOTA HOUSING PARTNERSHIP, INC.	\$ 300,000	60	East Central Region

Determination of Awards

In determining award recommendations, staff considered several factors in addition to overall score, including geographical coverage, service to populations disproportionately impacted by homelessness and project viability. Staff recommends funding two of the three top scoring applicants of the eight eligible applicants, which provides statewide coverage and preserves enough funding for both projects to remain viable as described in the application.

Applicants who did not pass the threshold criteria or who are not selected will be offered a meeting with our staff to discuss opportunities for improvement to be competitive for future RFPs.

Recommendations

Staff recommends awarding up to \$1,160,000 of FHPAP funds for the RMF Program to the following grant administrators. The two applicants recommended for funding are estimated to serve property owners that will house 372 households over the four-year grant term. The Grant Contract Agreement term will begin on June 1, 2026, or after it is signed by all parties, and end on May 31, 2030.

Table 2. Funding Recommendations Based on Proposed Funding

Applicant	Award	% of Request	Total HH Served	Metro HH Served	Greater MN HH Served	Cost Per HH
HousingLink	\$ 1,000,000	86%	332	193	139	\$ 3,013
Description: Provides statewide coverage. Referrals will come through partnering agencies across the state that serve eligible families. Property Owners may be reimbursed up to \$5,000 per household. Higher payments may be made in rare, well-documented circumstances.						
Northwest Minnesota Foundation	\$ 160,000	100%	40	n/a	40	\$ 4,000
Description: Serves Northwestern Counties and Tribal Nations. Target populations are Native Households, youth and young families, and people reentering the community from incarceration or treatment. Property Owners may be reimbursed up to \$3,000 per household.						
Total Households			372	193	179	

**MINNESOTA HOUSING FINANCE AGENCY
400 Wabasha Street North, Suite 400
St. Paul, MN 55102**

RESOLUTION NO. MHFA 26-XXX

**RESOLUTION APPROVING SELECTION AND COMMITMENT FOR
PROPERTY OWNER RISK MITIGATION FUND (RMF) PROGRAM**

WHEREAS, the Minnesota Housing Finance Agency (Agency) has received applications for the Risk Mitigation Fund Program to create or expand risk mitigation programs to reduce the financial risk of property owners renting to eligible households; and

WHEREAS, Agency staff has reviewed the applications and recommend the selection of two grantees; and

WHEREAS, Agency staff have determined that the applications are in compliance with the Agency's rules, regulations, and policies; and that the applications will assist in fulfilling the purpose of Minnesota Statute Chapter 462A.

NOW THEREFORE, BE IT RESOLVED:

THAT, the board hereby authorizes Agency staff to enter into Grant Contract Agreements using state resources as set forth below, subject to changes allowable under Agency policies, Board policies and the legislative allocation:

1. Agency staff shall review and approve the following grantees for up to the total recommended amount for the grant period of June 1, 2026, through May 31, 2030.

Applicant	Award
HousingLink	\$ 1,000,000
The Northwest Minnesota Foundation	\$ 160,000
Total	\$ 1,160,000

2. This approval is contingent on the availability of Family Homeless Prevention and Assistance Program appropriations in sufficient amounts to fund the awards; and

3. The issuance of Grant Contract Agreements in form and substance acceptable to Agency staff, and the Grant Contract Agreements shall be fully signed no later than nine months from the adoption date of this Resolution; and
4. The grantees and such other parties shall provide such information and sign all such documents relating to said Grant Contract Agreements as the Agency, in its sole discretion, deems necessary.

Adopted this 26th day of March 2026

CHAIR



Item: Approval of Guide for Permanent Supportive Housing Preservation Program

Action Item: 7.D
Date: 03/26/2026
Staff Contacts: Margaret King, 651.539.9816, margaret.king@state.mn.us
Sara Gomoll, 651.539.9884, sara.gomoll@state.mn.us
Request Type: Approval, Motion

Request Summary

Staff requests approval of the new Permanent Supportive Housing Preservation Program Guide (Program Guide).

Fiscal Impact

None.

Agency Priorities

- | | |
|---|---|
| <input type="checkbox"/> Improve the Housing System | <input type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input checked="" type="checkbox"/> Support People Needing Services |
| | <input checked="" type="checkbox"/> Strengthen Communities |

Attachments

- Background
- Permanent Supportive Housing Preservation Program, Program Guide, February 2026

Background

The Supportive Housing Program was established in the 2023 legislative session (Minnesota Statute 462A.42) with a one-time \$25 million state appropriation to strengthen the supportive housing model for individuals and families who have experienced homelessness. The statute was amended during the 2024 legislative session (Minnesota Laws 2024, chapter 127, article 14, section 11) to redirect \$15 million to the Community Stabilization Program, which helps preserve or recapitalize affordable and supportive housing. Of the remaining \$10 million, \$6 million will be available as the Permanent Supportive Housing Preservation (PSHP) Program.

Permanent Supportive Housing (PSH) is a proven, research-based model to end homelessness for those with the highest barriers. And the financial model to sustain its services and operations is underfunded and lacks a coordinated, sustainable structure. In partnership with the Department of Human Services (DHS), Minnesota Housing has spent the past few years working to identify and secure a permanent, reliable funding source for services, develop alternative operating revenue and improve timely occupancy for PSH projects.

In the fall of 2025, the U.S. Department of Housing and Urban Development (HUD), which is a significant funder of services and operating in PSH settings, issued their Notice of Funding Opportunity (NOFO). The NOFO included a significant policy and funding switch away from PSH. Minnesota grantees receive approximately \$50 million annually directly from HUD, with approximately 70% of this total supporting PSH settings. If this policy and funding shift comes to fruition, these PSH providers are experiencing, Minnesota Housing is proposing to use up to \$6 million of the remaining Supportive Housing Program state appropriations to fund this Permanent Supportive Housing Preservation (PSHP) Program. Upon approval from the board for creation of this PSHP Program, staff intends to issue a competitive Request for Proposal (RFP) for these funds this spring.

Engagement

In designing this program, Minnesota Housing gathered direct input and broader community feedback from supportive housing developers and operators, local government partners, Continuum of Care leaders, philanthropic partners and providers across the state. Engagement included a targeted virtual session with grantees affected by recent policy shifts at the HUD, as well as technical assistance meetings and one-on-one conversations with permanent supportive housing providers.

Out of these engagements, themes and recommendations emerged. Supportive housing providers operate with tightly braided funding streams and thin margins, so the loss of any HUD Continuum of Care funding would further destabilize programs, potentially leading to project closures and returns to

homelessness—particularly for people with behavioral health disabilities, elders, rural residents, and population-specific programs such as LGBTQ+ affirming and culturally specific housing. Stakeholders emphasized that program design should prioritize the models most at risk of HUD cuts, including Housing First, harm reduction, low-barrier, and culturally responsive approaches.

Stakeholders also recommended prioritizing projects with demonstrated success, ensuring strong geographic coverage, and better aligning awards with existing resources such as Local Affordable Housing Aid (LAHA), Statewide Affordable Housing Aid (SAHA), Bring It Home and State Homeless Prevention Aid. Specific program design feedback guided the Agency to allow resources to fill critical operating and service gaps—such as general operations, front desk staffing, consistent site presence and start-up periods before billable services are in place.

Permanent Supportive Housing Preservation Program Guide (Program Guide)

Using the input and feedback received from the community, staff created this PSHP Program Guide.

Key components of the guide include:

- **Eligible Recipients.** The statute states that the appropriation will support local government units, federally recognized American Indian Tribe or its Tribally Designated Housing Entity located in Minnesota, a private developer, or a nonprofit organization. We anticipate further targeting of eligible recipients in the RFP Instructions.
- **Eligible Uses.** Eligible uses include costs needed for supportive housing to operate effectively, which include but are not limited to, building operating expenses, front desk, tenant service coordination, revenue shortfall, and security costs. These expenses represent critical components of supportive housing that often are difficult to fund.
- **Ineligible Uses.** As this program is limited to permanent supportive housing uses, transitional housing, rapid-rehousing, new construction, acquisition, rehabilitation, and other Continuum of Care infrastructure uses are ineligible for funding.
- **Permanent Supportive Housing Requirements.** Grantees must meet the basics of providing permanent supportive housing that includes:
 - Grantees must document that households served meet eligibility criteria at entry, including HUD-defined homelessness with a disability, Long-Term Homeless (LTH), or High Priority Homeless (HPH) status.
 - Programs must provide permanent housing with no predetermined length of stay, ensure full leaseholder rights under Minnesota law.
 - Programs must offer voluntary, participant-driven supportive services that promote housing stability.
 - All programs must operate in alignment with Housing First principles—providing low-barrier access to housing without preconditions such as sobriety or treatment compliance,

prioritizing people with the highest barriers, and pairing stable housing with robust, voluntary supports tailored to participants' goals.

- **Monitoring.** Monitoring may include review and approval of payment requests, financial reconciliations, review of participant files, and quarterly and annual outcome reports. Monitoring may be comprised of a grant monitoring visit, conducted onsite or by telephone to review program documentation, program outcomes, and challenges.

Recommendation

Staff recommends approval of the Permanent Supportive Housing Preservation Program Guide. If approved, staff would quickly move to issue an RFP, bringing selection and funding recommendations to this board this summer.



Permanent Supportive Housing Preservation Program

Program Guide

Adopted: March 26, 2026



The Minnesota Housing Finance Agency does not discriminate on the basis of race, color, creed, national origin, sex, religion, marital status, status with regard to public assistance, disability, familial status, gender identity, or sexual orientation in the provision of services.

An equal opportunity employer.

This information will be made available in alternative format upon request.

March 2026

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Minnesota Housing Values Statement

All Minnesotans live and thrive in a stable, safe and accessible home they can afford in a community of their choice.

To achieve the concept of One Minnesota where everyone thrives, we will reorient how we work and expand who has a voice at the table and who participates in and benefits from the housing economy.

We will:

- Center the people and places most impacted by housing instability at the heart of our decision-making,
- Listen and share the power we have,
- Honor, respect and strengthen communities, and
- Be inclusive, equitable, just and antiracist in our actions.

Commitment to Equity

One of Minnesota Housing's values is to be inclusive, equitable, and just in its actions, as stated on our [About Us](#) webpage and in our [Strategic Plan](#). This not only includes supporting a [new state plan](#) that focuses on racial, housing, and health justice, but it also extends to Minnesota Housing's funding commitments, including the Permanent Supportive Housing Preservation Program.

To further address the racial disparities that exist among Minnesotans experiencing homelessness, Minnesota Housing prioritizes working with grant administrators who will be successful at improving housing stability for communities disproportionately impacted by homelessness, including those who can provide culturally specific services.

Chapter 1 – Introduction and Authority

1.1 Authorizing Statute

Minnesota Housing is authorized under [Minnesota Statute 462A.42](#) to establish a supportive housing program to provide funding to increase alignment with housing development financing and strengthen supportive housing for individuals and families who have experienced homelessness. This authority was established in [Minnesota Session Laws 2023, Chapter 37, Article 2, Sec. 4](#). In 2023 the Minnesota legislature appropriated one-time funds under [Minnesota Session Laws 2023, Chapter 37, Article 1, Sec. 2, Subd. 18](#), as amended in 2024 by [Minnesota Session Laws 2024, Chapter 127, Article 14, Sec. 6, Subd. 29](#), resulting in \$10 million of available funds to strengthen the supportive housing model for individuals and families who have experienced homelessness.

Using its authority under Minnesota Statutes 462A.42, Minnesota Housing established the Permanent Supportive Housing Preservation Program (the “Program”) to preserve supportive housing operations during a period of shifting operating revenue for providers.

Funding authorized by this program will be distributed as grants through a competitive Request for Proposal (RFP) process in accordance with the policies established by the [Minnesota Department of Administration Office of Grants Management](#).

Minnesota Housing may retain a portion of the appropriations to cover administrative costs in accordance with [Minnesota Statute 462A.05, subd. 8](#).

1.2 Purpose

The Program’s purpose is to provide funding to permanent supportive housing operators in Minnesota that are facing sudden loss of existing fund sources to preserve supportive housing availability for households exiting homelessness.

1.3 Program Guide

This Program Guide, including subsequent changes and additions, will be incorporated by reference into the Grant Contract Agreement between the Grantee and Minnesota Housing. If there are any conflicts between the terms of this Program Guide and the Grant Contract Agreement, the Grant Contract Agreement controls. If there are any conflicts with this Program Guide and an applicable state or federal law, the applicable law controls. Capitalized terms are defined in Appendix A. This Program Guide may be updated in the future at the sole discretion of Minnesota Housing.

Chapter 2 – Eligibility

2.1 Eligible Recipients

Eligible applicants for Program funding include:

- A local unit of government
- A federally recognized American Indian Tribe or its associated Tribally Designated Housing Entity located in in Minnesota
- A private developer
- A nonprofit organization

2.2 Eligible Uses

Pursuant to [Minnesota Statute 462A.42, Subd. 4](#), funds shall be used to cover costs needed for housing to operate effectively and may include, but are not limited to, building operating expenses such as front desk, tenant service coordination, revenue shortfall, and security costs.

Eligible uses must be delivered in supportive housing settings in which:

- The supportive housing is permanent with no time-limits; and
- The supportive housing residents have access to services necessary to maintain housing stability and maximize opportunities for education and employment; and
- Acceptance of supportive services is voluntary and not a requirement of the lease.

These eligible uses may include:

A. Revenue Shortfall due to Leasing Costs in non-time-limited housing:

- Rent for the unit or structure
- Security deposits
- First and last month's rent (up to one month each, allowed as an advanced payment)
- Staffing or costs related to carrying out leasing activities including conducting Housing Quality Standards (HQS), paying property owners, etc.
- Payments on unoccupied units while identifying a new program participant

B. Revenue Shortfall Related to Rental Assistance in non-time-limited housing:

- For use in permanent supportive housing

C. Supportive Services:

- Supportive services for this Program are inclusive of Case Management activities
- The salary and benefits of the Grantee and Subgrantee staff who directly deliver eligible supportive services
- Eligible services contracted with and performed by another agency

- Any overhead costs directly related to providing supportive services
- Scheduled payments to a reserve fund for future supportive services expenses

D. Operating Costs:

- Housing maintenance and repair costs
- Property taxes and insurance
- Security
- Front desk staffing
- Scheduled payments to a reserve fund for the future replacement of major buildings systems with prior written approval from Minnesota Housing. Major building systems include, but are not limited to, structural support, roofing, cladding, weatherproofing, plumbing, electrical, heating, ventilation, and air conditioning
- Utilities, including, but not limited to, electricity, gas, heating oil or other heating/cooling costs, water, sewer and trash removal
- Furniture (office/apartment) that is provided by the operator and remains with the project. Mattresses are also eligible costs, even if they remain with the program participant
- Equipment, including office equipment and appliances such as microwaves, refrigerators, stoves, washers and dryers, etc. that remain with the project
- Staff time spent carrying out eligible supportive housing operating activities that are part of the approved grant

E. Administrative Costs: Grantees must ensure that administrative costs do not exceed the percentage defined in their Grant Contract Agreement or 15%, whichever is less.

- Overall project management and supervision including oversight of subgrantees if applicable
- Budget tracking including financial record keeping and audit documentation
- Preparing and submitting required data and reports including HMIS data entry and reports
- HMIS: user license fees, staff time for HMIS household-level data entry activities.
- Ensuring compliance with grant agreement terms
- Managing contracts and procurement processes
- Human resources, information technology, communications
- Travel including transportation, lodging, meals, and related items incurred by grantee employees who are in travel status on official business directly related to the goals of this grant.
- Other expenses directly related to the program must be approved in writing by Minnesota Housing.

Minnesota Housing may approve, at its sole discretion, additional uses within the confines of the Minnesota Statute 462A.42 and any other applicable law.

In compliance with the Department of Administration's [Office of Grants Management Policy 08-08 Grant Payments](#), only eligible expenses incurred after the Grant Contract Agreement has been fully signed are reimbursable to the Grantee. There are no exceptions to this requirement.

2.3 Ineligible Uses

Ineligible uses of funds include but are not limited to:

- Activities of or in Transitional or time-limited housing
- Rapid Rehousing
- HMIS – Eligible costs that, [under HUD rules](#), are only available to HMIS Leads. These activities are ineligible for this Program and include:
 - Leasing/operating a structure in which the HMIS operates
 - Establishing, operating, and customizing a CoC's HMIS, including:
 - Hosting and maintaining HMIS software data
 - Backing up, recovering, or repairing HMIS software or data
 - Upgrading, customizing, and enhancing the HMIS
 - Integrating and warehousing data, including development of a data warehouse for use in aggregating data from subrecipients that use several software systems (Administering the HMIS.
 - Reporting to service providers, the CoC, and HUD
 - Conducting training in use of the HMIS, including travel to the training
- Coordinated Entry
- CoC Planning Grant
- New Construction
- Acquisition
- Rehabilitation

Approval or disapproval of any use of funds is at the sole discretion of Minnesota Housing.

Chapter 3 – Application Process

3.1 Request For Proposal Process

The funding for this Program will be allocated through a competitive RFP process. Applications are subject to the applicable policies established by the [Minnesota Department of Administration' Office of Grants Management](#). All eligible and interested parties are encouraged to apply for Program funds.

Once the RFP is released, Minnesota Housing staff are unable to provide consultation, except for technical issues related to the RFP.

This is a competitive application process. Recommendations will be presented to the Minnesota Housing board for approval. Minnesota Housing's award decisions are final and are not subject to appeal.

Chapter 4 – Program Requirements

Program Requirements apply to both Grantees and Subgrantees, as applicable.

4.1 Homeless Management Information System (HMIS)

Information for most households served will be entered into the Homeless Management Information System (HMIS). Exceptions are noted below. The Institute for Community Alliance is the designated HMIS Lead Agency for the state of Minnesota. Data collection forms and resources for Program projects can be found on the [HMIS website](#).

Grantees and Subgrantees are encouraged to download the forms on a regular basis to ensure the latest version is being used. Timely data entry is expected to comply with quarterly and annual reporting requirements. Households shall be entered into the HMIS no more than seven days after program entry and program exit.

4.2 Data Privacy

In working with program participants, the grantee and subgrantees must comply with applicable data privacy laws and regulations, including the Minnesota Government Data Practices Act. The Minnesota Housing Government Data Practices Act Disclosure Statement is available online. This form must be completed at initial occupancy by each adult in the household and retained in the participant's file. Additionally, the grantee must use their own Release of Information (ROI) forms to share participant information and complete income verification inquiries. Finally, any households entered into the Homeless Management Information System (HMIS) need to sign another required ROI form to allow their Participant data to be entered into HMIS. This form is available on [Minnesota's HMIS](#) webpage.

All ROIs that are signed by the participant must be kept in grantee or subgrantees' files, as applicable.

4.3 Coordinated Entry

A Coordinated Entry system represents the coordination and management of a [Continuums of Care](#) (CoC)'s or Tribe's housing crisis response system. Coordinated Entry provides available information to CoC or Tribal providers and homeless assistance staff, enabling them to make consistent decisions to efficiently and effectively connect people in crisis to interventions that will rapidly end their homelessness. The Coordinated Entry approach also aligns with state of Minnesota's goals to transform crisis response systems to improve outcomes for people experiencing a housing crisis. Grantees must consult with their local CoC and Tribe and follow the local Coordinated Entry policies in their service area.

4.4 Permanent Supportive Housing Requirements

Grantees shall ensure and document that households benefiting from Program funds meet at least one of the definitions at program entry:

- Homeless and disability status as defined by HUD; or
- Long-term Homeless (LTH); or
- High Priority Homeless (HPH).

Grantees must:

- Provide permanent housing without a predetermined length of stay;
- Ensure participants have leaseholder rights consistent with [Minnesota Statutes Chapter 504B](#), the [Minnesota Attorney General's Office](#), and local law;
- Offer supportive services that are voluntary, participant-driven and sufficient to help participants maintain housing stability; and
- Operate in alignment with Housing First principles as described in the following examples:
 - [HUD Housing First](#)
 - [National Alliance End Homelessness Housing First](#)

Housing First is an approach, not a program. Its foundation is an understanding that once the chaos of homelessness is resolved clinical and social stabilization happen more quickly and are more enduring. Housing First is based on a belief that housing is a basic human right and that people should not be required to demonstrate 'readiness' to have access to it. Housing First requires both access to housing and access to robust support services on-site tailored to a person's needs and driven by their goals. Housing First principles include housing targeted to households with the highest barriers to access, without preconditions of sobriety or treatment compliance, and voluntary service participation.

Chapter 5 – Reporting, Payment, and Monitoring

5.1 Reporting

Compliance with timely and accurate reporting will be considered when evaluating overall Grantee performance.

Expenditure and Program Output Report

Grantees will be provided with Expenditure and Program Output Report templates that must be submitted quarterly to Minnesota Housing after the completion of each reporting period. Expenditure Reports will include expenses by funding category and the number of households and individuals served.

Program Output shall match the HMIS report. Occasionally HMIS data issues arise that may impact the reporting timeline; if this occurs, Grantee shall notify Minnesota Housing staff as soon as possible. Grantee shall review the accuracy of their HMIS reports prior to submitting Progress Reports to Minnesota Housing.

Annual Report

Requested narrative and outcomes reports must be submitted to Minnesota Housing annually. Minnesota Housing will provide the report template to Grantees in advance of the report deadline.

5.2 Payment

Once the Grant Contract Agreement is approved and fully signed, Minnesota Housing will issue payments to Grantees each quarter after approving the submitted quarterly Expenditure and Progress reports. Upon approval from Minnesota Housing, Grantees may be able to submit the reports and request the payment more often than quarterly with Minnesota Housing approval.

Grantees are required to demonstrate the funds have been expended on eligible activities and shall work with their financial staff to set up a recordkeeping system to track grant funds received and expended. Grantees are required to monitor their rate of expenditures to ensure funds last the duration of the grant period.

Minnesota Housing reserves the right to withhold funds or discontinue funding disbursements if a grantee fails to accomplish the contracted activities or fails to comply with the stipulations outlined in the Grant Contract Agreement. All funding disbursements will occur upon approval of submitted expenditure reports and will be at Minnesota Housing's sole discretion.

5.3 Monitoring and Evaluation

Minnesota Housing will conduct monitoring and performance evaluation of Grantees, which may include program participants file and financial records. It is the [OGM 08-10 policy](#) of the State of Minnesota to conduct at least one monitoring visit before final payment is made on all state grants over \$50,000 and to conduct at least annual monitoring visits on grants of over \$250,000. State agencies must also conduct a financial reconciliation of grantees' expenditures at least once on grants over \$50,000 before final payment is made.

Monitoring and evaluation may be conducted during potential site visits or through an audit of requested files. Program participants file monitoring: files selected for file review will be randomly selected.

Files for Program Participants Receiving Leasing or Rental Assistance shall contain the following:

- An application/intake date for the household seeking assistance.
- Consent and release forms including: a signed [HMIS Data Privacy Notice and Release of Information](#) for all household members age 18 and older.
- A separate, signed data disclosure form that lists Minnesota Housing for each adult member of the household which also includes a [Tennessee Warning](#).
- A separate Release of Information (ROI) must be completed for each individual or external entity/business (e.g., a utility company, property owner/manager, or other third-party service provider) that will receive or have access to a program participant's information. Do not include multiple entities on the same ROI. An ROI shall include:
 - The name and organization from which information can be shared and/or requested.
 - Specific information that can be provided and/or requested.
 - An expiration date of one year or less.
 - A participant/household signature and date.
 - It is recommended that a staff member also sign and date the ROI.
 - A separate ROI for each adult in the household shall be obtained.
- A signed lease
- Case notes that are objective, chronological, accurate, concise, timely and demonstrate action steps and outcomes.
- Documentation of homelessness eligibility criteria including:
 - Documentation of the household's homeless status, such as a Coordinated Entry referral, meets this requirement.
 - Documentation of the household's Long-Term Homeless (LTH) or High Priority Homeless (HPH) eligibility criteria:
 - ✓ [HPH eligibility verification](#), if applicable
 - ✓ [HPH Eligibility Confirmation Form for Households not in HMIS](#), if applicable
 - ✓ [LTH eligibility verification](#), if applicable

- Documentation that at least one adult household member has a disability, if applicable. Acceptable documentation includes one or more of the following:
 - Written verification from a qualified professional
 - Written verification from a disability assistance agency
 - Social Security Administration documentation
 - Medical or clinical records
 - Intake assessment with third-party verification
- Documentation of the type and amount of assistance provided, such as a purchase order, agency check request or check copy.

Financial monitoring: Grantees will be required to submit the following documentation:

- A job cost report or general ledger, including receipts and expenses for the requested period; the job cost report or general ledger shall only include program related receipts and expenses and shall not list non-program related receipts/expenses.
- Bank statements
- Payroll records
- Third-party verification such as invoices and receipts
- Any other documentation necessary to show reimbursements were eligible under this Program Guide and incurred under an active contract, as determined at Minnesota Housing's sole discretion.

Grantees and Subgrantees are responsible for maintaining financial records that document the use of all program funds, including those used for supportive services, direct financial assistance, and administrative costs. Grantees and Subgrantees are expected to maintain all financial and household records for a minimum of six years after the grant expiration date. In addition, Minnesota Housing reserves the right to review financial and household records during the grant period, and records must be made available upon request.

Following conclusion of the household file monitoring and financial reconciliation, Grantees will be notified if follow-up is required.

After the expiration of the grant contract agreement, Minnesota Housing will complete a Grantee Performance Evaluation (Evaluation) for each grantee. The Evaluation will document grantee timeliness, quality of work, and overall performance during the grant period. Evaluations will be saved to the grantee's file. Evaluation information will be submitted to the Commissioner of the Department of Administration and made available on the Office of Grants Management's [Grantee Evaluation website](#), per the [Office of Grants Management requirement](#).

Chapter 6 – Legal Addendum

6.1 Conflict and Control

In the event of any conflict between the terms of this Addendum and the document to which it is attached, the terms of this Addendum will govern and control.

6.2 Fraud

Fraud is any intentionally deceptive action, statement or omission made for personal gain or to damage another.

Any person or entity (including its employees and affiliates) that enters into a contract with Minnesota Housing and witnesses, discovers evidence of, receives a report from another source or has other reasonable basis to suspect that fraud or embezzlement has occurred must immediately make a report through one of the communication channels described in section 6.7 of this Addendum.

6.3 Misuse of Funds

A contracting party that receives funding from Minnesota Housing promises to use the funds to engage in certain activities or procure certain goods or services while Minnesota Housing agrees to provide funds to the recipient to pay for those activities, goods or services. Regardless of the Minnesota Housing program or funding source, the recipient must use Minnesota Housing funds as agreed, and the recipient must maintain appropriate documentation to prove that funds were used for the intended purpose(s).

A misuse of funds shall be deemed to have occurred when: (1) Minnesota Housing funds are not used as agreed by a recipient; or (2) a recipient cannot provide adequate documentation to establish that Minnesota Housing funds were used in accordance with the terms and conditions of the contract.

Any recipient (including its employees and affiliates) of Minnesota Housing funds that discovers evidence, receives a report from another source or has other reasonable basis to suspect that a misuse of funds has occurred must immediately make a report through one of the communication channels described in section 6.7 of this Addendum.

6.4 Conflict of Interest

A conflict of interest – Actual, Potential or Appearance of a Conflict of Interest – occurs when a person has an actual or apparent duty or loyalty to more than one organization and the competing duties or loyalties may result in actions which are adverse to one or both parties. A Potential Conflict of Interest or Appearance of a Conflict of Interest exists even if no unethical, improper or illegal act results from it.

- **Actual Conflict of Interest:** An Actual Conflict of Interest occurs when a person’s decision or action would compromise a duty to a party without taking immediate appropriate action to eliminate the conflict.
- **Potential Conflict of Interest:** A Potential Conflict of Interest may exist if a person has a relationship, affiliation or other interest that could create an inappropriate influence if the person is called on to make a decision or recommendation that would affect one or more of those relationships, affiliations or interests.
- **Appearance of a Conflict of Interest:** An Appearance of a Conflict of Interest means any situation that would cause a reasonable person, with knowledge of the relevant facts, to question whether another person’s personal interest, affiliation or relationship inappropriately influenced that person’s action, even though there may be no Actual Conflict of Interest.

A conflict of interest includes any situation in which one’s judgment, actions or non-action could be interpreted to be influenced by something that would benefit them directly or through indirect gain to a Partner, Family Member, Relative, Friend, Business or other Outside Interest with which they are involved. Such terms are defined below.

- **Business:** Any company, corporation, partnership, proprietorship, firm, enterprise, franchise, association, organization, self-employed individual or any other legal entity which engages either in nonprofit or profit-making activities.
- **Family Member:** A person’s current and former spouse; children, parents, and siblings; current and former children-in-law, parents-in-law, and siblings-in-law; current and former stepchildren and stepparents; grandchildren and grandparents; and members of the person’s household.
- **Friend:** A person with whom the individual has an ongoing personal social relationship. “Friend” does not generally include a person with whom the relationship is primarily professional or primarily based on the person being a current or former colleague. “Friend” does not include mere acquaintances (that is, interactions are coincidental or relatively superficial). Social media friendships, connections, or links, by themselves, do not constitute friendship.
- **Outside Interest:** An Outside Interest may occur when an individual, their Family Member or their Partner has a connection to an organization via employment (current or prospective), has a financial interest or is an active participant.
- **Partner:** A person’s romantic and domestic partners and outside Business partners.
- **Relative:** Uncle or aunt; first or second cousin; godparent; godchild; other person related by blood, marriage or legal action with whom the individual has a close personal relationship.

Once made aware of a conflict of interest, Minnesota Housing will make a determination before disbursing any further funds or processing an award. Determinations could include:

- Revising the contracting party’s responsibilities to mitigate the conflict
- Allowing the contracting party to create firewalls that mitigate the conflict
- Asking the contracting party to submit an organizational conflict of interest mitigation plan

- Terminating the contracting party's participation

Any person or entity (including its employees and affiliates) that enters into a contract with Minnesota Housing must avoid and immediately disclose to Minnesota Housing any and all conflicts of interest through one of the communication channels described in section 6.7 of this Addendum.

A contracting party should review its contract and request for proposals (RFP) materials, if applicable, for further requirements.

6.5 Assistance to Employees and Affiliated Parties

Any party entering into a contract with Minnesota Housing for the purpose of receiving an award or benefit in the form of a loan, grant, combination of loan and grant or other funding is restricted in issuing a loan, grant, combination of loan and grant or other funding to a recipient ("Affiliated Assistance") who is also: (1) a director, officer, agent, consultant, employee or Family Member of an employee of the contracting party; (2) an elected or appointed official of the state of Minnesota; or (3) an employee of Minnesota Housing, unless each of the following provisions are met:

- The recipient meets all eligibility criteria for the program;
- The assistance does not result in a violation of the contracting party's internal conflict of interest policy, if applicable;
- The assistance does not result in a conflict of interest as outlined in section 6.4 of this Addendum;
- The assistance is awarded utilizing the same costs, terms and conditions as compared to a similarly situated unaffiliated recipient and the recipient receives no special consideration or access as compared to a similarly situated unaffiliated recipient; and
- The assistance is processed, underwritten and/or approved by staff/managers who are independent of the recipient and independent of any Family Member of the recipient. Family Member is defined in section 6.4 of this Addendum.

A contracting party need not disclose Affiliated Assistance to Minnesota Housing. However, the contracting party must document and certify, prior to the award, that the Affiliated Assistance meets each of the provisions outlined above. This documentation must be included in the Affiliated Assistance file and must be made available to Minnesota Housing upon request. Affiliated Assistance that does not meet each of the provisions outlined above will be considered a violation of Minnesota Housing conflict of interest standards and must be reported by the contracting party through one of the communication channels outlined in section 6.7 of this Addendum.

6.6 Suspension

By entering into any contract with Minnesota Housing, a contracting party represents that the contracting party (including its employees or affiliates that will have direct control over the subject of

the contract) has not been suspended from doing business with Minnesota Housing. Please refer to Minnesota Housing's website for a list of [suspended individuals and organizations](#) (go to mnhousing.gov, scroll to the bottom of the screen and select Report Wrongdoing, then select Suspensions from the menu).

6.7 Disclosure and Reporting

Minnesota Housing promotes a “speak-up, see something, say something” culture whereby internal staff must immediately report instances of fraud, misuse of funds, conflicts of interest or other concerns without fear of retaliation through one of the communication channels listed below. External business partners (for example, administrators, grantees or borrowers) and the general public are strongly encouraged to report instances of fraud, misuse of funds, conflicts of interest or other concerns without fear of retaliation using these same communication channels.

- Minnesota Housing's Chief Risk Officer at 651.296.7608 or 800.657.3769 or by email at MHFA.ReportWrongdoing@state.mn.us;
- Any member of Minnesota Housing's [Servant Leadership Team](#), as denoted on Minnesota Housing's current organizational chart (go to mnhousing.gov, scroll to the bottom of the screen and select About Us, select Servant Leadership Team); or
- [Report Wrongdoing or Concerns](#) (go to mnhousing.gov, scroll to the bottom of the screen and select Report Wrongdoing).

6.8 Electronic Signatures

Minnesota Housing will use and accept e-signatures on eligible program documents subject to all requirements set forth by state and federal law and consistent with Minnesota Housing policies and procedures. The use of e-signatures for eligible program documents is voluntary. Questions regarding which documents Minnesota Housing permits to be e-signed should be directed to Minnesota Housing staff.

6.9 Fair Housing Policy

It is the policy of Minnesota Housing to affirmatively further fair housing in all its programs so that individuals of similar income levels have equal access to Minnesota Housing programs, regardless of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, familial status, gender identity or sexual orientation.

Minnesota Housing's fair housing policy incorporates the requirements of Title VI of the Civil Rights Act of 1968; the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendment Act of 1988; and the Minnesota Human Rights Act. Housing providers and other entities involved in real estate related transactions are expected to comply with the applicable statutes, regulations and related policy guidance. Housing providers should ensure that admissions, occupancy,

marketing and operating procedures comply with non-discrimination requirements. Housing providers and other entities involved in real estate related transactions must comply with all non-discrimination requirements related to the provision of credit, as well as access to services.

In part, the Fair Housing Act and the Minnesota Human Rights Act make it unlawful, because of protected class status, to:

- Discriminate in the selection/acceptance of applicants in the rental of housing units;
- Discriminate in the making or purchasing of loans for purchasing, constructing or improving a dwelling, or in the terms and conditions of real estate related transactions;
- Discriminate in the brokering or appraisal of residential property;
- Discriminate in terms, conditions or privileges of the rental of a dwelling unit or services or facilities;
- Discriminate in the extension of personal or commercial credit or in the requirements for obtaining credit;
- Engage in any conduct relating to the provision of housing that otherwise make unavailable or denies the rental of a dwelling unit;
- Make, print or publish (or cause to make, print or publish) notices, statements or advertisements that indicate preferences or limitations based on protected class status;
- Represent a dwelling is not available when it is in fact available;
- Refuse to grant a reasonable accommodation or a reasonable modification to a person with a disability;
- Deny access to, or membership or participation in, associations or other services organizations or facilities relating to the business of renting a dwelling or discriminate in the terms or conditions of membership or participation; or
- Engage in harassment or quid pro quo negotiations related to the rental of a dwelling unit.

Minnesota Housing has a commitment to affirmatively further fair housing for individuals with disabilities by promoting the accessibility requirements set out in the Fair Housing Act, which establish design and construction mandates for covered multifamily dwellings and requires those in the business of buying and selling dwellings to make reasonable accommodations and to allow persons with disabilities to make reasonable modifications.

6.10 Minnesota Government Data Practices

Minnesota Housing, and any party entering into a contract with Minnesota Housing, must comply with the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13, as it applies to all data provided by Minnesota Housing under the contract, and as it applies to all data created, collected, received, stored, used, maintained or disseminated by the contracting party under the contract. The civil remedies of Minnesota Statutes, section 13.08 apply to the release of the data referred to in this section by either the contracting party or Minnesota Housing. If the contracting party receives a

request to release the data referred to in this section, the contracting party must notify Minnesota Housing. Minnesota Housing will give the contracting party instructions concerning the release of the data to the requesting party before the data is released. The contracting party's response to the request shall comply with applicable law.

6.11 Prevailing Wage

Under certain circumstances, awards of Minnesota Housing funds may trigger state prevailing wage requirements under [Minnesota Statutes, Chapter 177](#) or [Minnesota Statutes, section 116J.871](#). In broad terms, Minnesota Statutes, Chapter 177 applies to an award of \$25,000 or greater for housing that is publicly owned. Minnesota Statutes, section 116J.871 applies to awards for non-publicly owned housing that meet the following conditions: (1) new housing construction (not rehabilitation of existing housing); (2) a single entity receives from Minnesota Housing \$200,000 or more of grant proceeds or \$500,000 of loan proceeds; or (3) allocations or awards of low-income housing tax credits, for which tax credits are used for multifamily housing projects consisting of more than ten units.

Minnesota Statutes, section 116J.871 sets out several exceptions to the applicability of prevailing wage including (1) rehabilitation of existing housing; (2) new housing construction in which total financial assistance at a single project site is less than \$100,000; and (3) financial assistance for the new construction of fully detached single-family affordable homeownership units for which the financial assistance covers no more than ten fully detached single-family affordable homeownership units.

Entities receiving funding from Minnesota Housing as described in this section shall notify all employers on the project of the recordkeeping and reporting requirements in Minnesota Statutes, section 177.30, paragraph (a), clauses (6) and (7). Each employer shall submit the required information to Minnesota Housing.

Questions related to submission of required information to Minnesota Housing may be directed to mhfa.prevailingwage@state.mn.us.

All questions regarding state prevailing wages and compliance requirements should be directed to the Minnesota Department of Labor and Industry as follows:

Division of Labor Standards and Apprenticeship
State Program Administrator
443 Lafayette Rd. N.
St. Paul, MN 55155
651.284.5091 or dli.prevwage@state.mn.us

If a contractor or subcontractor fails to adhere to prevailing wage laws, then that contractor or subcontractor could face civil and/or criminal liability.

Appendix A: Terms and Definitions

Case Management: A client-centered, trauma-informed process that assesses, plans, coordinates, monitors, and evaluates services to help individuals or families obtain and maintain housing stability, often addressing underlying barriers like income or health.

Continuum of Care (CoC): A local planning body designated by HUD that coordinates housing and services planning and funding for homeless families and individuals.

Coordinated Entry: A HUD mandated, streamlined process for Continuum of Care regions to efficiently assess, prioritize and match people experiencing homelessness to available housing and services. A centralized or coordinated process for conducting a needs assessment and referrals to housing and services for people seeking housing assistance. A CE system is easily accessible in the geographic area of the CoC or a Tribe/group of Tribes, is easily accessed by individuals and families seeking housing or services, is well advertised and includes a comprehensive and standardized assessment tool. The goal of CE is to match people to the most appropriate service(s) based on the individual or household's needs, prioritizing those with the highest need.

Digital Signature: A person's name that is digitally affixed to an electronic document not using DocuSign, Adobe Sign, or other eSignature software. Digital Signatures can be typed into or onto a document, an image of a signature, or the use of /s/ as a signature. Checking a box or typing one's initials is also a Digital Signature.

Electronic Signature (eSignature): An electronic sound, symbol or process attached to or logically associated with a contract or other record and executed or adopted by a person with the intent to sign the record. An eSignature is electronically affixed to an electronic document using an approved software program which authenticates identity, day, and time of affix. Approved software for initiating an eSignature is DocuSign or Adobe Sign.

Evaluation: It is the policy of the State of Minnesota to evaluate and document a grantee's performance and to consider a grant applicant's past performance before awarding subsequent grants to them. State agencies must consider a grant applicant's performance on prior grants from that agency before making a new grant award.

Grantee: The primary entity that has applied for and has been awarded funds under the Program. A grantee may have Subgrantees within this grant.

High Priority Homeless (HPH): Households prioritized for permanent supportive housing by the Coordinated Entry system.

Homeless Management Information System (HMIS): A [local web-based information technology system](#) used to collect participant-level data and data on the provision of housing and services to individuals and families experiencing or at risk of homelessness.

HUD: United States Department of Housing and Urban Development

Long-Term Homeless (LTH): Persons, including individuals, youth and families with children, lacking a permanent place to live continuously for one year or more or at least four times in the past three years. Any period of institutionalization or incarceration must be excluded when determining the length of time a household has been homeless.

Monitoring: A process by which Minnesota Housing grant staff review and ensure progress against the grant's goals, to address any problems or issues before the end of the grant period, and to build rapport between the state agency and the grantee. May comprise a grant monitoring visit, conducted on-site or by telephone involving Minnesota Housing staff and the grantee to review program documentation, program outcomes, and challenges, as well as financial reconciliation for grants over \$50,000.

Permanent Supportive Housing (PSH): Evidence-based non-time-limited housing combining affordable long-term rental assistance with flexible supportive services. PSH is designed for individuals and families with histories of homelessness, chronic illness and/or disability, and significant barriers to long-term housing stability. In PSH flexible rules and services are a form of disability accommodation. The terms Supportive Housing and Permanent Supportive Housing are sometimes used interchangeably in the sector.

Rapid ReHousing: An intervention designed to help individuals and families exit homelessness and return to permanent housing through time-limited (up to 24 months) rental assistance and supportive services.

Revenue Shortfall: Expenses caused by the difference between the cost of providing the eligible services and income generated by operating sources including rents paid by eligible tenant.

Subgrantee: An agency or organization that is solicited by the Grant Applicant or Grantee to participate as an administrator with the Grantee in the Program.

Supportive Housing (SH): Supportive Housing, in its broadest definition, is affordable housing linked with social services tailored to the needs of the population being housed. The goal of Supportive Housing is to provide affordable housing with access to an array of services designed to foster housing stability and improve health and quality of life for the population to be served. Minnesota Housing and HUD both define SH as permanent and non-time-limited housing. The terms Supportive Housing and Permanent Supportive Housing are sometimes used interchangeably in the sector.

Tenant Service Coordination: The process of connecting residents with community resources, services and support to maintain housing stability, prevent eviction and enhance quality of life. Using a housing stability focus, it focuses on facilitating access to services rather than providing direct clinical care.

Transitional Housing: Temporary (time-limited) housing with supportive services to individuals and families experiencing homelessness with the goal of interim stability and support to successfully move

to and maintain permanent housing. Transitional Housing projects can cover housing costs and accompanying supportive services for program participants for up to 24 months.



Item: Approval, Single Family Disaster Recovery Loan Program (DRLP) Revisions

Action Item: 7.E
Date: 03/26/2026
Staff Contacts: Vanessa Haight, 651.539.9941, vanessa.haight@state.mn.us
Jody Hanson, 651.215.6242, jody.hanson@state.mn.us
Request Type: Approval, Motion

Request Summary

Staff requests board approval of the revised Disaster Recovery Loan Program (DRLP) Manual, in preparation for program launch. The program is being launched in response to the presidential major disaster declaration for Leech Lake Band of Ojibwe to support recovery efforts from severe storms and straight-line winds that occurred on June 21, 2025.

Fiscal Impact

Disaster Recovery Loan Program is funded by the Disaster Relief Contingency Fund, which includes funds from loan repayments, past Disaster Recovery appropriations (2007, 2009, 2010), and funds the Agency invested previously. A balance of \$2.2M is currently available for DRLP.

Agency Priorities

- | | |
|---|---|
| <input type="checkbox"/> Improve the Housing System | <input type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input checked="" type="checkbox"/> Support People Needing Services |
| | <input type="checkbox"/> Strengthen Communities |

Attachments

- Background
- Request Details
- 2025 Disaster Recovery Loan Program Parameters
- Proposed Revisions to the Disaster Recovery Loan Program Manual

Background

Minnesota Housing's Disaster Recovery Loan Program (DRLP) offers state financial assistance to eligible homeowners whose home sustained damage as the result of a natural disaster designated under a presidential major disaster declaration. Disaster Recovery loans can help fill the financial gap for homeowners when other assistance is not adequate to return a damaged home to its pre-disaster condition. The program cannot help with losses already covered by private insurance or federal programs.

The Disaster Recovery Loan Program offers eligible homeowners up to \$30,000 in the form of a forgivable, interest-free ten-year deferred loan. The program has no income limit.

To be eligible for a DRLP loan, homeowners must seek funding from their insurance, apply and accept funds from the Federal Emergency Management Agency (FEMA) assistance and the Small Business Association (SBA) disaster loan programs.

Minnesota Housing is only authorized to launch DRLP for a natural disaster when a county or Tribal Nation in Minnesota is named in a presidential declaration of major disaster. The Disaster Recovery Loan Program is currently funded by the available balance in the Disaster Relief Contingency Fund, and the current balance can serve up to 68 households at a \$30,000 maximum loan amount (including lender compensation). Based on recent DRLP loan data, we anticipate serving fewer than 12 households.

2025 Disaster Event

On October 23, 2025, FEMA announced a presidential major disaster declaration for the Leech Lake Band of Ojibwe to support recovery efforts from severe storms and straight-line winds that occurred on June 21, 2025. This is the first nation-to-nation request for disaster recovery assistance from a Tribal Nation to the Federal Government in the FEMA Midwest region and therefore the first launch of DRLP for an affected Tribal Nation.

The Leech Lake Emergency Management team is coordinating the recovery. Leech Lake Emergency Management provides similar support as the state's Homeland Security and Emergency Management would for a county disaster declaration. Impacted residents were directed to work through insurance and attend a Disaster Recovery Center (DRC) to apply for federal programs. On November 5, 2025, the first DRC opened in Cass Lake. The following day, a second DRC opened in Bemidji. Both locations closed on November 19, 2025. FEMA and SBA initially closed applications on December 30, 2025, however subsequently extended their application grace period by 90 days and are still considering new applications. This decision will not impact on our launch timeline but may result in keeping the program open longer.

Lending on Tribal Land

Given the unique nature of this disaster event involving Tribal land and the need to efficiently respond, staff updated the program manual to allow unsecured loans, as noted below in request item four. Allowing unsecured loans enables Minnesota Housing to launch DRLP faster by removing the need to develop a mutually agreeable process with the Bureau of Indian Affairs (BIA) for originating and recording mortgages on Tribal land and will streamline loan commitment system work and lender delivery of the program.

Request Details

Program staff proposes manual revisions for DRLP that remove outdated processes, improve the readability of the document and clarify program requirements.

Many of the proposed revisions are nonmaterial and reflect better alignment of DRLP with the Agency's other home improvement loan program manuals, including Fix Up, Rehabilitation Loan Program and Emergency & Accessibility Loan Program.

The material revisions to the manual include:

1. Lender Compensation

An increase in lender compensation to \$2,000 per loan file is proposed. This increase is based on analysis of existing lender compensation structures, lender feedback, the short-term nature of the program, and the sensitivity of working with natural disaster survivors experiencing trauma.

2. Due Diligence Audit Guidelines & Requirements

The language regarding audit requirements is broadened and the list of specific items reviewed in audit was removed.

3. Ownership Types

Tribal Land is added as an eligible property and language updated regarding manufactured homes. The change to the eligible property type is needed to proceed with launching the DRLP. In addition, revisions in this section are made to align with other home improvement loan program manuals.

4. Tribal Land

This section is added to the manual for clarity. The language added allows unsecured loans when 1) a presidential declaration of major disaster authorizes funding for Tribal Nations; or 2) loan is for a property located on Tribal Land.

5. Final Inspection

This section is added in response to lenders requested guidance on inspection and completion documentation.

The following additions are also proposed: 1) adding Completion Certificate for all loans that require a final inspection, 2) include a right to inspect (by Minnesota Housing or an authorized representative) clause to all Notes, and 3) require a Project Extension request form if all work cannot be completed within 12 months.

6. Ineligible Loans

The updates to this section are proposed based on federal program decline categories. Some of the existing content within this section was originally listed in various sections throughout the current Manual, but the proposed revisions will centralize the information.

7. Homeowner Labor

The proposed revision to the section includes 1) removing the rehab completion requirement of 90 days for homeowner labor; and 2) adding a Homeowner Labor Agreement to align with other home improvement program requirements.

2025 Disaster Recovery Loan Program Parameters

Disaster Recovery Loan Program Launching April 2026

This document summarizes program requirements and does not contain all information needed to originate loans for sale under Minnesota Housing programs.

Term	Program Parameters
Maximum Loan Amount	\$30,000
Minimum Loan Amount	\$1,000
Income Limit	No Income Limit
Interest Rate	0%
Loan Term and Repayment	<ul style="list-style-type: none"> • Deferred, forgivable loan • Balance forgiven in 10 years • To be eligible for forgiveness the borrower must meet all terms of the note. <ul style="list-style-type: none"> ○ Balance due if the Borrower sells, transfers title, ceases to occupy the property as their Principal Residence or does not rent the property in compliance with rent affordable to the local work force during the loan term.
Eligible Location	<ul style="list-style-type: none"> • As defined by FEMA, including but not limited to Leech Lake Band of Ojibwe Tribal land • Primarily impacted counties include, but are not limited to: Beltrami, Cass, Hubbard, Itasca
Eligible Borrower(s)	<ul style="list-style-type: none"> • Leech Lake Band of Ojibwe members and their descendants
Eligible Occupancy	<ul style="list-style-type: none"> • Owner-occupied property • Rental Property (1-4 units)

Eligible Properties	<ul style="list-style-type: none"> • Single Family detached home • Duplex • Triplex • Fourplex • Twin home • Condominium unit • Planned Unit Development (PUD) unit • Townhome • Manufactured home, as defined by the Program Manual
Ineligible Properties	<ul style="list-style-type: none"> • A property containing five or more units • Recreational or seasonal home • Property primarily used for business (more than 50% of the floor space is used for business) • Property with existing Disaster Recovery Loan relating to the same disaster • Rental property used for short-term occupancy, including vacation rentals
Homeowner Labor Allowed	Yes
Eligible Use of Funds	<ul style="list-style-type: none"> • Complete rehabilitation or replacement of existing or newly constructed home to pre-disaster or comparable condition • Recording fees • Mortgage registration tax
Ineligible Use of Funds	<ul style="list-style-type: none"> • Luxury upgrades • Improvements beyond its pre-disaster condition • Payment of public improvement assessments • Landscaping improvement or repair • Payment of rehabilitation of common areas • Payment of debt not related to the disaster. • Full replacement or relocation of home not approved by a federal program.



Disaster Recovery Loan Program

Program Manual

Effective Date: March DD, 2026 ~~April 21, 2023~~



The Minnesota Housing Finance Agency does not discriminate on the basis of race, color, creed, national origin, sex, religion, marital status, status with regard to public assistance, disability, familial status, gender identity, or sexual orientation in the provision of services.

An equal opportunity employer.

This information will be made available in alternative format upon request.

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Chapter 1 – Introduction

1.01 Background

The Minnesota Housing Finance Agency (“Minnesota Housing”) was created in 1971 by the Minnesota Legislature.

Minnesota Housing finance housing that low and moderate-income Minnesotans can afford while helping Minnesotans buy and repair their homes.

1.02 Mission Statement

~~Housing is the foundation for success, so we equitably collaborate with individuals, communities and partners to create, preserve and finance housing that is affordable.~~

Housing is foundational to a full life and a thriving state, so we equitably collaborate with individuals, communities and partners to create, preserve and finance housing that is affordable.

1.03 Values Statement

All Minnesotans live and thrive in a stable, safe and accessible home they can afford in a community of their choice. To achieve the concept of One Minnesota where everyone thrives, we will reorient how we work and expand who has a voice at the table and who participates in and benefits from the housing economy.

Minnesota Housing We will:

- Center the people and places most impacted by housing instability at the heart of our decision making,
- Listen and share the power we have,
- Honor, respect and strengthen communities, and
- Be inclusive, equitable, just and antiracist in our action.

1.011.04 Procedural Manual

~~This Manual (this “Manual”), including later changes and additions, sets forth for the Administrator the terms and conditions under which the Minnesota Housing Finance Agency (“Minnesota Housing”) will purchase loans originated under its Disaster Recovery Loan Program and is a supplement to the Minnesota Housing Finance Agency Participation Agreement for the Disaster Recovery Loan Program (the “Participation Agreement”) executed by the Administrator and Minnesota Housing. The Participation Agreement, as applicable, is incorporated into this Manual.~~

This Procedural Manual sets forth for participating Lenders the terms and conditions under which Minnesota Housing will purchase loans originated under the Disaster Recovery Loan Program (the “Program”).

1.021.05 Disaster Recovery Loan Program

The Disaster Recovery Loan Program was established to support housing recovery after a natural disaster. The Disaster Recovery Loan Program offers state financial assistance to individuals whose Principal Residence or Single Family Rental Property sustained damage as a result of a natural disaster designated under a Presidential Natural Disaster Declaration of major disaster that is not fully covered by the Federal Emergency Management Agency (FEMA), the Small Business Administration (SBA), or hazard/flood insurance.

State assistance is offered in the form of an interest free, non-amortizing, forgivable loan (after ten years from the date of the Note) under the conditions defined in Section 5.08.

In response to a presidential declaration of major disaster, Minnesota Housing may offer established the Program to support the repair or replacement of damaged homes within the designated disaster area(s) survivor recovery after a natural disaster and preserve existing housing. -The Program is offered through participating Lender(s)ing partners that originate and close loans to Borrowers homeowner
↳Borrowers who meet program eligibility requirements when homeowner’s insurance and other federal disaster related programs are not enough to return a home to its pre-disaster condition.
thatwho meet program eligibility requirements when the homeowner’s insurance and other federal disaster related loan programs are not enough to return a home to its pre-disaster condition.

The Program is authorized under Minnesota Statute, 12A.09 and 462A.33.

Chapter 2 – Partner Responsibilities and Warranties

2.01 Procedural Manual

~~Minnesota Housing reserves the right to:~~

- ~~• Alter or waive any of the requirements in this Manual~~
- ~~• Impose other requirements~~
- ~~• Rescind or amend any or all materials effective as of the date of issue, unless otherwise stated~~

~~Minnesota Housing is under no obligation to purchase any loan or retain ownership of a loan that does not fully comply with this Manual. Minnesota Housing grants waivers, alterations, or revisions at its sole discretion.~~

~~This Procedural Manual, including subsequent changes and additions, is a supplement to the Disaster Recovery Loan Program Participation Agreement (the “Participation Agreement”) executed between the Lender and Minnesota Housing. Minnesota Housing reserves the right to:~~

- ~~• Alter or waive any of the requirements;~~
- ~~• Impose other and additional requirements; and~~
- ~~• Rescind or amend any or all materials effective as of the date of issue unless otherwise stated.~~

~~Minnesota Housing is under no obligation to purchase any loan or retain ownership of a loan that does not comply fully with this Procedural Manual. Minnesota Housing may grant waivers, alterations or revisions at its sole discretion.~~

~~2.02 Evidence of Misconduct Referred to Attorney General~~

- ~~• Minnesota Housing will refer any evidence of fraud, misrepresentation, or other misconduct in connection with the operation of the Disaster Recovery Loan Program to the Minnesota Attorney General’s office for legal action~~
- ~~• If, after a loan is made, the Administrator discovers any material misstatements or misuse of the funds of the loan by the borrower or others, the Administrator will promptly report the discovery to Minnesota Housing~~
- ~~• Minnesota Housing may exercise all remedies available to it, both legal and equitable, to recover funds from the Administrator or the borrower. This includes loan funds, together with all applicable administrative costs and other fees or commissions received by the Administrator in connection with the loan, and all attorney fees, legal expenses, court costs, or other expenses incurred by Minnesota Housing in connection with the loan or its recovery~~

2.032.02 Disclosure and Use of Social Security Numbers

The Minnesota Revenue Recapture Act of 1980 (Minnesota Statutes Chapter 270A) and Minnesota Statutes Section 270C.65 allows the disclosure of the borrower's Social Security ~~Number~~ number or Minnesota Tax Identification Number to the Minnesota Department of Revenue. This could result in the application of state tax refunds to the payment of any delinquent indebtedness of the ~~B~~ borrower to Minnesota Housing.

2.042.03 Unauthorized Compensation

The ~~Administrator~~ Lender may receive fees approved in this Procedural Manual. The Lender ~~Administrator~~ cannot receive or demand from the builder, remodeler, contractor, supplier, or ~~b~~ Borrower(s):

- Kickbacks, rebates, or discounts; or
- Commissions; or
- Other compensation

2.052.04 Minnesota Housing Due Diligence Audit Guidelines and Requirements

~~The Administrator must keep on file a complete copy of the documents for each loan originated for purchase by Minnesota Housing. A loan file may be requested to be made available to Minnesota Housing at the Administrator's office during regular business hours or sent to Minnesota Housing for review. Loan audits will include, but are not limited to, a minimum of 10 percent of all loans purchased.~~

~~Audited loans are reviewed for:~~

- ~~• Minnesota Housing program and policy compliance; and~~
- ~~• Fraud or misrepresentation on the part of any party involved in the transaction.~~

~~The Lender is required to keep a complete loan file with all original documents on file a complete copy of documents for each loan originated for purchase by Minnesota Housing, except those documents sent to the loan servicer. A complete closed loan file, including all origination, disclosure and closing documents, must be uploaded into Minnesota Housing's loan commitment system within 48 hours of the Lender completing the True and Certify process. Minnesota Housing reserves the right to conduct quality control, audit, or monitoring activities at its sole discretion upon written notice to ~~Lender~~. Loan audits will include, but are not limited to, a minimum of 10% of all loans purchased.~~

2.062.05 Termination of a Lender's Participation

Minnesota Housing may terminate the participation of the ~~Administrator~~ Lender under this Manual at any time and can prevent the ~~Administrator~~ Lender's future eligibility for reasons including, but not limited to, noncompliance with:

- This Procedural Manual;
- The Participation Agreement; or
- ~~Federal Fair Housing Law or the Equal Credit Opportunity Act;~~
- ~~Any federal or state laws or acts that protect the borrower's rights with regard to obtaining financing for home improvements or home buying, as applicable; or~~
- Other applicable state and federal laws, rules and regulations.

Upon termination of the ~~Administrator~~Lender's Participation Agreement, Minnesota Housing ~~will~~may continue to purchase eligible loans ~~-~~until the lock expiration date.

Minnesota Housing will provide written notice of termination to the Lender.

Minnesota Housing may, at its option, impose remedies other than termination of the Participation Agreement for the Lender's nonperformance.

The Lender may request reinstatement into Minnesota Housing programs. The decision whether to reinstate the Lender shall be at Minnesota Housing's sole discretion.

2.072.06 Representations and Warranties

The ~~Administrator~~Lender agrees to ~~comply~~follow with all applicable federal, state, and local laws, ordinances, regulations, and orders including, but not limited to, the following:

- Title VI of the Civil Rights Act of 1964
- Title VII of the Civil Rights Act of 1968, as amended by the Housing and Community Development Act of 1974
- Section 527 of the National Housing Act
- The Equal Credit Opportunity Act
- The Fair Credit Reporting Act and any applicable regulations and orders
- Executive Order 11063, Equal Opportunity in Housing, issued by the President of the United States on 11/20/62
- Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988)
- Minnesota Human Rights Act (Minnesota Statutes Chapter 363A)
- Data Practices - Minnesota Statutes Chapter 13 and Minnesota Statutes Section 462A.065
- ~~Minnesota Rules 4900.3646 and 4900.3652¹~~
- Americans with Disabilities Act, 42 U.S.C.A. Section 12101 et. seq.
- Real Estate Settlement Procedures Act of 1974
- The Housing and Economic Recovery Act of 2008 (HERA)
- The Mortgage Disclosure Improvement Act (MDIA)

- The S.A.F.E. Mortgage Licensing Act of 2008 (12 USC 5101, et. seq.) – Minnesota Statutes Chapters 58 and 58A
- Anti-Money Laundering and Office of Foreign Assets Control Policy
- Bank Secrecy Act
- Dodd-Frank Wall Street Reform and Consumer Protection Act
- Fair Credit Reporting Act
- Truth In Lending Act
- USA Patriot Act

In addition to the above warranties and representations, the ~~Lender Administrator~~ also warrants and represents ~~#the following are true and correct at the time of loan delivery to Minnesota Housing:~~

- The Lender is the sole owner and holder of the loan with the right to assign it to Minnesota Housing;
- The Lender has assigned the loan free and clear of all encumbrances;
- The Lender has complied and will continue to comply with~~Will follow~~ all terms and conditions in the Participation Agreement and this Manual for each loan processed and closed unless prior written approval is obtained from Minnesota Housing;
- ~~Is a nonprofit, governmental entity, or other organization designated by Minnesota Housing that has, as a primary purpose, the provision or development of affordable housing to low-income persons or households in Minnesota, with which Minnesota Housing, in its sole discretion, enters into a Participation Agreement for local administration of the program;~~
- Meets all requirements of state and federal law to originate and sell loans under the Participation Agreement and this Manual;
- The Lender ~~W~~will keep adequate capital and trained personnel for ~~the administration participation in~~ of the Disaster Recovery Loan Program;
- The Lender follows all state and federal consumer lending laws, rules and regulations;
- The Lender has neither received nor solicited any fee or remuneration not approved by this Procedural Manual; and
- ~~The Lender has no knowledge that any improvement covered by the loan is in violation of any zoning law or regulation.~~
- ~~Has an Affirmative Action Plan approved by the Minnesota Department of Human Rights with a current Certificate of Compliance, if it has more than 40 employees and a contract in excess of \$100,000; and~~
- ~~And that on the date each loan was closed:~~
 - ~~No payment or fee was requested or received by the Administrator from the borrower or contractor; and~~
- The Administrator has closed the loan following the instructions given in this Manual.

The Lender agrees that the person who accesses the loan commitment system on behalf of the Lender is fully conversant with Minnesota Housing Program requirements, and has the authority to legally bind the Lender. When a Lender completes the True and Certify process in the loan commitment system, the Lender certifies that it has complied with all terms, conditions and requirements of the Participation Agreement and this Procedural Manual unless those terms, conditions and requirements have been specifically waived in writing by Minnesota Housing.

2.082.07 Lender Compensation

The ~~Administrator~~ Lender is compensated as follows:

- ~~• If requested by Minnesota Housing, Disaster Recovery Center (DRC) sStaffing (if requested by Minnesota Housing) of DRCs:~~
- ~~• \$300 per day for each DRC location, per DRC staffed and plus mileage reimbursement; and~~
 - ~~• Mileage reimbursement for travel to and from the DRCs at the allowable state reimbursement rate.~~
- ~~• Loans purchased by Minnesota Housing:~~
- ~~• \$12,000 per purchased loan with \$705 disbursed at loan commitment and \$295 disbursed at loan purchase approval.~~
- ~~• Minnesota Housing required Final inspections:~~
- ~~• \$350 per inspection, and plus mileage reimbursement for a property inspection completed by the Administrator, if required by this Manual.~~

The Lender Reimbursement form and supporting documentation must be submitted to Minnesota Housing for DRC staffing and all mileage expenses.

2.09 Selection of Contractors

~~The Administrator must allow the borrower to select the contractor(s). The borrower must find a state of Minnesota licensed contractor to perform the required Rehabilitation. If an Institutional Community Work Crew or a Sentence to Serve Work Crew completes Rehabilitation, the Administrator must fully disclose the work crew's procedural requirements and receive the borrower's written permission.~~

2.10 Contractor Licensing and Status

~~A state of Minnesota licensed contractor² must complete the Rehabilitation on the property, except when homeowner labor is involved (see section 5.04). The Administrator will verify the contractor is licensed and in good standing in the state of Minnesota³. The Minnesota Department of Labor and Industry (www.dli.mn.gov) provides a license lookup tool. The tool allows the Administrator to lookup the contractor's license status and any enforcement actions there may be against the contractor.~~

~~Out of State Contractors~~

~~Minnesota Housing will consider an exception for out of state contractors on as case by case basis when contractors are unavailable or unable to perform the required work~~

Chapter 3 – Borrower Eligibility Requirements

3.01 Borrower

~~A borrower is one individual or multiple individuals, including owners of Single Family Rental Property,4 who meet the requirements of this Manual. One individual or multiple individuals are eligible to be a Borrower(s) only if the Borrower(s) individual(s) meet the requirements of this Procedural Manual.~~

~~Single-family rental property Borrower(s) may be a business entity if prior written approval is received from Minnesota Housing. The approval is at the sole discretion of Minnesota Housing.~~

3.02 Borrower Age

The ~~B~~borrower(s) must be eighteen ~~(18)~~ years of age or older or ~~be declared legally~~ emancipated ~~by a court having jurisdiction.~~

3.03 Co-Signers

Co-signers are not ~~allowed~~permitted ~~on Disaster Recovery Loan for~~ Program loans.

3.04 Unauthorized Borrower Compensation

The ~~B~~borrower ~~may~~cannot receive kickbacks, rebates, discounts, or ~~other~~ compensation from any party to the transaction. -

In order to reduce the Rehabilitation costs, a borrower may receive discounts from the builder, remodeler, contractor, or supplier. In these cases, the ~~Lender borrower file~~ must document the loan file that include documentation to prove that the discounts received are considered typical normal for the market area and do not constitute a kickback, commission, rebate or compensation for products or services rendered.

3.05 Ownership Interest

The ~~b~~Borrower(s) and Accommodation Party, individually or in the aggregate, must have 100 percent ownership interest in the property to be rehabilitated or replaced.

Eligible forms of ownership interest include the following:

- A fee simple estate;
- ~~A leasehold estate5 or~~

- A leasehold estate , including a lease agreement subject to a Community Land Trust;
- Vendee interest in a recorded contract-for-deed;
- An approved Tribal residential lease on Tribal Land;
- A manufactured home taxed as real property;
- A manufactured home taxed as personal property and located in a manufactured home park; or
- A manufactured home with an approved Tribal residential lease located on Tribal Land.

The title can be held in the following ways:

- Individually;
- Joint tenancy;
- Tenants in common; or or tenancy by the entirety
- ~~Vendee interest in a recorded contract for deed or~~
- A recorded life estate, excluding Remainderman ⁶

Ineligible forms of ownership interest include but are not limited to the following:

- Shares in a cooperative corporation or other similar cooperative structure;
- Ownership by any form of trust except in a Community Land Trust or individual home-site lease assignments or other residential agreement on Tribal Land; and
- Ownership subject to a reverse mortgage.

3.06 Contract for Deed Requirements

The contract-for-deed must be in place before the disaster. The document must be recorded.

Vendee Borrower(s)

The Borrower(s) must get approval from contract for deed vendor prior to loan closing. The vendor must agree to sign the Mortgage as an Accommodation Party.

Vendor Borrower(s)

If a contract-for-deed property is returned to the vendor because of the disaster; the contract must be legally cancelled before the closing of the loan. The Lender must contact Minnesota Housing process instructions.

3.07 Leasehold Estates

The Leasehold must have a remaining term of ten years from the closing date of the loan.

3.08 Tribal Land

Borrower(s) with property located on a Tribal Land within the boundaries of the state of Minnesota are eligible. Program eligibility follows the criteria in the presidential declaration of major disaster:

- County declarations authorizing funding for homeowners located in an eligible county;and/or;
- Tribal Nation declarations authorizing funding for Tribal members and their descendants.

In the case of 1) presidential declarations of major disasters authorizing funding for Tribal Nations; or 2) Loans for a property located on Tribal Land, loans shall be unsecured. The Lender must contact Minnesota Housing for documentation and process instructions.

3.063.09 Occupancy Requirements

Owner-Occupied Properties Primary Residence

A borrower completing Rehabilitation or replacement of an existing home must have occupied the property as the Principal Residence immediately before the disaster and must occupy the property as the Principal Residence immediately upon completion of the Rehabilitation or replacement. The Borrower(s) must have owned and occupied the property as their Principal Residence at the time of the disaster. Further, the Borrower(s) must continue to own and occupy the property as their Principal Residence during the term of the loan.

Non-Occupied Rental Propertyies

A borrower completing Rehabilitation or replacement of a Single Family Rental Property must have owned the property as a Single Family Rental Property immediately before the disaster and must continue to own and rent the property immediately upon completion of the Rehabilitation or replacement. The Borrower(s) must have owned the 1-4 unit rental property at the time of the disaster. Further, the Borrower(s) must continue to own the property and charge rent affordable to the local workforce during the term of the loan. The Affordable to Local Workforce Rent limits is updated each year and published on Minnesota Housing's website under the Deferred Loan Programs tab.

3.073.10 Minnesita Housing Program Eligible Income Limits

There is no income limit for this ~~program~~Program.

Gross annual household income is the gross income of all residents age 18 and over of the borrower's household, from whatever source derived (except for incidental income from after school employment of persons under 18 years of age) and before taxes or withholding.

The application requires the disclosure of total annual household income. However, lenders do not need to verify income for this program.

3.083.11 Other Requirements

~~If FEMA or SBA offer financing or grants for disaster recovery, the borrower(s) must:~~

- ~~• Have more than one Disaster Recovery Loan Program loan per property, per declared disaster;~~
- ~~• Have a Disaster Recovery Loan Program loan if they have received a buyout or mitigation funded in whole or in part by any federal or state agency; or~~
- ~~• Have a Disaster Recovery Loan Program loan to rehabilitate or replace a property on an alternate site if SBA has not approved the change in SBA assistance.~~

The Borrower(s) must exhaust all available funding sources before being approved for a loan under this the Program, including:

- All private insurance claims; and
- All available federal disaster programs:
 - Programs authorized by a presidential disaster declaration may include Federal Emergency Management Agency (FEMA), the Small Business Administration (SBA) and/or the Bureau of Indian Affairs (BIA).

The Borrower(s) must provide documentation of all repair or replacement costs and the funding sources used to return the property to pre-disaster condition. The documentation may include, but is not limited to:

- Flood/Hazard insurance
 - Insurance adjustors estimate
- FEMA, SBA and/or BIA program documentation:
 - Application/Loan Number
 - Final decision/Denial reason
 - Repair/Replacement funding amount
 - Approved upgrades for health and safety
 - Alternative site requirements, if applicable
- FEMA initial inspection
- SBA damage assessment rating
- Out of pocket expenses:
 - Receipts or paid billing statements
- Bids/Estimates
- Other funding sources
 - County
 - Veterans Administration

3.12 Complete Loss of Property

The Borrower(s) is ineligible when:

- They received a buyout funded in whole or in part by any federal or state agency; or
- An alternative site is used when a federal program denied a request for an alternative location.

3.093.13 Separated Spouses

~~When the Administrator shows that a spouse permanently lives outside of the household, that separated spouse can be excluded from signing the Disaster Recovery Loan Program loan application and Note but must sign the Mortgage.~~

~~Examples of separated spouse documentation include:~~

- ~~Legal separation documentation;~~
- ~~Proof of initiated divorce proceedings; or~~
- ~~Verification of separate principal residence and the absence of joint accounts.~~

All legal spouses must sign the mortgage, even when the Lender establishes that a legal spouse permanently resides outside the household.

3.10 Loans to Employees and Affiliated Parties

~~The Administrator can make Minnesota Housing loans to their directors, officers, employees, or their families as well as to builders, realtors, or their families, and any other principal with whom the Administrator does business. Minnesota Housing employees and their families are eligible subject to approval by the Minnesota Housing Board of Directors. The borrower must satisfy all eligibility criteria for the Disaster Recovery Loan Program~~

Chapter 4 – Property Eligibility

4.01 Eligible Properties

~~To qualify as an eligible p_Property eligible for a for a Disaster Recovery Loan Program loan, the property must be:~~

~~• Located in an area of Minnesota named in a presidential declaration of major disaster ~~the area covered by a Presidential Natural Disaster Declaration~~; and~~

~~An owner-occupied property or Single Family Rental Property⁷ not intended for transient occupancy. This can include include any of the following types:~~

- ~~• Single Family detached home;~~
- ~~• A dDuplex⁸;~~
- ~~• A tTriplex⁹;~~
- ~~• A fFourplex¹⁰;~~
- ~~• A tTwin home;~~
- ~~• An eligible unit in a Planned Unit Development (PUD) unit¹¹;~~
- ~~• A unit of a cCondominium unit¹²;~~
- ~~• tTownhome ¹³,~~
- ~~— Manufactured homes that meet requirements in Section 3.05 ~~on permanent foundation and taxed as real estate (single or double wide)~~~~
- ~~• Owner-occupied manufactured home in a manufactured home park~~

~~**Note:** Single Family Rental Properties repaired using a Disaster Recovery Loan Program loan must undergo a final inspection by the Administrator.~~

~~If the property is a condominium or townhome, only the portion of the real estate owned by the Borrower is eligible for financing under this Program.~~

4.02 Rental Property

~~Borrower(s) must sign the Certification of Rents agreeing to charge rent affordable to the local workforce during the term of the loan. The affordable rent guidelines are available on Minnesota Housing's website.~~

4.024.03 Ineligible Properties

Properties ineligible for financing include:

- A Recreational or seasonal home;
- Property containing five or more units;
- A Property held in trust, other than as permitted in Section 3.05;
- A Property, other than a Single Family Rental Property, primarily used for business (more than 50 percent of the floor space is used for business);¹⁴
- Any Property that already has a Disaster Recovery Loan Program loan relating to for the same disaster; or
- Rental property used for short term occupancy including vacation rentals.

4.04 Right to Inspect

Minnesota Housing or its authorized representative has the right to inspect the property to be improved at any time from the date of the Disaster Recovery Loan Note, upon giving reasonable notice to the Borrower as outlined in the Note.

4.034.05 Local Ordinances and Plans

All properties being improved must conform to applicable zoning ordinances and possess all necessary appropriate use permits. must be obtained.

4.06 Final Inspection

Upon completion of the work, the Lender and the Borrower must execute the Completion Certificate and upload to the loan file. All work must be completed within 12 months of loan closing unless Minnesota Housing approves a Project Extension Request. Project extensions are not to exceed 20 months from the closing date.

The Lender must conduct a final inspection of the property when:

- The loan amount is over \$10,000; or
- The loan is for a rental property.

The Lender may request written approval from Minnesota Housing to complete a final inspection for a loan less than \$10,000.

Chapter 5 – Loan Eligibility

5.01 Eligible Loans

Minnesota Housing purchases closed loans from the ~~Administrator Lender under contract with an active Participation Agreement. in Minnesota Housing loan programs.~~ The ~~Administrator Lender~~ must warrant the following criteria are met for each loan submitted for purchase:

- ~~The loan was originated, processed, underwritten, and closed~~ and disbursed following the requirements of this Procedural Manual;
- All local, state and federal laws and regulations including those relating to affirmative action, fair housing, equal opportunity, truth-in-lending, and wrongful discrimination in residential housing are met;
- All ~~Disaster Recovery Loan Program property~~ requirements are met;
- The ~~Administrator Lender made an Individual Commitment reserved of~~ funds in the ~~Loan Commitment System~~;
- The loan was originated and closed in the name of the ~~Administrator Lender~~ ; and that is a party to the Participation Agreement and that locked the loan in Minnesota Housing's loan commitment system;
- The loan amount does not exceed the maximum loan amount and ~~is the amount only funds repairs necessary to return a property to its pre-disaster condition less the total funds the borrower received from hazard/flood insurance, FEMA, or SBA.~~

5.02 Ineligible Loans

~~Loans ineligible for purchase by Minnesota Housing include, but are not limited to any loan:~~

- ~~That d~~Duplicates funding for same disaster event;
- ~~For PA property not located in the presidential declarational area;~~
- ~~For d~~Damage repair not disaster related;
- ~~Where If the Borrower(s) who decline federal assistance offer(s)~~funding;
- ~~Whenre~~ a federal program denied an application for fraud or character reasons;
- ~~Whenre~~ a federal program denied an application due to inability to verify property ownership or damage;
- ~~Whenre~~ a federal program denied an application based on inability to confirm identity or citizenship status;
- ~~Whenre~~ a federal program denied an application for missing information;
- ~~For a~~ A home replacement or relocation when a federal program did not approve full home replacement or relocation.

5.03 Loan Terms

Loans under this Procedural Manual are interest-free, deferred loan payment which are forgivable at the end of the loan term. If the Borrower(s) sells, transfers title, or no longer meets occupancy or rental requirements during the loan term, the loan will become due and payable.

5.025.04 Loan Amount

~~Under the Disaster Recovery Loan Program, the~~ The minimum loan amount is \$1,000, and

~~the~~ The maximum loan amount will be posted on the Minnesota Housing website for each event, is based on the funding available from the state of Minnesota at the time of the disaster. (See the Appendix for the specific disaster located in the Resource Section of Minnesota Housing's website.) The Appendix is incorporated into this Manual.

5.035.05 Loan Security Requirements

~~The Administrator will secure all loans with either a Mortgage or lien on title (for a manufactured home in a manufactured home park) unless prior written approval from Minnesota Housing is obtained~~

Any mortgage for a property taxed as real estate must be submitted for recording within 130 days of the closing date.

All interests in the Note and Mortgage must be assigned to Minnesota Housing when the loan is purchased and funded by Minnesota Housing.

Loans for a Manufactured Home taxed as personal property must be secured with a lien against the title to the Manufactured Home and submitted for filing within 10 days of after the closing date.

In the case of 1) presidential declarations of major disasters authorizing funding for Tribal Nations; or 2) Loans for a property located on Tribal Land, loans shall be unsecured. The Lender must contact Minnesota Housing for documentation and process instructions.

5.045.06 Disbursement of Funds

Minnesota Housing will purchase a closed loan after the Lender has completed the True and Certify process in Minnesota Housing's loan commitment system. One hundred percent of the loan amount, the Lender fee and final inspection fee will be disbursed two business days after the loan has been purchased by Minnesota Housing.

Lender Disbursement to Borrower(s)

Prior to the disbursement of funds to the Borrower(s) and start of the Rehabilitation, a ll written contract (s) must be executed (signed and dated) between the Borrower(s) and contractor (s).

March 2026 [last updated]

A copy of the disbursement(s) must be uploaded to Minnesota Housing's loan commitment system within 48 hours of the disbursement.

Loan Amount Less than \$10,000

After loan closing, ~~When the Disaster Recovery Loan Program loan amount is \$10,000 or less, the loan funds must will be provided in one check made payable disbursement to the borrower. No inspection is required. The Administrator may, however, require an inspection at its discretion upon receiving the written approval of Minnesota Housing. Minnesota Housing will fund the Lender after the loan is delivered for purchase through the True and Certify process. One hundred percent of the loan amount may be disbursed to the Borrower(s).~~

Loan Amount greater than \$10,000

~~After the loan has closed and any rescission period has passed, When and the Disaster Recovery Loan is greater than \$10,000, the Lender must advance the loan funds will be provided in two disbursements checks made payable to the borrower. Minnesota Housing will fund the Lender after the loan is delivered for purchase through the True and Certify process.~~

The ~~disbursements~~ checks will be disbursed after the loan has been closed should be made in the following manner:

- First ~~disbursement~~ check, ~~cannot~~ to exceed 50~~fifty~~ percent of the total Rehabilitation costs~~loan amount~~; then
- Second ~~The~~ disbursement check, ~~for~~of the remaining balance will occur after the Lender has performed the final inspection and the Lender has uploaded the executed Completion Certificate to the loan file~~of the Rehabilitation cost work after the Administrator performs and completes an inspection of the property to ensure all work has been completed.~~

5.07 Rehabilitation Requirements

The Lender must permit the Borrower to choose the contractor(s).

All rehabilitation must be a permanent improvement necessary to return a property to its pre-disaster condition. All work must be made in compliance with all applicable state, county and municipal or Tribal government health, housing, building, fire prevention and housing maintenance codes or other public standards.

All rehabilitation must be completed by contractors licensed in the State of Minnesota or Tribal government approved contractors. A homeowner is not required to be licensed when homeowner

labor is involved. A written construction contract must be executed between the contractor(s) and the Borrower.

Out-of-State Contractors

Minnesota Housing will consider an exception for out-of-state contractors on a case-by-case basis when in-state contractors are unavailable or unable to perform the required work.

5.055.08 Homeowner Labor

~~Homeowner labor is allowed if the Administrator is satisfied that the homeowner has the ability, skills, and willingness to perform the Rehabilitation. The homeowner must comply with all applicable building codes, regulations, and ordinances. The homeowner cannot be compensated or reimbursed for the cost of any labor performed by themselves or other household residents. The loan file must include documentation of the actual cost of all materials and supplies necessary to complete the Rehabilitation by the homeowner.~~

~~If the cost of the materials is greater than \$5,000, the following additional criteria must be met:~~

- ~~• Before the loan closes, the homeowner must provide proof of all permits required and obtained;~~
- ~~• The homeowner must obtain a contractor bid with a breakdown of materials and labor to support the cost of the materials; and~~

~~The Rehabilitation must be complete within 90 days of receiving the Disaster Recovery Loan Program loan funds.~~ Homeowner labor is allowed if these requirements are met:

- All labor completed by the Borrower(s) must comply with all applicable building code regulations and ordinances;
- All necessary licenses and permits must be obtained;
- Borrower(s) and any other household residents may not be reimbursed for labor using loan funds; and
- The Homeowner Labor Agreement must be fully executed and included in the loan file.

5.09 Eligible Use of Funds

~~Disaster Recovery Loan Program loan funds are limited to the following uses:~~

- ~~• To complete Rehabilitation or replacement with existing or newly constructed homes, an owner-occupied property or a Single Family Rental Property that:~~
- ~~○ Is located within the counties named in the Presidential Disaster Declaration; and~~

- ~~○ Was damaged or destroyed by the disaster referenced in the Presidential Disaster Declaration.~~
- ~~● To complete Rehabilitation and return owner occupied contract for deed properties to their pre-disaster condition.~~

~~To complete Rehabilitation of contract for deed properties returned to the vendor as a result of the disaster.~~

- ~~● 15The contract for deed must be in place before the disaster and legally cancelled before the closing of the Disaster Recovery Loan Program loan.~~

~~Rehabilitation financed with Disaster Recovery Loan Program loans:~~

- ~~● Must be permanent and meet the minimum provisions contained in the State Building Code~~
- ~~● Must help return an owner's existing home to a habitable condition~~
- ~~● Can replace an owner's home on the site of the building destroyed as a result of the disaster~~
- ~~● Must be in compliance with all health, fire prevention, building codes, and standards~~
- ~~● Can replace appliances that are built-in or otherwise attached as a fixture~~

~~Can be used to pay off credit card bills and other debt incurred for capital improvements made incident to the disaster~~The proceeds of a loan must be used to complete the rehabilitation or replacement of a damaged property. Only permanent improvements not fully funded by private insurance and federal programs are eligible.

Eligible expenses include, but are not limited to:

- Accessibility related improvements;
- Air Conditioning/Cooling System
- Closing costs (such as recording, filing fees and mortgage registration tax);
- Demolition costs;
- Doors;
- Electrical;
- Exterior finishing;
- Foundation;
- Garage;

- Heating and ventilation;
- Insulation;
- Insurance deductible (home only);
- Interior finishing;
- Landscaping for drainage or accessibility;
- Lead abatement;
- Mold remediation;
- Plumbing;
- Radon mitigation;
- Roofing;
- Siding;
- Site preparation;
- Soft costs (such as architectural fees, permit fees, inspection fees);
- Structural alterations (repairs such as attic, basement ,deck, entryway, attached porch and steps);
- Windows; and
- Other improvements approved in writing by Minnesota Housing.
- _____

Improvements that bring a property into compliance with state, county, municipal health, housing, building, fire, and housing maintenance codes or other public standards applicable to housing are eligible.

If loan proceeds will be used to reimburse the Borrower(s) for expenses incurred before the loan closing, the Lender must document the following through receipts and/or paid billing statements:

- The disaster damage resulted in the expense;
- The cost of any material and improvements; and

The improvements are eligible under the program.

Exceptions are at Minnesota Housing's sole discretion. If an exception is granted, Minnesota Housing will provide the approval in writing. The written approval from Minnesota Housing must be retained in the loan file.

5.065.10 Ineligible Use of Funds

Expenses paid in full by private insurance and federal programs are not eligible. Loan proceeds may not be used to pay for expenses beyond rehabilitation or replacement of a damaged home.

Ineligible uses of funds include, but are not limited to, the following:

- Structural additions for living area or garage that did not exist unless a medical or accessibility need exists;
- Funding ~~l~~luxury upgrades ~~l~~improvements cannot include that use materials or fixtures that exceeding ~~those~~ what is customarily used in the area for similar properties; ~~or for improving the property beyond its pre-disaster condition;~~
- Payment of ~~p~~ublic improvement assessments; ~~Loan funds cannot be used in whole or in part to pay public improvements or assessments for public improvements;~~
- Common area improvements owned by an association ;
- Landscaping improvement or repair (such as sod, seeding, trees, shrubs, flowers, pools and artificial turf);
- ~~Funding Replacement or repair of personal property that does not become a permanent part of the property, including but not limited to appliances, electronics and furniture; (except any appliance that is built in or otherwise attached as a fixture damaged in the disaster);~~
- Payment of existing debt not related to disaster repairs/replacements ~~Loan funds cannot be used to pay off existing debt except for credit card and other debt incurred for capital improvements or repairs incident to the disaster;~~
- Repair ~~habilitation~~ or replacement of a property located outside ~~the counties~~ an area named in a presidential declaration of major disaster without approval by a federal program named in the Presidential Natural Disaster Declaration;
- Replacement of a manufactured home not on a permanent foundation ~~that is~~ located outside a manufactured home park;
- Funding more than one ~~Disaster Recovery Loan Program~~ loan for the same ~~b~~Borrower(s), per ~~declared~~ disaster;
- Funding ~~a Disaster Recovery Loan Program loan on~~ a property in default or foreclosure that through which completion of the default or foreclosure would prevent the ~~b~~Borrower(s) from occupying the property through the for a term of the loan long enough to achieve forgiveness of the Disaster Recovery Loan Program loan;
- ~~Funding a Disaster Recovery Loan Program loan for a borrower who is eligible and has applied for, or has received, a home buyout or mitigation funded in whole or in part by any federal or state agency;~~

- ~~Funding a Disaster Recovery Loan Program loan on an alternate site within the counties named in the Presidential Natural Disaster Declaration, when SBA declined to approve the change in location or use;~~
- Providing funds to rehabilitate or replace a property when the underlying first lien financing is a contract-for-deed that is not fully amortizing or has a term of less than ten years; and
- ~~Purchase of tools or~~
- ~~Purchase of~~ cleaning supplies.

5.075.11 Non-Complying Loans

Minnesota Housing ~~has~~ shall have the right to take one or more of the following actions in the event the ~~Administrator-Lender~~ submits a loan that does not, as determined by Minnesota Housing, ~~fulfill~~ comply with the requirements of this Manual:

- Adjust the purchase price of the non-complying loan;
- If not already purchased, refuse to purchase the loan;
- If already purchased, require the ~~Administrator-Lender~~ to repurchase the loan for the ~~purchase price~~ outstanding balance and any fees/compensation paid to the Lender;
- ~~End~~ Terminate, suspend, or otherwise limit the ~~Administrator's~~ Participation Agreement with Minnesota Housing; and
- ~~Prevent-Preclude~~ the ~~Administrator-Lender~~ from future participation in Minnesota Housing programs.

5.085.12 Repurchase of Loans

Minnesota Housing ~~may~~, at its ~~option; choosing, require the Administrator~~ may tender any loan to the Lender to repurchase ~~the loan~~ if:

- Any representation or warranty of the ~~Administrator-Lender~~ or the ~~b~~ Borrower with respect to the loan is ~~determined~~ found by Minnesota Housing to be materially incorrect; ~~and/or~~
- The loan is not in compliance with any term or condition set forth in the Participation Agreement and this Manual.

Upon written notice of repurchase by Minnesota Housing, the ~~Administrator-Lender~~ has ten business days to ~~submit~~ send payment to Minnesota Housing for the unpaid principal balance, submit payment for fees/compensation paid to the Lender in the sale of the loan, and submit payment for reasonable expenses incurred by Minnesota Housing, including attorney's fees. Failure to comply with this requirement may result in the termination, suspension, further legal action, or otherwise limit the ~~Administrator's~~ Lender's Participation Agreement with Minnesota Housing.

Chapter 6 – Commitment and Disbursement

~~6.01 Commitment and Disbursement Guidance Program Guides~~

~~To obtain a Commitment to reserve funds under the Program tThe Lender must reserve the loan using the loan commitment system to reserve funds and obtain a Commitment using the by following these guides found on:~~

- ~~• The Program Commitment GuideThe Program Commitment Guide~~
- ~~• The Program System GuideThe Program System Guide~~

~~6.01 Disaster Needs Assessment Survey~~

~~The Administrator will conduct an initial interview with the borrower to determine the extent of damage to the borrower’s property. Upon completion of the interview, the Administrator will fill out the Disaster Needs Assessment Survey module in the Loan Commitment System) based on information from the interview. The Administrator will also explain the process for receiving Disaster Recovery Loan Program funds and will give the borrower a Disaster Recovery Loan Program Borrower Application.~~

~~The Administrator will:~~

- ~~• Complete a Disaster Needs Assessment Survey for each borrower interviewed; and~~
- ~~• Enter borrower disaster information in the Disaster Needs Assessment Survey module on the Loan Commitment System no later than 3:00 PM on each business day.~~

~~6.02 Issuing a Conditional Commitment~~

~~Once the Administrator has determined a borrower meets the Disaster Recovery Loan Program requirements, a Conditional Commitment of funds is requested through the Loan Commitment System.~~

~~The borrower will obtain at least one estimate from a licensed contractor and figure out if the funds from FEMA, SBA, and the insurance company are enough to cover the cost of the Rehabilitation If the funds from all other sources are not enough, the borrower will apply for Disaster Recovery Loan Program funds and supply the necessary documentation to the Administrator. Refer to Section 7.02 and the Loan Transmittal form for specific documentation and delivery requirements.~~

~~Commitments are valid for 180 days from the date of the commitment unless an extension is requested by the Administrator and granted by Minnesota Housing before 3:00 pm on the 180th day. Loans must meet eligibility requirements and gain a status of Purchase Approval via the Loan Commitment System no later than 3:00 p.m. on the 180th day. All commitments are automatically cancelled at day 181.~~

~~The Administrator will issue a Conditional Commitment up to the maximum amount available. The amount is defined by the damage category and the corresponding maximum Conditional Commitment amounts, as determined by the damage assessment.~~

~~To find the maximum Conditional Commitment amount, a damage assessment or, as applicable, a purchase/construction agreement for acquisition of a replacement home will serve as a basis to offer a Conditional Commitment for the borrower. Conditional Commitments are based on estimated funding recovery gaps to either rehabilitate or replace a home under the Disaster Recovery Loan Program.~~

~~If a property is to be rehabilitated, the gap amount is determined by any one of the following:~~

- ~~• The property assessment conducted by SBA;~~
- ~~• An assessment conducted by another inspector; or~~
- ~~• If neither of the first two are available, the borrower's damage estimate.~~

~~If the property is to be replaced, the Conditional Commitment amount is the difference between the damage assessment, by any one of the means noted above, and the amount specified in the purchase/construction agreement, up to the maximum loan amount unless otherwise approved by Minnesota Housing in writing. (See the table on the [Appendix](#) for the specific disaster located in the Resource Section of Minnesota Housing's website.) Unless otherwise approved by Minnesota Housing in writing.~~

~~The amount in the table is meant to give an estimate of the final damage amounts. The final loan amount is determined by the actual gap in resources realized by the borrower and can be either below or above the amount recited in the Conditional Commitment, based on available funds and Disaster Recovery Loan Program loan limits.~~

~~Note: If the final gap amount is documented at the time of application, this amount should be recited in the Conditional Commitment, not the amount in the table.~~

~~The Administrator commits funds via the Minnesota Housing Loan Commitment System on a first-come, first-served basis to the extent that budgeted Disaster Recovery Loan Program funds are available.~~

~~Individual Commitments are to be considered "forward commitments" by the Administrator. The loan is submitted to gain a Purchase Approval status via the Loan Commitment System.~~

6.03 — Modifying a Commitment

~~Any change(s) to a commitment must meet eligibility requirements and:~~

- ~~• Be submitted via the loan commitment system to qualify;~~

- ~~Not alter the commitment period of the original commitment;~~
- ~~A change of borrower or property on the commitment will not be allowed;~~
- ~~A change of the loan amount is allowed, if funds are available.~~

~~6.04 Canceling a Commitment~~

~~The Administrator must cancel any commitment that will not be used for the specified loan.~~

~~6.05 Transfer of Individual Commitments~~

~~The Administrator cannot transfer commits to another Administrator must cancel any commitment that will not be used for the specified loan. If the Administrator asks, in writing for a transfer of the commitment to a different Administrator and docs the reason for the transfer; or~~

- ~~If the original Administrator transfers or assigns the case documents to the new Administrator~~

~~-~~

~~6.06 Minnesota Housing Loan Purchase/ Disbursement of Funds~~

~~Minnesota Housing will purchase loans with a status of Purchase Approval by the daily cutoff time, Monday through Friday, except for state observed holidays. The disbursement of funds is processed on the next business day.~~

~~6.07 Loan Purchase Corrections~~

~~If an adjustment to the purchase price of any purchased loan is necessary, Minnesota Housing will either invoice the Administrator for any funds to be returned or disburse additional funds to the Administrator Lender.~~

Chapter 7 – Documentation Requirements

7.01 Loan Processing and Closing

All loans submitted to Minnesota Housing for ~~approval~~purchase must meet the following requirements:

- ~~Loans must be closed before~~ completing the True and Certify process in the requesting Minnesota Housing ~~loan approval via the L~~loan c~~ommitment s~~ystem;
- ~~Minnesota Housing forms must be used as outlined in the Forms Guide and Glossary, if applicable, and cannot be altered in any way;~~
- ~~Minnesota Housing or industry-standard forms may not be altered in any way other than to add a company name and logo;~~
-
- ~~All loan documents must be complete, accurate~~correct, and reviewed by the ~~Administrator~~ Lender at the various stages of the loan;
- ~~All mortgage assignments must run directly from the Administrator to Minnesota Housing and use the Minnesota Uniform Conveyancing Blank; and~~
- ~~The loan must be originated and closed in the name of the Lender that is a party to the Participation Agreement and that locked the loan in the Minnesota Housing loan commitment system;~~
- ~~All assignments must run directly from the Lender to Minnesota Housing Finance Agency. If the document requires the address, use the address on the the Loan Transmittal.~~
- ~~All Notes and Manufactured Home Note and Security Agreement must be endorsed to Minnesota Housing Finance Agency.~~
- ~~All property owners must sign the Mortgage or, if applicable, the Mobile Home Note and Security Agreement.~~
- ~~All mortgages, assignments or liens must be recorded in the appropriate offices:~~
 - ~~County Recorder's Office or Registrar of Titles~~
 - ~~Tribal government and/or Bureau of Indian Affairs~~
- ~~For manufactured homes taxed as personal property located in a manufactured home park, the Public Safety Form must be filed with Department of Public Safety.~~
 - ~~The form must list Minnesota Housing Finance Agency as the secured party with this address on the the Loan Transmittal.~~

7.02 Documentation Delivery Requirements

~~Minnesota Housing provides the form detailing specific documentation and delivery requirements.~~

~~The Administrator must fully execute and deliver documents within designated timeframes. Also, the Administrator must specifically warrant that all applicable documentation was obtained and reviewed~~

to determine compliance with all of Minnesota Housing's requirements. The Lender must use the Loan Transmittal when delivering documentation to Minnesota Housing. Delivery requirements are detailed on the form. In addition, the Lender must specifically warrant the following:

- The Lender has obtained, and reviewed, applicable documentation to determine compliance with all Minnesota Housing requirements and industry standard regulations and requirements;
- The Lender and Borrower(s) have properly executed the documentation; and
- The Lender has reviewed the program documents to make sure appropriate signatures were obtained and duly notarized.

Documentation not delivered to Minnesota Housing or the servicer within the specified time frame may result, at Minnesota Housing's discretion, in the ~~Administrator~~ Lender having to repurchase the loan, or any other remedy as identified in this Manual. Minnesota Housing may, at its discretion, extend the timeframes.

All forms listed in the Loan File Documentation Guide should be fully executed, as applicable, and uploaded to the loan commitment system by the Lender. Forms may be found on the Forms Guide and Glossary.

7.03 Signature Requirements

When applicable, these Program documents must meet the following signature requirements:

Note

All Borrower(s) must sign the Note as the Borrower(s).

Mortgage/Security Agreement

Any person with an ownership interest, must sign the Mortgage or Manufactured Home Note and Security Agreement. This includes all legal spouses, even if permanently residing outside the household.

- Remainderman will be required to sign the Mortgage as an Accommodation Party.
- Contract-for-deed properties, the vendor will be required to sign the Mortgage as an Accommodation Party.

Notification of Assignment, Release or Grant of Security Interest Agreement Public Safety Form (PS2017)

For manufactured homes taxed as personal property and located in a manufactured home park the Borrower(s) must sign the Public Safety Form.

7.04 Loan Modification and Loan Corrections

The Lender must contact Minnesota Housing to request approval for documentation and process instructions, for loan amount corrections and/or other modifications that after loan closing or after the documentation has been recorded.

7.037.05 Records Retention

The ~~Administrator~~ Lender must ~~keep~~ retain all loan documents in compliance with state and federal regulatory guidelines. ~~(including compliance with Disaster Recovery Loan Program guidelines)~~ The Lender is required to make loan records available for inspection by Minnesota Housing for a period of at least ~~six~~ ~~seven~~ (7) years after the loan is sold to Minnesota Housing. Loan documentation ~~from Rehabilitation or construction completion~~ including, but not limited to:

- ~~Loan Application~~
- ~~Conditional Commitment~~
- ~~Written verification of property ownership~~
- ~~Signed and dated bids and estimates and receipts for all improvements~~
- ~~Documentation verifying the dollar amount of funds from insurance companies, SBA, and FEMA loans~~
- ~~Purchase/construction agreements, as applicable~~
- Verification of contractor license ~~Disaster damages and funding decision documentation (e.g. insurance funding amount or denial reason, all applicable federal programs funding amounts or denial reasons)~~
- Property related documents (e.g. written verification of property ownership, signed and dated bids and estimates for all proposed repairs, receipts for all expenses, verification of contractor license and purchase/construction agreements, if applicable).
- Loan documents (e.g. application, supporting documents, borrower communication and executed program documents).
- All compliance documents by the Lender's regulatory authority).

Chapter 8 – Servicing

8.01 Servicing

Each ~~Administrator Lender~~ is assigned a designated servicer by Minnesota Housing. Minnesota Housing may, at its discretion, ~~choose designate~~ other servicers.

Servicer will provide annual statements and notices to the Borrower as required by law until the loan is forgiven or repaid.

8.02 Document Delivery of Loans to Servicer

~~The Administrator must the loan, along with all documentation in the prescribed order and format, to the assigned servicer by mail within five (5) calendar days of Minnesota Housing purchasing the loan. The Lender must use the Loan Transmittal (found in the Forms Guide and Glossary) when delivering documentation to the servicer. Delivery requirements are detailed on the form.~~

8.03 Due on Sale Loan Repayment

~~Within the first ten years from the date of the Note, the loan is due:~~ Loans are immediately due and payable under the terms of the Note upon first occurrence of the following conditions:

- Sale or transfer of the title to the property; or
- If a Single Family Rental Property is sold without an agreement to does not comply with Certification of Rents; affordability for the remaining period. or
- The Borrower(s) ceases to occupy a property as their Principal Residence.

8.04 Assumptions

Loans under this program are not assumable.

8.04.05 Subordinations

Minnesota Housing allows subordinations only under limited circumstances and only with prior written approval. During the term of the loan, the ~~b~~Borrower's ability to use any equity in the property may be severely restricted.

Chapter 9 — Fair Housing

It is the policy of Minnesota Housing to affirmatively further fair housing in all its programs so that individuals of similar income levels have equal access to Minnesota Housing programs, regardless of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, familial status, gender identity or sexual orientation. Minnesota Housing's fair housing policy incorporates the requirements of the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendment Act of 1988, as well as the Minnesota Human Rights Act. Housing providers are expected to comply with the applicable statutes, regulations, and related policy guidance

Appendix A – Definitions

Table 1. Defined Terms

Term	Definition
Accommodation Party	An owner of the property who is not a borrower on the Note, such as a non-purchasing spouse <u>or contract-for- deed vendor.</u>
<u>Affordable Rent</u>	<u>Rent charged for each county that is affordable to the local workforce. The affordable rents are based on average wages in each county published by the Minnesota Department of Employment and Economic Development and income data derived from the U.S. Census Bureau’s American Community Survey..</u>
<u>Bureau of Indian Affairs (BIA) Administrator</u>	<u>A federal government agency responsible for management of the trust assets of American Indians and Alaska Natives. Funding may be available to Tribal communities after a natural disaster. A nonprofit, governmental entity, or other organization designated by Minnesota Housing that has as a primary purpose the provision or development of affordable housing to low income persons or households in Minnesota, with which Minnesota Housing, in its sole discretion, enters into a Participation Agreement for local administration of the Program.</u>
<u>Conditional Commitment</u>	<u>A promise by the Administrator to lend a specified amount of money to the borrower once the borrower satisfies certain express conditions and contingent upon Minnesota Housing issuing an Individual Commitment for the loan to the Administrator. A commitment of funds from Minnesota Housing with specific terms and conditions applied to a specific Borrower(s) and a specific property.</u>
Disaster Recovery Center	A Disaster Recovery Center (DRC) is <u>a fixed or mobile provisional facility set up by FEMA a federal agency after a disaster to make it easier for survivors to learn about programs and resources. that provides a central location near disaster impacted areas where Federal, State, Tribal, and non-government organizations have recovery information, assistance, and services to disaster survivors.</u>
<u>Federal Emergency Management Agency (FEMA)</u>	<u>Federal government Emergency Management aAgency agency that coordinates larger scale natural disaster response, recovery, and mitigation efforts including grant funding for homeowners, renters and businesses..</u>
<u>Lender</u>	<u>A lender under contract to participate in the Program.</u>
<u>Individual Commitment</u>	<u>A legal commitment of funds with specific terms and conditions which apply to a borrower obtaining a loan</u>
Manual	This Procedural Manual that contains program guidelines and procedures for the Disaster Recovery Loan Disaster Recovery Loan Program.
<u>Manufactured Home</u>	<u>Manufactured Home as defined in Minn. Stat. 327.31, subd. 6.</u>

Term	Definition
Minnesota Housing	Refers to Minnesota Housing Finance Agency.
Participation Agreement	The contract executed between the Sellers Lender and Minnesota Housing that defines the terms in which the Seller Lender agrees to participate in the Program, also referred to as “Agreement” .
Principal Residence	A property used as the primary domicile of the owner occupant B borrower and their household.
<u>Program</u>	<u>The Disaster Recovery Program.</u>
Rehabilitation	Necessary repairs to be completed on the b Borrower’s property.
Remainderman	The person who inherits property when someone when someone passes away and has executed a life estate deed.
<u>Servicer</u>	<u>A company selected by Minnesota Housing to service loans assigned to Minnesota Housing pursuant to its loan programs.</u>
<u>Small Business Administration (SBA)</u>	Small Business Administration <u>Federal government agency that supports impacted communities after a natural disaster through loan programs for home repair or replacement, personal property and business damage.</u>
Single Family Rental Property	A 1-4 family residence property owned by an investor and used solely for <u>residential housing</u> rental purposes.
<u>Tribal Land</u>	<u>Any land owned or governed by a federally recognized Tribe.</u>
<u>True and certify</u>	<u>The loan-level process in Minnesota Housing’s loan commitment system completed by the Lender that certifies all the information entered in the system is true and accurate.-.</u>
<u>Vendee</u>	<u>The individual with possession and use of the property under a contract for deed agreement.</u>
<u>Vendor</u>	<u>The individual with legal ownership to the property under a contract for deed agreement.</u>

Appendix B - ~~Forms List~~

- ~~Affidavit and Waiver of Right of Rescission Borrower Application~~
- ~~Borrower Application Review Worksheet Conditional Commitment~~
- ~~Disaster Needs Assessment Loan Transmittal~~
- ~~Mobile Home Note and Security Agreement Mortgage~~
- ~~Note~~
- ~~Notification of Assignment, Release or Grant of Secured Interest Disaster Recovery Loan Program Certification of Rents~~

Minnesota Housing's website has the loan program forms. A Forms Guide and Glossary is published for each disaster event.

Appendix C - C: Process Guide Legal Addendum

Process Guide

This guide is a supplement to the Disaster Recovery Loan Program Manual. All policies and processes contained in the Minnesota Housing Disaster Recovery Loan Program Manual must be followed.

The contents of this guide cover Minnesota Housing's eligibility guidelines, but do not contain all of the information necessary to originate a loan for purchase by Minnesota Housing.

Origination

For Disaster Recovery Loan Program loans originated for the **Rehabilitation or replacement of a damaged property**:

- Obtain a completed Disaster Recovery Loan Borrower Application;
- Complete a Borrower Application Review Worksheet indicating the preliminary estimate of improvements and costs
- Explain the following to the borrower:
 - Events of default
 - Any form of title transfer within the first ten years from the date of the Note, if the property is owner-occupied
 - Any form of title transfer within the first ten years from the date of the Note of a Single Family Rental Property where no agreement exists to comply with rent affordability for the remaining term of the loan
 - Ceasing to use an owner-occupied property as a Principal Residence
 - Limited use of equity
 - Borrower Certifications
 - Forgiveness aspect of the loan

For Disaster Recovery Loan Program loans originated to **replace a home**:

- Meet all above noted criteria
- If the home being replaced has contract for deed financing, verify a minimum term of ten years and no balloon payments

Minnesota Housing Program Eligibility

- Confirm the borrower's eligibility
- Reference FEMA or SBA application or insurance claim requirements (if applicable) (Section 3.08)

- Document the borrower obtained a modified loan amount from SBA when Rehabilitation costs exceed the original SBA loan amount. Document the borrower was declined or received a limited loan from SBA
- Reference the Occupancy Requirements (Section 3.06)
- Issue a Conditional Commitment to the borrower

System:

- Select the program, enter the information, making adjustments as necessary (from error messages), and submit to gain Commitment
- All information except the closing date can be entered and qualified before “Purchase Approval” by the Loan Commitment System

- Reference property eligibility (Section 4.01)
- Obtain the correct legal description of the property as well as the correct name(s) of the owner(s)
- Determine the value of the property from the property tax statement
- Determine necessary improvements and their cost by using anyone, or a combination, of the following methods:
 - SBA assessment
 - Labor bids, signed and dated
 - Materials estimates
 - Receipts for work or materials already purchased
 - If none of the above is available, an inspection by approved inspector
- Calculate the gap to be filled by Disaster Recovery Loan Program funds and the corresponding loan amount using the Borrower Application Review Worksheet.

Closing

- Execute the required documents:
 - Note
 - Mobile Home Note and Security Agreement, if applicable
 - Mortgage
 - Assignment of Mortgage, on Minnesota Uniform Conveyancing Blanks
 - Affidavit and Waiver of Right of Rescission, if applicable
 - Notification of Assignment, Release or Grant of Secured Interest, if applicable
 - Disaster Recovery Loan Program Certification of Rents, if applicable

System:

- After the loan is closed, retrieve the Commitment and enter the loan closing date, submit to gain “Purchase Approval”
- The Purchase view will show payment details and funds will be received in two business days

Post-Closing

- ~~See Documents Required (Section 7.02) (Also, see Loan Transmittal form).~~
- ~~See Document Delivery (Section 7.02) (Also, see Loan Transmittal form).~~
- ~~The Note is endorsed to Minnesota Housing, as follows:~~

~~Without Recourse, Pay to the Order of:~~

~~Minnesota Housing
(Name of Disaster Recovery Loan Program Administrator)~~

~~By: _____
(Name and Title)~~

- ~~The Assignment of Mortgage is complete.~~
- ~~Recording of applicable documents:~~
 - ~~Real property:~~
 - ~~Mortgage and Assignment of Mortgage delivered to one of the following:~~
 - ~~For abstract properties — County Recorder’s Office~~
 - ~~For Torrens properties — Registrar of Titles~~
 - ~~Personal Property Manufactured Homes:~~
 - ~~Submit Public Safety Form 2017 (PS2017), listing Minnesota Housing as the lien holder, to the Department of Public Safety~~

System:

- ~~Track the submission deadlines for all final documents~~
- ~~Retrieve the loan record, note the deadlines, and any necessary corrections~~

C.01 Conflict and Control

In the event of any conflict between the terms of this Addendum and the document to which it is attached, the terms of this Addendum will govern and control.

C.02 Fraud

Fraud is any intentionally deceptive action, statement or omission made for personal gain or to damage another.

Any person or entity (including its employees and affiliates) that enters into a contract with Minnesota Housing and witnesses, discovers evidence of, receives a report from another source or has other reasonable basis to suspect that fraud or embezzlement has occurred must immediately make a report through one of the communication channels described in section C.07 of this Addendum.

C.03 Misuse of Funds

A contracting party that receives funding from Minnesota Housing promises to use the funds to engage in certain activities or procure certain goods or services while Minnesota Housing agrees to provide funds to the recipient to pay for those activities, goods or services. Regardless of the Minnesota Housing program or funding source, the recipient must use Minnesota Housing funds as agreed, and the recipient must maintain appropriate documentation to prove that funds were used for the intended purpose(s).

A misuse of funds shall be deemed to have occurred when: (1) Minnesota Housing funds are not used as agreed by a recipient; or (2) a recipient cannot provide adequate documentation to establish that Minnesota Housing funds were used in accordance with the terms and conditions of the contract.

Any recipient (including its employees and affiliates) of Minnesota Housing funds that discovers evidence, receives a report from another source or has other reasonable basis to suspect that a misuse of funds has occurred must immediately make a report through one of the communication channels described in section C.07 of this Addendum.

C.04 Conflict of Interest

A conflict of interest – Actual, Potential or Appearance of a Conflict of Interest – occurs when a person has an actual or apparent duty or loyalty to more than one organization and the competing duties or loyalties may result in actions which are adverse to one or both parties. A Potential Conflict of Interest or Appearance of a Conflict of Interest exists even if no unethical, improper or illegal act results from it.

- **Actual Conflict of Interest:** An Actual Conflict of Interest occurs when a person’s decision or action would compromise a duty to a party without taking immediate appropriate action to eliminate the conflict.
- **Potential Conflict of Interest:** A Potential Conflict of Interest may exist if a person has a relationship, affiliation or other interest that could create an inappropriate influence if the person is called on to make a decision or recommendation that would affect one or more of those relationships, affiliations or interests.
- **Appearance of a Conflict of Interest:** An Appearance of a Conflict of Interest means any situation that would cause a reasonable person, with knowledge of the relevant facts, to question whether another person’s personal interest, affiliation or relationship inappropriately influenced that person’s action, even though there may be no Actual Conflict of Interest.

A conflict of interest includes any situation in which one’s judgment, actions or non-action could be interpreted to be influenced by something that would benefit them directly or through indirect gain to a Partner, Family Member, Relative, Friend, Business or other Outside Interest with which they are involved. Such terms are defined below.

- **Business:** Any company, corporation, partnership, proprietorship, firm, enterprise, franchise, association, organization, self-employed individual or any other legal entity which engages either in nonprofit or profit-making activities.
- **Family Member:** A person’s current and former spouse; children, parents, and siblings; current and former children-in-law, parents-in-law, and siblings-in-law; current and former stepchildren and stepparents; grandchildren and grandparents; and members of the person’s household.
- **Friend:** A person with whom the individual has an ongoing personal social relationship. “Friend” does not generally include a person with whom the relationship is primarily professional or primarily based on the person being a current or former colleague. “Friend” does not include mere acquaintances (that is, interactions are coincidental or relatively superficial). Social media friendships, connections, or links, by themselves, do not constitute friendship.
- **Outside Interest:** An Outside Interest may occur when an individual, their Family Member or their Partner has a connection to an organization via employment (current or prospective), has a financial interest or is an active participant.
- **Partner:** A person’s romantic and domestic partners and outside Business partners.
- **Relative:** Uncle or aunt; first or second cousin; godparent; godchild; other person related by blood, marriage or legal action with whom the individual has a close personal relationship.

Once made aware of a conflict of interest, Minnesota Housing will make a determination before disbursing any further funds or processing an award. Determinations could include:

- Revising the contracting party’s responsibilities to mitigate the conflict
- Allowing the contracting party to create firewalls that mitigate the conflict
- Asking the contracting party to submit an organizational conflict of interest mitigation plan
- Terminating the contracting party’s participation

Any person or entity (including its employees and affiliates) that enters into a contract with Minnesota Housing must avoid and immediately disclose to Minnesota Housing any and all conflicts of interest through one of the communication channels described in section C.07 of this Addendum.

C.05 ———Assistance to Employees and Affiliated Parties

Any party entering into a contract with Minnesota Housing for the purpose of receiving an award or benefit in the form of a loan, grant, combination of loan and grant or other funding is restricted in issuing a loan, grant, combination of loan and grant or other funding to a recipient (“Affiliated Assistance”) who is also: (1) a director, officer, agent, consultant, employee or Family Member of an employee of the contracting party; (2) an elected or appointed official of the state of Minnesota; or (3) an employee of Minnesota Housing, unless each of the following provisions are met:

- The recipient meets all eligibility criteria for the program;

- The assistance does not result in a violation of the contracting party’s internal conflict of interest policy, if applicable;
- The assistance does not result in a conflict of interest as outlined in section C.04 of this Addendum;
- The assistance is awarded utilizing the same costs, terms and conditions as compared to a similarly situated unaffiliated recipient and the recipient receives no special consideration or access as compared to a similarly situated unaffiliated recipient; and
- The assistance is processed, underwritten and/or approved by staff/managers who are independent of the recipient and independent of any Family Member of the recipient. Family Member is defined in section C.04 of this Addendum.

A contracting party need not disclose Affiliated Assistance to Minnesota Housing. However, the contracting party must document and certify, prior to the award, that the Affiliated Assistance meets each of the provisions outlined above. This documentation must be included in the Affiliated Assistance file and must be made available to Minnesota Housing upon request. Affiliated Assistance that does not meet each of the provisions outlined above will be considered a violation of Minnesota Housing conflict of interest standards and must be reported by the contracting party through one of the communication channels outlined in section C.07 of this Addendum.

C.06 ———Suspension

By entering into any contract with Minnesota Housing, a contracting party represents that the contracting party (including its employees or affiliates that will have direct control over the subject of the contract) has not been suspended from doing business with Minnesota Housing. Please refer to Minnesota Housing’s website for a list of suspended individuals and organizations (go to mnhousing.gov, scroll to the bottom of the screen and select Report Wrongdoing, then select Suspensions from the menu).

C.07 Disclosure and Reporting

Minnesota Housing promotes a “speak-up, see something, say something” culture whereby internal staff must immediately report instances of fraud, misuse of funds, conflicts of interest or other concerns without fear of retaliation through one of the communication channels listed below. External business partners (for example, administrators, grantees or borrowers) and the general public are strongly encouraged to report instances of fraud, misuse of funds, conflicts of interest or other concerns without fear of retaliation using these same communication channels.

- Minnesota Housing’s Chief Risk Officer at 651.296.7608 or 800.657.3769 or by email at MHFA.ReportWrongdoing@state.mn.us;

- Any member Minnesota Housing’s Servant Leadership Team, as denoted on Minnesota Housing’s current organizational chart (go to mnhousing.gov, scroll to the bottom of the screen and select About Us, select Servant Leadership Team); or
- Report Wrongdoing or Concerns (go to mnhousing.gov, scroll to the bottom of the screen and select Report Wrongdoing).

C.08 Electronic Signatures

Minnesota Housing will use and accept e-signatures on eligible program documents subject to all requirements set forth by state and federal law and consistent with Minnesota Housing policies and procedures. The use of e-signatures for eligible program documents is voluntary. Questions regarding which documents Minnesota Housing permits to be e-signed should be directed to Minnesota Housing staff.

C.09 Fair Housing Policy

It is the policy of Minnesota Housing to affirmatively further fair housing in all its programs so that individuals of similar income levels have equal access to Minnesota Housing programs, regardless of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, familial status, gender identity or sexual orientation.

Minnesota Housing’s fair housing policy incorporates the requirements of Title VI of the Civil Rights Act of 1968; the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendment Act of 1988; and the Minnesota Human Rights Act. Housing providers and other entities involved in real estate related transactions are expected to comply with the applicable statutes, regulations and related policy guidance. Housing providers should ensure that admissions, occupancy, marketing and operating procedures comply with non-discrimination requirements. Housing providers and other entities involved in real estate related transactions must comply with all non-discrimination requirements related to the provision of credit, as well as access to services.

In part, the Fair Housing Act and the Minnesota Human Rights Act make it unlawful, because of protected class status, to:

- Discriminate in the selection/acceptance of applicants in the rental of housing units;
- Discriminate in the making or purchasing of loans for purchasing, constructing or improving a dwelling, or in the terms and conditions of real estate related transactions;
- Discriminate in the brokering or appraisal of residential property;
- Discriminate in terms, conditions or privileges of the rental of a dwelling unit or services or facilities;
- Discriminate in the extension of personal or commercial credit or in the requirements for obtaining credit;

- Engage in any conduct relating to the provision of housing that otherwise make unavailable or denies the rental of a dwelling unit;
- Make, print or publish (or cause to make, print or publish) notices, statements or advertisements that indicate preferences or limitations based on protected class status;
- Represent a dwelling is not available when it is in fact available;
- Refuse to grant a reasonable accommodation or a reasonable modification to a person with a disability;
- Deny access to, or membership or participation in, associations or other services organizations or facilities relating to the business of renting a dwelling or discriminate in the terms or conditions of membership or participation; or
- Engage in harassment or quid pro quo negotiations related to the rental of a dwelling unit.

Minnesota Housing has a commitment to affirmatively further fair housing for individuals with disabilities by promoting the accessibility requirements set out in the Fair Housing Act, which establish design and construction mandates for covered multifamily dwellings and requires those in the business of buying and selling dwellings to make reasonable accommodations and to allow persons with disabilities to make reasonable modifications.

C.10 ———Minnesota Government Data Practices

Minnesota Housing, and any party entering into a contract with Minnesota Housing, must comply with the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13, as it applies to all data provided by Minnesota Housing under the contract, and as it applies to all data created, collected, received, stored, used, maintained or disseminated by the contracting party under the contract. The civil remedies of Minnesota Statutes, section 13.08 apply to the release of the data referred to in this section by either the contracting party or Minnesota Housing. If the contracting party receives a request to release the data referred to in this section, the contracting party must notify Minnesota Housing. Minnesota Housing will give the contracting party instructions concerning the release of the data to the requesting party before the data is released. The contracting party's response to the request shall comply with applicable law.

C.11 ———Prevailing Wage

Under certain circumstances, awards of Minnesota Housing funds may trigger state prevailing wage requirements under Minnesota Statutes, Chapter 177 or Minnesota Statutes, section 116J.871. In broad terms, Minnesota Statutes, Chapter 177 applies to an award of \$25,000 or greater for housing that is publicly owned. Minnesota Statutes, section 116J.871 applies to awards for non-publicly owned housing that meet the following conditions: (1) new housing construction (not rehabilitation of existing housing); (2) a single entity receives from Minnesota Housing \$200,000 or more of grant proceeds or \$500,000 of loan proceeds; or (3) allocations or awards of low-income housing tax credits, for which tax credits are used for multifamily housing projects consisting of more than ten units.

Minnesota Statutes, section 116J.871 sets out several exceptions to the applicability of prevailing wage including (1) rehabilitation of existing housing; (2) new housing construction in which total financial assistance at a single project site is less than \$100,000; and (3) financial assistance for the new construction of fully detached single-family affordable homeownership units for which the financial assistance covers no more than ten fully detached single-family affordable homeownership units.

Entities receiving funding from Minnesota Housing as described in this section shall notify all employers on the project of the recordkeeping and reporting requirements in Minnesota Statutes, section 177.30, paragraph (a), clauses (6) and (7). Each employer shall submit the required information to Minnesota Housing.

Questions related to submission of required information to Minnesota Housing may be directed to mhfa.prevailingwage@state.mn.us.

All questions regarding state prevailing wages and compliance requirements should be directed to the Minnesota Department of Labor and Industry as follows:

Division of Labor Standards and Apprenticeship

State Program Administrator

443 Lafayette Rd. N

St. Paul, MN 55155

651.284.5091 or dli.prevwage@state.mn.us

If a contractor or subcontractor fails to adhere to prevailing wage laws, then that contractor or subcontractor could face civil and/or criminal liability.



Item: Second Quarter FY26 Update

Discussion Item: 8.A
Date: 3/26/2026
Staff Contacts: Maria Steele, 651.539.9674, maria.steele@state.mn.us
Kayla Vang, 651.539.9775, kayla.vang@state.mn.us
Request Type: No Action, Discussion

Request Summary

Staff will provide financial results for the 2nd quarter of the 2026 fiscal year.

Fiscal Impact

None.

Agency Priorities

- | | |
|--|---|
| <input type="checkbox"/> Improve the Housing System | <input type="checkbox"/> Make Homeownership More Accessible |
| <input type="checkbox"/> Preserve and Create Housing Opportunities | <input type="checkbox"/> Support People Needing Services |
| | <input type="checkbox"/> Strengthen Communities |

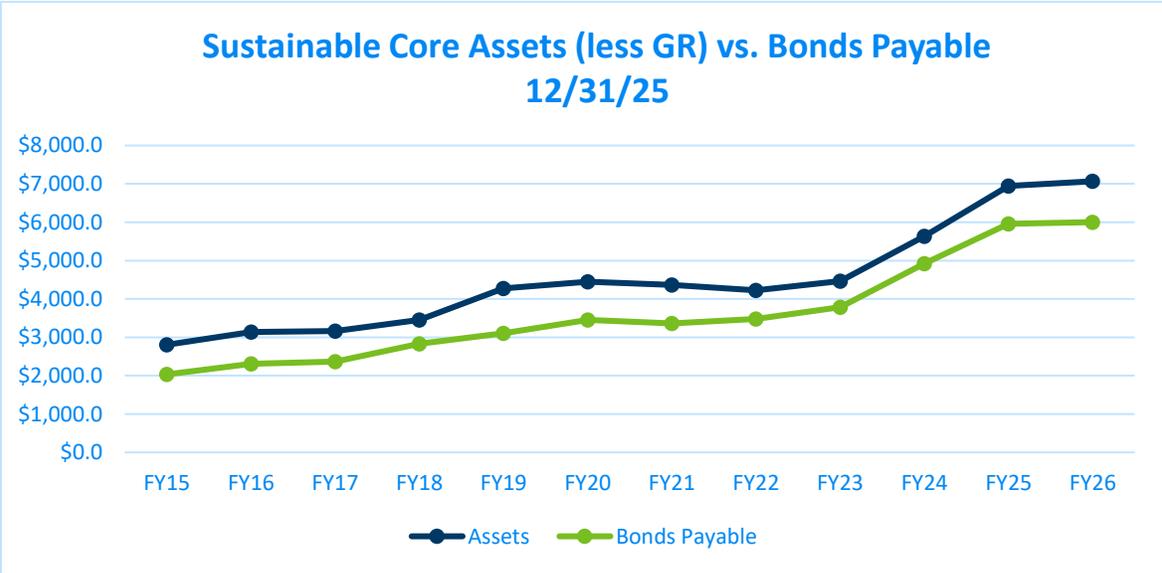
Attachments

- Noteworthy Items
- Financial Dashboard
- Selected Financial Statements – 2nd Quarter FY 2026

Minnesota Housing Finance Agency
FY 2026 2nd Quarter Financial Results
Noteworthy Items

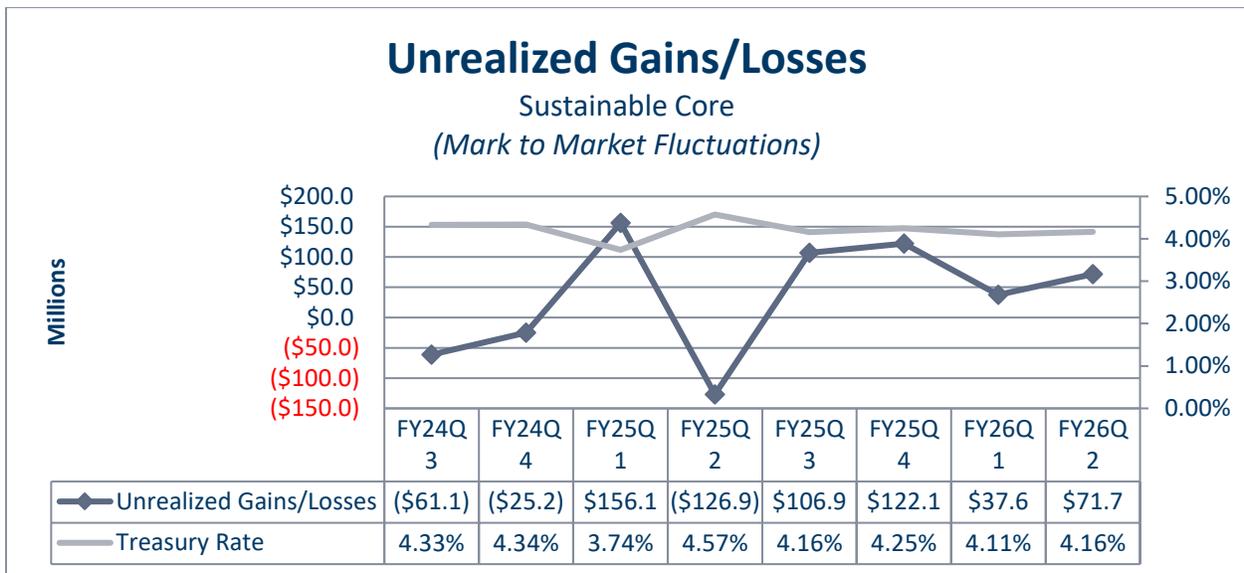
Balance Sheet

Total assets increased in the consolidated financials from the previous quarter by \$131.3 million and prior year by \$592.8 million. The majority of the increase over prior year was within the sustainable core. In terms of the Mortgage-Backed Securities (MBS) portfolio in the sustainable core, program securities have increased \$61.8 million compared to previous quarter and have increased \$612.8 million compared to FY25.



Overall, in FY26, non-securitized loan assets had a \$60.2 million increase over FY25. Multiple drivers for the increase including an increase in Rental Housing \$21.2 million, Residential Housing Finance \$28.0 million and State Appropriated \$11.8 million loans.

The chart below shows the changes in market interest rates and the impact on the market value of the securities in the sustainable core. While increases in interest rates reduce the market value of investments, the Agency buys and holds investments to maturity thereby not realizing the losses recorded on the balance sheet. Additionally, increased interest rates provide additional interest revenue for the Agency.

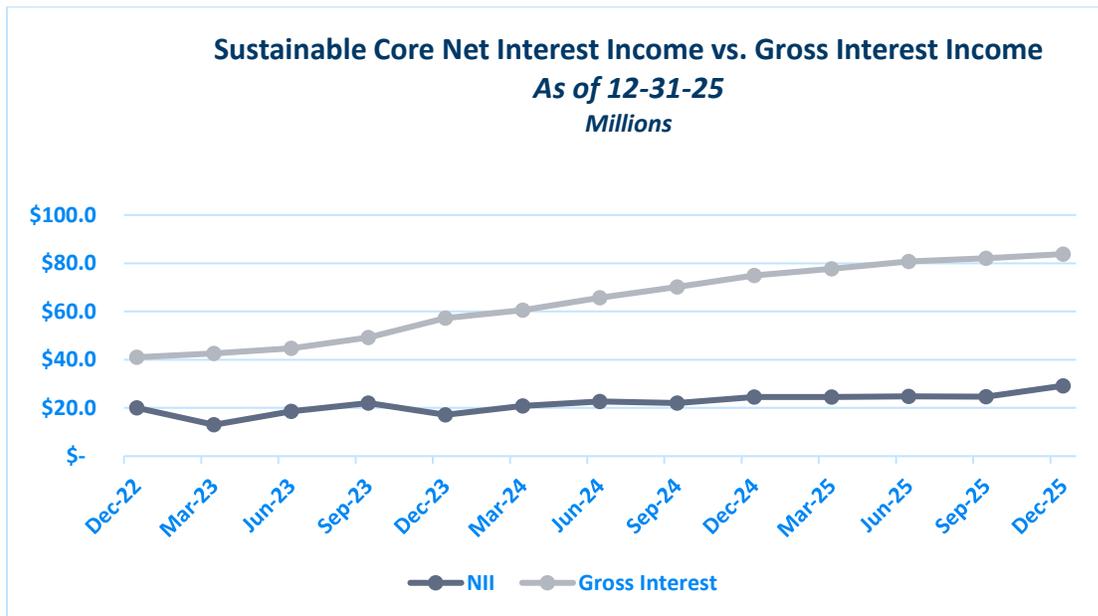


Operating Results

In the Sustainable Core, YTD and Q2 FY26 net interest income was \$29.2 million, compared to \$46.5 million YTD FY25.

Gross Interest revenue for the Sustainable Core, YTD FY26, was \$83.8 million, compared to \$145.1 million in FY25. Interest bearing assets in the sustainable core have increased 9.2% over FY25 contributing to the increase interest revenue.

As shown on the graph below the spread between gross and net interest earnings has grown, primarily as the Agency’s cost of capital has increased in line with market interest rates.



YTD other revenue increased 9.2% over prior year and operating expenses (salaries and general operating expenses) were slightly higher when compared to the prior year.

BALANCE SHEET*
Quarterly Financial Dashboard - Selected Reporting
As of December 31, 2025 - (\$ million)

	Quarter End	Prior Quarter End	Change from Prior Quarter	Year Ago	Change From Year Ago
CONSOLIDATED					
Total Assets	8,733.0	8,601.7	131.3	8,140.2	592.8
<i>Program Securities</i>	5,284.4	5,222.7	61.7	4,671.7	612.7
<i>Loans, net</i>	1,288.0	1,299.7	(11.7)	1,227.8	60.2
<i>Other investments and cash</i>	2,068.1	1,989.8	78.3	2,135.7	(67.6)
Total Liabilities	6,864.0	6,731.6	132.4	6,437.7	426.3
Net Position					
Total Net Position	1,815.4	1,821.5	(6.1)	1,629.9	185.5
CONSOLIDATED EXCLUDING APPROPRIATED					
Total Assets	7,359.6	7,214.1	145.5	6,727.8	631.8
Net Position	970.4	911.2	59.2	718.4	252.0
SUSTAINABLE CORE					
Total Assets	7,188.1	7,042.3	145.8	6,585.1	603.0
<i>Program Securities</i>	5,284.5	5,222.7	61.8	4,671.7	612.8
<i>Loans, net</i>	1,008.3	1,026.2	(17.9)	956.7	51.6
<i>Other investments & cash</i>	816.8	717.8	99.0	863.6	(46.8)
Total Liabilities	6,335.7	6,254.3	81.4	5,961.0	374.7
<i>Bonds payable, net</i>	6,002.1	5,956.3	45.8	5,624.8	377.3
Net Position	798.8	739.4	59.4	551.4	247.4

* Assets and liabilities do not include deferred inflows/outflows

STATEMENT OF OPERATIONS
Quarterly Financial Dashboard - Selected Reporting
As of December 31, 2025 - (\$ million)

	This Quarter	Prior Quarter	Change from Prior Quarter	FYTD	Last Year FYTD	Change
CONSOLIDATED						
Operating Revenue	197.0	294.3	(97.3)	491.3	632.0	(140.7)
Operating Expenses	199.1	156.1	43.0	355.2	397.6	(42.4)
Non-Operating Revenue/(Expenses)	(3.9)	33.8	(37.7)	29.9	3.5	26.4
Net	(6.0)	172.0	(178.0)	166.0	237.9	(71.9)
SUSTAINABLE CORE						
Interest revenue	83.8	82.0	1.8	165.8	145.1	20.7
Other revenue	24.9	21.4	3.5	46.3	42.4	3.9
Unrealized gain (loss)	34.1	37.6	(3.5)	71.7	28.8	42.9
TOTAL REVENUE	142.8	141.0	1.8	283.8	216.3	67.5
Interest Expense	54.6	57.3	(2.7)	111.9	98.6	13.3
Operating Expenses(1)	14.4	13.4	1.0	27.8	26.2	1.6
Other Expenses	14.0	14.2	(0.2)	28.2	33.4	(5.2)
TOTAL EXPENSE	83.0	84.9	(1.9)	167.9	158.2	9.7
Revenue over Expense	59.8	56.1	3.7	115.9	58.1	57.8
Net Interest Income	29.2	24.7	4.5	53.9	46.5	7.4
<i>Annualized Net Interest Margin (2)</i>	<i>1.64%</i>	<i>1.43%</i>		<i>1.51%</i>	<i>1.51%</i>	
<i>Annualized Gross Interest Margin (3)</i>	<i>4.71%</i>	<i>4.65%</i>		<i>4.65%</i>	<i>4.71%</i>	

(1) Salaries, benefits and other general operating; includes Year End Pension Adjustment

(2) Annualized Net Interest Income/Average assets for period

(3) Annualized Gross Interest/Average assets for period

Minnesota Housing Finance Agency
Fund Financial Statements
Statement of Net Position (in thousands) - UNAUDITED

Proprietary Funds
As of December 31, 2025 (with comparative totals as of
December 31, 2024)

	Bond Funds					Appropriated Funds		Total as of December 31, 2025	Total as of December 31, 2024	
	General Reserve	Rental Housing	Resi- dential Housing Finance	Homeownership Finance Bonds	Multifamily Housing Bonds	HOMES SM	State Appro- priated			Federal Appro- priated
Assets										
Cash and cash equivalents	\$ 98,935	\$ 46,144	\$ 579,915	\$ 46,784	\$ 2,439	\$ -	\$ 728,790	\$ 23,128	\$ 1,526,135	\$ 1,009,957
Investments-program mortgage-backed securities	-	-	4,512,605	771,805	-	-	-	-	5,284,410	4,671,704
Investment securities-other	15,273	17,139	45,864	-	-	3,271	460,405	-	541,952	1,125,693
Loans receivable, net	-	272,185	856,248	-	12,275	-	144,829	2,460	1,287,997	1,227,790
Interest receivable on loans and program mortgage-backed securities	-	1,102	23,398	2,530	45	-	37	2	27,114	23,948
Interest receivable on investments	320	180	2,102	131	8	9	4,927	5	7,682	7,376
Interest rate swap agreements	-	-	39,595	-	-	-	-	-	39,595	54,800
FHA/VA insurance claims, net	-	-	47	-	-	-	-	-	47	108
Real estate owned, net	-	-	468	-	-	-	-	-	468	530
Capital assets, net	3,609	-	1,249	-	-	-	-	569	5,427	6,562
Other assets	2,589	3	1,364	8	-	-	7,555	633	12,152	11,763
Total assets	120,726	336,753	6,062,855	821,258	14,767	3,280	1,346,543	26,797	8,732,979	8,140,231
Deferred Outflows of Resources										
Deferred loss on refunding	-	-	-	-	-	-	-	-	-	-
Deferred loss on interest rate swap agreements	-	-	6,037	-	-	-	-	-	6,037	-
Deferred pension expense	7,064	-	-	-	-	-	-	-	7,064	8,421
Total deferred outflows of resources	7,064	-	6,037	-	-	-	-	-	13,101	8,421
Total assets and deferred outflows of resources	\$ 127,790	\$ 336,753	\$ 6,068,892	\$ 821,258	\$ 14,767	\$ 3,280	\$ 1,346,543	\$ 26,797	\$ 8,746,080	\$ 8,148,652
Liabilities										
Bonds payable, net	\$ -	\$ 195,385	\$ 4,959,608	\$ 831,621	\$ 11,920	\$ 3,610	\$ 512,554	\$ -	\$ 6,514,698	\$ 6,110,845
Interest payable	-	3,810	106,677	1,864	30	9	8,178	-	120,568	100,662
Interest rate swap agreements	-	-	6,037	-	-	-	-	-	6,037	-
Net pension liability and OPEB	2,768	-	-	-	-	-	-	-	2,768	8,963
Accounts payable and other liabilities	10,137	12,994	102,823	42	-	-	5,263	-	131,259	133,345
Interfund payable (receivable)	7,019	146	(9,423)	-	-	-	1,738	520	-	-
Funds held for others	84,956	-	-	-	-	(339)	-	14	84,631	77,959
Lease Liability	2,729	-	-	-	-	-	-	-	2,729	4,222
Subscription Liability	-	-	1,269	-	-	-	-	-	1,269	1,695
Total liabilities	107,609	212,335	5,166,991	833,527	11,950	3,280	527,733	534	6,863,959	6,437,691
Deferred inflows of Resources										
Deferred gain on interest rate swap agreements	-	-	39,595	-	-	-	-	-	39,595	54,800
Deferred revenue-service release fee	-	-	15,100	2,679	-	-	-	-	17,779	19,595
Deferred discount loan interest	-	-	235	-	-	-	-	-	235	77
Deferred pension credit	9,040	-	-	-	-	-	-	-	9,040	6,623
Total deferred inflows of resources	9,040	-	54,930	2,679	-	-	-	-	66,649	81,095
Total liabilities and deferred inflows of resources	\$ 116,649	\$ 212,335	\$ 5,221,921	\$ 836,206	\$ 11,950	\$ 3,280	\$ 527,733	\$ 534	\$ 6,930,608	\$ 6,518,786
Commitments and contingencies										
Net Position										
Restricted by bond resolution	-	129,455	404,117	22,698	2,817	-	-	-	559,087	448,660
Restricted by covenant	10,261	-	676,179	-	-	-	-	-	686,440	629,955
Restricted by law	-	-	-	-	-	-	1,220,061	26,073	1,246,134	1,288,751
Unrestricted by State Appropriation-backed Debt	-	-	-	-	-	-	(383,759)	-	(383,759)	(363,265)
Unrestricted by bond resolution	-	(5,037)	(233,305)	(37,646)	-	-	-	-	(275,988)	(360,861)
Unrestricted by covenant	-	-	-	-	-	-	-	-	-	-
Unrestricted by law	-	-	-	-	-	-	(17,492)	(379)	(17,871)	(14,019)
Net Investment in Capital Assets	880	-	(20)	-	-	-	-	569	1,429	645
Total net position	11,141	124,418	846,971	(14,948)	2,817	-	818,810	26,263	1,815,472	1,629,866
Total liabilities, deferred inflows of resources, and net position	\$ 127,790	\$ 336,753	\$ 6,068,892	\$ 821,258	\$ 14,767	\$ 3,280	\$ 1,346,543	\$ 26,797	\$ 8,746,080	\$ 8,148,652

This information on the funds of the Agency for the six-month period ended December 31, 2025 was prepared by the Agency, and, in the opinion of the Agency, includes all accounting adjustments necessary for a fair statement of the financial position and results of operations of those funds for the six-month period ended December 31, 2025, subject to year-end adjustments. However, this presentation excludes management's discussion and analysis, the agency-wide financial statements, and the notes to the financial statements which are required by generally accepted accounting principles. This information has not been reviewed by independent auditors and is not accompanied by any opinion from them. This information should be read in conjunction with the Agency's audited financial statements as of June 30, 2025 and for the fiscal year then ended.

Minnesota Housing Finance Agency
Fund Financial Statements - UNAUDITED

Statement of Revenues, Expenses and Changes in Net Position (in thousands)

Proprietary Funds

Six Months Ended December 31, 2025 (with comparative totals for Six Months Ended December 31, 2024)

	Bond Funds					Appropriated Funds		Total for the Six Months Ended December 31, 2025	Total for the Six Months Ended December 31, 2024	
	General Reserve	Rental Housing	Residential Housing Finance	Homeownership Finance Bonds	Multifamily Housing Bonds	HOMES SM	State Appropriated			Federal Appropriated
Operating Revenue										
Interest earned on loans	\$ -	\$ 6,844	\$ 14,902	\$ -	\$ 271	\$ -	\$ 739	\$ 150	\$ 22,906	\$ 21,333
Interest earned on investments-program mortgage-backed securities	-	-	115,449	14,657	-	-	-	-	130,106	107,400
Appropriations received	-	-	-	-	-	-	125,908	164,522	290,430	449,514
Administrative reimbursement	32,657	-	-	-	-	-	-	-	32,657	29,481
Fees earned and other income	9,883	13	3,349	417	-	-	1,623	-	15,285	24,318
Total operating revenues	42,540	6,857	133,700	15,074	271	-	128,270	164,672	491,384	632,046
Operating Expenses										
Loan administration and trustee fees	-	68	1,889	146	3	-	62	-	2,168	2,206
Administrative reimbursement	-	1,178	18,247	2,794	45	-	9,288	1,105	32,657	29,481
Salaries and benefits	22,997	-	-	-	-	-	-	-	22,997	20,808
Other general operating	4,155	8	1,064	16	-	-	427	52	5,722	7,021
Appropriations disbursed	-	-	-	-	-	-	45,387	159,526	204,913	259,013
Reduction in carrying value of certain low interest rate deferred loans	-	-	-	-	-	-	-	-	-	-
Provision for loan losses	-	(12)	(5,032)	-	-	-	76,851	12,156	83,963	73,216
	-	699	1,985	-	(1)	-	116	-	2,799	5,868
Total operating expenses	27,152	1,941	18,153	2,956	47	-	132,131	172,839	355,219	397,613
Operating income (loss)	15,388	4,916	115,547	12,118	224	-	(3,861)	(8,167)	136,165	234,433
Nonoperating Revenues (Expenses)										
Interest earned on investments-other	573	673	12,461	818	48	57	24,882	610	40,122	49,611
Appropriations received	-	-	-	-	-	-	38,057	-	38,057	37,053
Net appreciation/depreciation in fair value on investments	-	135	55,807	15,787	-	-	-	-	71,729	29,522
Interest	(83)	(4,719)	(95,479)	(11,407)	(180)	(57)	(4,619)	-	(116,544)	(105,009)
Financing, net	-	-	(3,090)	-	-	-	(410)	-	(3,500)	(7,640)
Appropriations disbursed	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Nonoperating Revenues (Expenses)	490	(3,911)	(30,301)	5,198	(132)	-	57,910	610	29,864	3,537
Income (Loss) Before Transfers and Contributions	15,878	1,005	85,246	17,316	92	-	54,049	(7,557)	166,029	237,970
Other changes										
Non-operating transfer of assets and program contributions between funds	(15,868)	-	15,868	-	-	-	-	-	-	-
Non-operating expenses	-	-	-	-	-	-	-	-	-	-
Change in net position	10	1,005	101,114	17,316	92	-	54,049	(7,557)	166,029	237,970
Net Position										
Total net position, Beginning as previously reported	11,131	123,413	745,857	(32,264)	2,725	-	764,761	33,820	1,649,443	1,391,896
Total net position, end of period	\$ 11,141	\$ 124,418	\$ 846,971	\$ (14,948)	\$ 2,817	\$ -	\$ 818,810	\$ 26,263	\$ 1,815,472	\$ 1,629,866

This information on the funds of the Agency for the six-month period ended December 31, 2025 was prepared by the Agency, and, in the opinion of the Agency, includes all accounting adjustments necessary for a fair statement of the financial position and results of operations of those funds for the six-month period ended December 31, 2025, subject to year-end adjustments. However, this presentation excludes management's discussion and analysis, the agency-wide financial statements, and the notes to the financial statements which are required by generally accepted accounting principles. This information has not been reviewed by independent auditors and is not accompanied by any opinion from them. This information should be read in conjunction with the Agency's audited financial statements as of June 30, 2025 and for the fiscal year then ended.

Total net position, beginning of period adjusted to GASB 68.

Minnesota Housing Finance Agency
 Supplementary Information(Unaudited)
 Statement of Net Position (in thousands)
 General Reserve & Bond Funds

As of December 31, 2025 (with comparative totals for
 December 31, 2024)

	Bond Funds						General Reserve &	General Reserve &	Residential Housing	General Reserve &	General Reserve &	
	General Reserve	Rental Housing	Residential Housing Finance		Homeownership Finance	Multifamily Housing	Bond Funds Excluding Pool 3 Total As Of December 31, 2025	Bond Funds Excluding Pool 3 Total As Of December 31, 2024	Finance Pool 3 Total As Of December 31, 2025	Bond Funds Total As Of December 31, 2025	Bond Funds Total As Of December 31, 2024	
			Bonds	Pool 2	Bonds	Bonds	HOMES SM					
Assets												
Cash and cash equivalents	\$ 98,935	\$ 46,144	\$ 417,830	\$ 124,485	\$ 46,784	\$ 2,439	\$ -	\$ 736,617	\$ 742,631	\$ 37,600	\$ 774,217	\$ 749,014
Investments-program mortgage-backed securities	-	-	4,512,605	-	771,805	-	-	5,284,410	4,671,704	-	5,284,410	4,671,704
Investment securities-other	15,273	17,139	2,640	41,874	-	-	3,271	80,197	121,042	1,350	81,547	122,381
Loans receivable, net	-	272,185	221,206	502,617	-	12,275	-	1,008,283	956,746	132,425	1,140,708	1,091,690
Interest receivable on loans and program mortgage-backed securities	-	1,102	21,153	2,207	2,530	45	-	27,037	23,863	38	27,075	23,904
Interest receivable on investments	320	180	1,280	671	131	8	9	2,599	3,063	151	2,750	3,106
Interest rate swap agreements	-	-	39,595	-	-	-	-	39,595	54,800	-	39,595	54,800
FHA/VA insurance claims, net	-	-	47	-	-	-	-	47	108	-	47	108
Real estate owned, net	-	-	364	104	-	-	-	468	543	-	468	543
Capital assets, net	3,609	-	-	1,249	-	-	-	4,858	6,516	-	4,858	6,516
Other assets	2,589	3	283	1,080	8	-	-	3,963	4,038	1	3,964	4,039
Total assets	120,726	336,753	5,217,003	674,287	821,258	14,767	3,280	7,188,074	6,585,054	171,565	7,359,639	6,727,805
Deferred Outflows of Resources												
Deferred loss on refunding	-	-	-	-	-	-	-	-	-	-	-	-
Deferred loss on interest rate swap agreements	-	-	6,037	-	-	-	-	6,037	-	-	6,037	-
Deferred pension expense	7,064	-	-	-	-	-	-	7,064	8,421	-	7,064	8,421
Total deferred outflows of resources	7,064	-	6,037	-	-	-	-	13,101	8,421	-	13,101	8,421
Total assets and deferred outflows of resources	\$ 127,790	\$ 336,753	\$ 5,223,040	\$ 674,287	\$ 821,258	\$ 14,767	\$ 3,280	\$ 7,201,175	\$ 6,593,475	\$ 171,565	\$ 7,372,740	\$ 6,736,226
Liabilities												
Bonds payable, net	\$ -	\$ 195,385	\$ 4,886,305	\$ 73,303	\$ 831,621	\$ 11,920	\$ 3,610	\$ 6,002,144	\$ 5,624,836	\$ -	\$ 6,002,144	\$ 5,624,836
Interest payable	-	3,810	105,001	1,676	1,864	30	9	112,390	92,619	-	112,390	92,619
Interest rate swap agreements	-	-	6,037	-	-	-	-	6,037	-	-	6,037	-
Net pension liability and OPEB	2,768	-	-	-	-	-	-	2,768	8,963	-	2,768	8,963
Accounts payable and other liabilities	10,137	12,994	1,355	101,465	42	-	-	125,993	128,827	3	125,996	128,831
Interfund payable (receivable)	7,019	146	(199)	(9,224)	-	-	-	(2,258)	21,908	-	(2,258)	(2,336)
Funds held for others	84,956	-	-	-	-	-	(339)	84,617	77,948	-	84,617	77,948
Lease Liability	2,729	-	-	-	-	-	-	2,729	4,222	-	2,729	4,222
Subscription Liability	-	-	-	1,269	-	-	-	1,269	1,695	-	1,269	1,695
Total liabilities	107,609	212,335	4,998,499	168,489	833,527	11,950	3,280	6,335,689	5,961,018	3	6,335,692	5,936,778
Deferred Inflows of Resources												
Deferred gain on interest rate swap agreements	-	-	39,595	-	-	-	-	39,595	54,800	-	39,595	54,800
Deferred revenue-service release fee	-	-	14,134	966	2,679	-	-	17,779	19,595	-	17,779	19,595
Deferred discount loan interest	-	-	-	235	-	-	-	235	77	-	235	77
Deferred pension credit	9,040	-	-	-	-	-	-	9,040	6,623	-	9,040	6,623
Total deferred inflows of resources	9,040	-	53,729	1,201	2,679	-	-	66,649	81,095	-	66,649	81,095
Total liabilities and deferred inflows of resources	\$ 116,649	\$ 212,335	\$ 5,052,228	\$ 169,690	\$ 836,206	\$ 11,950	\$ 3,280	\$ 6,402,338	\$ 6,042,113	\$ 3	\$ 6,402,341	\$ 6,017,873
Commitments and contingencies												
Net Position												
Restricted by bond resolution	-	129,455	404,117	-	22,698	2,817	-	559,087	448,660	-	559,087	448,660
Restricted by covenant	10,261	-	-	504,617	-	-	-	514,878	462,964	171,562	686,440	629,955
Restricted by law	-	-	-	-	-	-	-	-	-	-	-	-
Unrestricted by State Appropriation-backed Debt	-	-	-	-	-	-	-	-	-	-	-	-
Unrestricted by bond resolution	-	(5,037)	(233,305)	-	(37,646)	-	-	(275,988)	(360,861)	-	(275,988)	(360,861)
Unrestricted by covenant	-	-	-	-	-	-	-	-	-	-	-	-
Unrestricted by law	-	-	-	-	-	-	-	-	-	-	-	-
Net Investment in Capital Assets	880	-	-	(20)	-	-	-	860	599	-	860	599
Total net position	11,141	124,418	170,812	504,597	(14,948)	2,817	-	798,837	551,362	171,562	970,399	718,353
Total liabilities, deferred inflows, and net position	\$ 127,790	\$ 336,753	\$ 5,223,040	\$ 674,287	\$ 821,258	\$ 14,767	\$ 3,280	\$ 7,201,175	\$ 6,593,475	\$ 171,565	\$ 7,372,740	\$ 6,736,226

This information on the funds of the Agency for the six-month period ended December 31, 2025 was prepared by the Agency, and, in the opinion of the Agency, includes all accounting adjustments necessary for a fair statement of the financial position and results of operations of those funds for the six-month period ended December 31, 2025, subject to year-end adjustments. However, this presentation excludes management's discussion and analysis, the agency-wide financial statements, and the notes to the financial statements which are required by generally accepted accounting principles. This information has not been reviewed by independent auditors and is not accompanied by any opinion from them. This information should be read in conjunction with the Agency's audited financial statements as of June 30, 2025 and for the fiscal year then ended.

Minnesota Housing Finance Agency

Supplementary Information (Unaudited)

Statement of Revenues, Expenses and Changes in Net Position (in thousands)

General Reserve & Bond Funds

Six Months Ended December 31, 2025 (with comparative totals for the six months ended December 31, 2024)

	Bond Funds						General Reserve & Bond Funds Excluding Pool 3	General Reserve & Bond Funds Excluding Pool 3	Residential Housing Finance Pool 3	General Reserve & Bond Funds	General Reserve & Bond Funds	
	General Reserve	Rental Housing	Residential Housing Finance		Homeownership Finance	Multifamily Housing	Total for Six Months Ended	Total for Six Months Ended	Total for Six Months Ended	Total for Six Months Ended	Total for Six Months Ended	
			Bonds	Pool 2	Bonds	Bonds	December 31, 2025	December 31, 2024	December 31, 2025	December 31, 2025	December 31, 2024	
Operating revenues												
Interest earned on loans	\$ -	6,844	\$ 4,201	\$ 10,611	\$ -	\$ 271	\$ -	\$ 21,927	\$ 20,857	\$ 90	22,017	\$ 20,949
Interest earned on investments-program mortgage-backed securities	-	-	115,449	-	14,657	-	-	130,106	107,400	-	130,106	107,400
Appropriations received	-	-	-	-	-	-	-	-	-	-	-	-
Administrative reimbursement	32,657	-	-	-	-	-	-	32,657	29,481	-	32,657	29,481
Fees earned and other income	9,883	13	1,863	1,436	417	-	-	13,612	12,872	50	13,662	12,922
Total operating revenues	42,540	6,857	121,513	12,047	15,074	271	-	198,302	170,610	140	198,442	170,752
Operating expenses												
Loan administration and trustee fees	-	68	1,077	793	146	3	-	2,087	2,128	19	2,106	2,143
Administrative reimbursement	-	1,178	15,295	2,036	2,794	45	-	21,348	18,380	916	22,264	19,246
Salaries and benefits	22,997	-	-	-	-	-	-	22,997	20,808	-	22,997	20,808
Other general operating	4,155	8	97	497	16	-	-	4,773	5,377	470	5,243	6,469
Appropriations disbursed	-	-	-	-	-	-	-	-	-	-	-	-
Reduction in carrying value of certain low interest rate deferred loans	-	(12)	(38)	(159)	-	-	-	(209)	1,007	(4,835)	(5,044)	1,885
Provision for loan losses	-	699	245	1,294	-	(1)	-	2,237	4,389	446	2,683	4,637
Total operating expenses	27,152	1,941	16,676	4,461	2,956	47	-	53,233	52,089	(2,984)	50,249	55,188
Operating income (loss)	15,388	4,916	104,837	7,586	12,118	224	-	145,069	118,521	3,124	148,193	115,564
Nonoperating Revenues (Expenses)												
Interest earned on investments-other	573	673	7,293	4,314	818	48	57	13,776	16,834	854	14,630	17,211
Appropriations received	-	-	-	-	-	-	-	-	-	-	-	-
Net appreciation/depreciation in fair value on investments	-	135	54,679	1,122	15,787	-	-	71,723	28,817	6	71,729	28,822
Interest	(83)	(4,719)	(93,112)	(2,367)	(11,407)	(180)	(57)	(111,925)	(98,612)	-	(111,925)	(98,612)
Financing, net	-	-	(3,090)	-	-	-	-	(3,090)	(7,482)	-	(3,090)	(7,482)
Appropriations disbursed	-	-	-	-	-	-	-	-	-	-	-	-
Total Nonoperating Revenues (Expenses)	490	(3,911)	(34,230)	3,069	5,198	(132)	-	(29,516)	(60,443)	860	(28,656)	(60,061)
Income (Loss) Before Transfers and Contributions	15,878	1,005	70,607	10,655	17,316	92	-	115,553	58,078	3,984	119,537	55,503
Other changes												
Non-operating transfer of assets and program contributions between funds	(15,868)	-	3,836	12,032	-	-	-	-	-	-	-	-
Non-operating expenses	-	-	-	-	-	-	-	-	-	-	-	-
Change in net position	10	1,005	74,443	22,687	17,316	92	-	115,553	58,078	3,984	119,537	55,503
Net Position												
Total net position, beginning of period	11,131	123,413	96,369	481,910	(32,264)	2,725	-	683,284	493,284	167,578	850,862	662,850
Total net position, end of period	\$ 11,141	\$ 124,418	\$ 170,812	\$ 504,597	\$ (14,948)	\$ 2,817	\$ -	\$ 798,837	\$ 551,362	\$ 171,562	\$ 970,399	\$ 718,353

This information on the funds of the Agency for the six-month period ended December 31, 2025 was prepared by the Agency, and, in the opinion of the Agency, includes all accounting adjustments necessary for a fair statement of the financial position and results of operations of those funds for the six-month period ended December 31, 2025 subject to year-end adjustments. However, this presentation excludes management's discussion and analysis, the agency-wide financial statements, and the notes to the financial statements which are required by generally accepted accounting principles. This information has not been reviewed by independent auditors and is not accompanied by any opinion from them. This information should be read in conjunction with the Agency's audited financial statements as of June 30, 2025 and for the fiscal year then ended.

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Item: 2026 Governor Supplemental Budget

Discussion Item: 8.B
Date: 03/26/2026
Staff Contacts: Dan Kitzberger, 651.296.3706, dan.kitzberger@state.mn.us
Ryan Baumtrog, 651.296.8920, ryan.baumtrog@state.mn.us
Request Type: No Action, Discussion

Request Summary

Staff will provide an update on the 2026 Governor Supplemental Budget at the board meeting.

Fiscal Impact

None

Agency Priorities

- Improve the Housing System
- Preserve and Create Housing Opportunities
- Make Homeownership More Accessible
- Support People Needing Services
- Strengthen Communities

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Item: Risk and Internal Controls Director Report

Information Item: 9.A
Date: 3/26/26
Staff Contacts: Rachel Robinson, 651.539-9868, Rachel.Robinson@state.mn.us
Nicole DeMario, 651.539.9850, Nicole.DeMario@state.mn.us
Request Type: No Action, Information

Request Summary

This is an update from the Risk and Internal Controls Director regarding the status of conflict of interest, misuse of funds, and fraud/embezzlement investigations for the period July 1, 2025, to December 31, 2025. The last Chief Risk Officer Report was made August 28, 2025, for the period of June 30, 2025, to December 31, 2025.

The next semi-annual report is expected to be delivered to the board in August or September 2026, for the period January 1, 2026, to June 30, 2026.

Fiscal Impact

None

Agency Priorities

- Improve the Housing System
- Preserve and Create Housing Opportunities
- Make Homeownership More Accessible
- Support People Needing Services
- Strengthen Communities

Attachments

- Background
- Exhibit 1: Status of Conflict of Interest, Misuse of Funds, and Fraud/Embezzlement Investigations opened by the Agency or Risk and Internal Controls Director; period of 6/30/25 – 12/31/25

Background

Minnesota Housing has established procedures by which the Risk and Internal Controls Director (Director) or other staff receive and address allegations of conflict of interest, misuse of funds, and fraud/embezzlement related to agency operations or Agency programs. The Director serves as the Agency's Chief Risk Officer.

The Minnesota Housing Risk Management and Internal Control Framework contemplates the Director report regularly to the board of directors on status of such allegations. The typical process is to report every six months.

Minnesota Housing, as a state housing finance agency, is not structured as an investigative body and does not have statutory investigative or enforcement authority. The Agency conducts a thorough review of all fraud, misuse of funds and conflict of interest reports received and when applicable coordinates with law enforcement, investigative bodies and the Minnesota Attorney General's office for appropriate next steps related to cases of suspected or potential fraud, misuse of funds or other malfeasance.

Exhibit 1 informs the board about the number of conflict of interest, misuse of funds, and fraud/embezzlement investigations opened, resolved, and still in-process for the period.

Status of Conflict of Interest, Misuse of Funds, and Fraud/Embezzlement Investigations Opened by the Agency or Risk and Internal Controls Director For the Period 6/30/25 – 12/31/25				
Allegation Type	Investigations in-process as of 6/30/25	Investigations Opened During Period	Investigations Resolved During Period	Comments Regarding Investigations
Alleged Conflict of Interest (COI)	2	3	2	(3) Investigations in- process
Alleged Misuse of Funds (MOF) less than \$50,000	1	0	1	No investigations in- process
Alleged Misuse of Funds (MOF) greater than \$50,000	0	0	0	No investigations in- process
Alleged Fraud/Embezzlement	0	0	1	No investigations in- process
Summary	3	3	4	(3) Investigations in-process

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Item: Multifamily Annual Report of Actions Taken under Delegated Authority for 2025

Information Item: 9.B
Date: 3/26-2026
Staff Contacts: Jennifer Ho, 651.271.1362, jennifer.ho@state.mn.us
James Lehnhoff, 651.296.3028, james.lehnhoff@state.mn.us
Request Type: No Action, Information

Request Summary

The report for calendar year 2025 describes actions taken under certain board delegations related to the Multifamily Division. The delegations included in the report contemplate that the commissioner will make a written report to the board annually describing the actions taken using the delegated authority.

Fiscal Impact

The potential fiscal impact of each action taken under delegated authority is considered at the time of approval.

Agency Priorities

- | | |
|---|--|
| <input checked="" type="checkbox"/> Improve the Housing System | <input checked="" type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input type="checkbox"/> Support People Needing Services |
| | <input checked="" type="checkbox"/> Strengthen Communities |

Attachments

- Multifamily Delegated Authority Report for Calendar Year 2025

Multifamily Delegated Authority Report for Calendar Year 2025

The board has delegated certain authority to the commissioner pursuant to a series of delegations. The delegations include a determination by the board that providing authority to the commissioner improves the efficiency of the Agency's loan and grant programs. Each delegation includes an allowable scope as well as parameters and limitations by which it may be used and how actions may be approved. A number of delegations require an annual report to the board of actions taken pursuant to that authority.

On November 20, 2025, the board approved a series of updates to the Multifamily-related board delegations, and the board approved adding delegation #038 for "Servicing and Preservation of the Deferred Loan Portfolio." Only board delegation #009 was utilized both before and after those updates. As a result, the uses of board delegation #009 are also split in this report.

Please note that a single project may be listed more than once on a table if the project received more than one approval through a delegated authority. For example, when a single project has two different deferred loans that are modified, that is counted as two uses of board delegations.

Summary of Multifamily Delegation Usage in Calendar Year 2025			
Resolution No.	Board Delegation #	Description	Number of Uses
18-018	005	Deferred Loan Funding Modifications	7
18-019	007	Deferred Loan Debt Forgiveness	4
18-020	008	Deferred Loan Assumptions	6
18-021	009	Loan Commitment Extensions	25
25-081	009	Loan Commitment Extensions and Reinstatements	4
18-022	010	Waiver of Amortizing Loan Prepayment Prohibition	1
25-062	015	Grant Funding and Work Plan Modifications	1
25-064	020	Grant Contract Agreement Extensions	1
19-012	032	Tax Credit Joint Powers Agreements	3
22-005	034	Servicing of the Multifamily Loan Portfolio	16
22-006	035	Loan Forbearance on Multifamily Loans	8
25-087	038	Servicing and Preservation of Deferred Loan Portfolio	2
		Total	78

Resolution No. MHFA 18-018, Board Delegation No. 005: Deferred Loan Funding Modifications: To authorize the commissioner to make certain funding modifications under the Multifamily deferred loan programs.

Actions Taken:

Dev ID #	Development Name	City	Modification Date	Funding Source	Original Selection Amount	Increase	Modified Amount
D8506	NACC-H	Minneapolis	4/10/2025	Swap from Economic Development and Housing Challenge to Emergency Rental Assistance Capital Loan	\$ 1,208,000	\$ 0	\$ 0
D3787	New San Marco Apartments	Duluth	6/25/2025	Housing Infrastructure Appropriation	\$ 4,943,000	\$ 55,000	\$ 4,998,000
D8385	The Warren Apartments	Minneapolis	8/8/2025	Housing Infrastructure Appropriation	\$ 2,027,000	\$ 121,000	\$ 2,148,000
D8048	Sharp View Apts	Moorhead	6/18/2025	Publicly Owned Housing Program	\$ 1,407,500	\$ 61,000	\$ 1,468,500
D8691	Midtowne Manor II	Duluth	10/28/2025	Publicly Owned Housing Program	\$ 2,880,100	\$ 240,800	\$ 3,120,900
D0715	Colonial Manor	Lyle	10/15/2025	Rental Rehabilitation Deferred Loan	\$ 122,000	\$ 33,000	\$ 155,000

Dev ID #	Development Name	City	Modification Date	Funding Source	Original Selection Amount	Increase	Modified Amount
D0501	Hilltop Manor	Eveleth	11/12/2025	National Housing Trust Fund Capital	\$ 2,830,000	\$ 350	\$ 2,830,350

Resolution No MHFA 18-019, Board Delegation No. 007: Multifamily Deferred Loan Debt Forgiveness: To authorize the commissioner to forgive the principal and/or interest on a deferred loan.

Actions Taken:

Dev ID #	Development Name	City	Approval Date	Funding Source	Original Loan Principal Amount	Current Principal Loan Amount	Forgiven Loan Amount	Remaining Principal Loan Amount	Forgiven Accrued Interest
D0822	Passage Community	Minneapolis	4/23/2025	Construction Cost Reduction	\$ 35,000	\$ 35,000	\$ 0	\$ 35,000	\$ 11,200
D0822	Passage Community	Minneapolis	4/23/2025	Asset Management	\$ 148,500	\$ 148,500	\$ 0	\$ 148,500	\$ 47,520
D0822	Passage Community	Minneapolis	4/23/2025	Asset Management	\$ 120,500	\$ 120,500	\$ 0	\$ 120,500	\$ 38,560
D2749	Joseph Selvaggio Initiative Rehab	Minneapolis	8/27/2025	Affordable Rental Investment Fund	\$ 625,000	\$ 625,000	\$ 0	\$ 625,000	\$ 155,047

Resolution No MHFA 18-020, Board Delegation No. 008: Multifamily Deferred Loan Assumptions: To authorize the commissioner to approve the assumption of Multifamily deferred loans.

Actions Taken:

Dev ID #	Development Name	City	Modification Date	Funding Source	Assumed Loan Amount
D2857	Sibley Park Apartments	St. Paul	6/5/2025	Economic Development Housing Challenge	\$ 700,000
D3055	Sibley Court Apartments	St. Paul	6/5/2025	Economic Development Housing Challenge	\$ 1,400,000
D5903	Albertville Townhomes	Albertville	10/22/2025	Economic Development Housing Challenge	\$ 957,046
D5903	Albertville Townhomes	Albertville	10/22/2025	Ending Long-Term Homeless Incentive Fund	\$ 250,000
D2346	Maple Manor Apartments	Maple Lake	11/5/2025	HOME Rental Rehabilitation Program	\$ 579,205
D2346	Maple Manor Apartments	Maple Lake	11/5/2025	Rental Rehabilitation Deferred Loan	\$ 700,000

Resolution No MHFA 18-021, Board Delegation No. 009: Multifamily Loan Commitment Extensions: To authorize the Commissioner to approve Multifamily loan commitment extensions for Multifamily deferred loans and first mortgage loans.

Actions Taken:

Dev ID #	Development Name	City	Approval Date	Funding Source	Selected Loan Amount	Original Expiration Date	New Expiration Date
D7616	First Avenue Apartments	Hibbing	3/5/2025	Publicly Owned Housing Program	\$ 124,596	3/11/2025	6/11/2025
D7796	Park Terrace Apartments	Hibbing	3/5/2025	Publicly Owned Housing Program	\$ 126,153	3/11/2025	6/11/2025
D7842	Five Lakes Cooperative	Fairmont	3/26/2025	Low and Moderate Income Rental	\$ 1,220,000	3/30/2025	5/30/2025
D8638	Upsala Swanville Apartments	Upsala/ Swanville	5/21/2025	Rental Rehabilitation Deferred Loan	\$ 493,000	5/28/2025	5/27/2026
D8639	Trimont Square Apartments	Trimont	5/21/2025	Rental Rehabilitation Deferred Loan	\$ 697,000	5/28/2025	5/27/2026
D1736	Campbell Street Apartments	Welcome	5/21/2025	Rental Rehabilitation Deferred Loan	\$ 600,000	5/28/2025	5/27/2026

Dev ID #	Development Name	City	Approval Date	Funding Source	Selected Loan Amount	Original Expiration Date	New Expiration Date
D0715	Colonial Manor Apartments	Lyle	5/21/2025	Rental Rehabilitation Deferred Loan	\$ 122,000	5/28/2025	5/27/2026
D0592	Birchwood	Grand Marais	5/21/2025	Preservation Affordable Rental Investment Fund	\$ 6,110,000	8/14/2025	11/28/2025
D8594	Restoration Glen	Rochester	5/28/2025	HOME Program	\$ 3,700,000	8/14/2025	11/28/2025
D8561	Sandgrass Pointe	Brooklyn Park	6/4/2025	Economic Housing Development Program	\$ 697,000	8/14/2025	11/28/2025
D0630	The Androy	Hibbing	6/18/2025	Economic Development and Housing Challenge - Multifamily	\$ 768,000	8/14/2025	11/28/2025
D3787	New San Marco Apartments	Duluth	6/25/2025	Housing Infrastructure Bonds - Supportive Housing	\$ 6,000,000	8/14/2025	11/28/2025
D3788	New San Marco Apartments	Duluth	6/26/2025	Housing Infrastructure Appropriations - Supportive Housing	\$ 4,998,000	8/14/2025	11/28/2025
D0822	Passage Community	Minneapolis	8/13/2025	Housing Infrastructure Bonds - Supportive Housing	\$ 4,230,000	8/14/2025	8/31/2025

Dev ID #	Development Name	City	Approval Date	Funding Source	Selected Loan Amount	Original Expiration Date	New Expiration Date
D8513	Brae View	Duluth	8/6/2025	Housing Infrastructure Appropriations - Senior	\$13,783,000	8/14/2025	5/31/2026
D2939	Jackson Street Village	Saint Paul	8/6/2025	Housing Infrastructure - Preservation	\$ 6,205,000	8/14/2025	9/30/2025
D8434	Gladstone Crossing	Maplewood	8/6/2025	Economic Development and Housing Challenge - Multifamily	\$ 9,031,000	8/14/2025	6/30/2026
D8606	The LOMA	Minneapolis	8/6/2025	Housing Infrastructure Appropriations - Senior	\$ 9,234,000	8/14/2025	4/30/2026
D0973	St. Olaf - Exodus	Minneapolis	8/6/2025	Housing Infrastructure Appropriations	\$ 7,798,000	8/14/2025	12/31/2025
D0312	Maplewood Apartments	Cloquet	8/6/2025	Preservation Affordable Rental Investment Fund	\$ 245,000	8/14/2025	7/31/2026
D0649	North Place Apartments	Hutchinson	8/6/2025	Housing Infrastructure Appropriations	\$ 3,695,600	8/14/2025	8/13/2026
D0871	Little Earth of United Tribes	Minneapolis	8/6/2025	Housing Infrastructure Appropriations	\$22,610,000	8/14/2025	1/15/2026

Dev ID #	Development Name	City	Approval Date	Funding Source	Selected Loan Amount	Original Expiration Date	New Expiration Date
D0871	Little Earth of United Tribes	Minneapolis	8/6/2025	Preservation Affordable Rental Investment Fund	\$ 9,390,000	8/14/2025	1/15/2026
D8309	Union Park Flats	St. Louis Park	10/22/2025	Low and Moderate Income Rental Program	\$ 4,968,000	10/31/2025	1/21/2026
D8309	Union Park Flats	St. Louis Park	10/22/2025	Flexible Financing for Capital Cost	\$ 350,000	10/31/2025	1/21/2026

Resolution No MHFA 25-081, Board Delegation No. 009: Multifamily Loan Commitment Extensions and Reinstatements: To authorize the Commissioner to approve extensions to loan commitments, extensions to enter into loan commitments, and reinstatements for Multifamily loans.

Actions Taken:

Dev ID #	Development Name	City	Approval Date	Funding Source	Selected Loan Amount	Original Expiration Date	New Expiration Date
D0592	Birchwood Apartments	Grand Marais	11/26/2025	Preservation Affordable Rental Investment Fund	\$ 6,111,000	8/14/2025	3/31/2026
D3787	New San Marco Apartments	Duluth	11/26/2025	Housing Infrastructure Bonds - Supportive Housing	\$ 6,000,000	11/28/2025	2/27/2026
D3787	New San Marco Apartments	Duluth	11/26/2025	Housing Infrastructure Appropriations - Supportive Housing	\$ 4,998,000	11/28/2025	2/27/2026
D0630	The Androy	Hibbing	12/23/2025	Economic Development and Housing Challenge - Multifamily	\$ 768,000	12/31/2025	1/31/2026

Resolution No. MHFA 18-022, Board Delegation No. 010 Waiver of Amortizing Loan Prepayment Prohibition: To authorize the Commissioner to waive the prohibition against amortizing loan prepayments.

Action Taken:

Dev ID #	Development Name	City	Loan Origination Date	Loan Maturity Date	Original Pre-payment Lock Out Period End Date	Original Loan Principal Amount	Remaining Balance	Approval Date
D3887	Morningside Townhomes	St. Joseph	9/10/2018	9/1/2048	10/1/2028	\$818,000	\$716,967	4/16/2025

Resolution No. MHFA 25-062, Board Delegation No. 015: Grant Funding and Work Plan Modifications for Multifamily, Housing Stability, Local Government Housing, And Policy and Community Development Programs: To authorize the Commissioner to make certain grant funding and work plan modifications.

Actions Taken:

Program	Grantee	Approval Date	Original Selection Amount	Increase	Modified Amount
Aeon Community Stabilization Program	Aeon	9/17/2025	\$ 9,850,000	\$ 50,000	\$ 9,900,000

Resolution No. MHFA 25-064, Board Delegation No. 020: To Approve Grant Contract Agreement Extensions for Multifamily, Housing Stability, Local Government Housing, and Policy and Community Development Programs: To authorize the Commissioner to approve certain grant agreement extensions.

Actions Taken:

Project	Grantee	Extension Approval Date	Funding Source	Existing Grant Agreement Expiration	Extension Length	New Grant Agreement Expiration	Grant Amount
Aeon Huntington Place	Aeon	9/17/2025	Community Stabilization Program	7/31/2026	12 months	7/31/2027	\$ 9,900,000

Resolution No. MHFA 19-012, Board Delegation No. 032: Joint Powers Agreements with Suballocating Jurisdictions to Administer Federal Low-income Housing Tax Credits: To authorize the commissioner to enter into Joint Powers Agreements with cities or counties deemed allocation agencies (also known as suballocators) to administer the Housing Tax Credit (HTC) program for the suballocator in its jurisdiction.

Actions Taken:

Jurisdiction	Approval Date	Purpose
City of Saint Cloud	07/03/2025	Housing Tax Credit Joint Powers Agreement with suballocators who agree to transfer its entire HTC Annual Tax Credit distribution to Minnesota Housing, which become part of the Minnesota Housing 2025 Federal Low-income Housing Tax Credit ceiling.
City of Duluth	07/03/2025	Housing Tax Credit Joint Powers Agreement with suballocators who agree to transfer its entire HTC Annual Tax Credit distribution to Minnesota Housing, which become part of the Minnesota Housing 2025 Federal Low-income Housing Tax Credit ceiling.
City of Rochester	07/03/2025	Housing Tax Credit Joint Powers Agreement with suballocators who agree to transfer its entire HTC Annual Tax Credit distribution to Minnesota Housing, which become part of the Minnesota Housing 2025 Federal Low-income Housing Tax Credit ceiling.

Resolution No MHFA 22-005, Board Delegation No. 034: Servicing of the Multifamily Loan Portfolio: To authorize the commissioner to make, under the Multifamily loan programs, certain actions relating to the servicing of the Multifamily loan portfolio that exceed the commissioner's administrative authority (as determined by the General Counsel and Assistant Commissioner for Multifamily).

Actions Taken:

Dev ID #	Development Name	City	Approval Date	Funding Source	Loan Amount	Loan Servicing Type
D1484	La Cruz Community	St. Cloud	1/15/2025	Targeted HOME	\$ 675,000	Amendment (extension of loan)
D8295	Steele Heights	Ellendale	2/19/2025	Workforce Housing Development Program	\$ 491,000	Extension
D8126	Twenty08	Alexandria	2/19/2025	Workforce Housing Development Program	\$ 499,000	Extension
D8484	Skye View Development	Plainview	2/26/2025	Workforce Housing Development Program	\$ 1,604,000	Modification and Extension
D3887	Morningside Townhomes	St. Joseph	4/16/2025	Low and Moderate Income Rental Program	\$ 716,967	Amendment to Declaration
D5982	Tamarac Manor	Underwood	4/30/2025	HOME Rental Rehabilitation Program	\$ 154,000	Amendment

Dev ID #	Development Name	City	Approval Date	Funding Source	Loan Amount	Loan Servicing Type
D3306	Crystal Lake Townhomes	Grand Rapids	5/21/2025	Flexible Financing for Capital Costs Program	\$ 820,306	Amendment
D2857	Sibley Park Apartments	St. Paul	6/5/2025	Economic Development Housing Challenge	\$ 700,000	Amendment
D3055	Sibley Court Apartments	St. Paul	6/5/2025	Economic Development Housing Challenge	\$ 1,400,000	Amendment
D2749	Joseph Selvaggio Initiative Rehab	Minneapolis	8/27/2025	Affordable Rental Investment Fund	\$ 625,000	Amendment
D2749	Joseph Selvaggio Initiative Rehab	Minneapolis	9/3/2025	Affordable Rental Investment Fund	\$ 625,000	Partial release
D7549	Urban Homeworks Rental: Reclaim #3	Minneapolis	9/3/2025	Economic Development Housing Challenge	\$ 344,404	Partial release
D3414	Westcourt Apartments	Olivia	10/1/2025	HOME	\$ 686,000	Notice of Default
D5903	Albertville Townhomes	Albertville	10/22/2025	Economic Development Housing Challenge	\$ 957,046	Amendment

Dev ID #	Development Name	City	Approval Date	Funding Source	Loan Amount	Loan Servicing Type
D5903	Albertville Townhomes	Albertville	10/22/2025	Ending Long-Term Homeless Incentive Fund	\$ 250,000	Amendment
D1563	Ramsey Hill	St. Paul	10/22/2025	Affordable Rental Investment Fund	\$ 468,935	Amendment

Resolution No MHFA 22-006, Board Delegation No. 035: To authorize the commissioner to allow for forbearance on a Multifamily loan.

Actions Taken:

Dev ID #	Development Name	City	Approval Date	Funding Source	Original Loan Amount	Current Loan Amount	Start of Forbearance	End of Forbearance
D5960	Minnesota Place	St. Paul	4/30/2025	HUD Risk-Sharing Program	\$ 1,385,000	\$ 1,276,797	7/1/2025	6/30/2026
D5960	Minnesota Place	St. Paul	4/30/2025	Flexible Financing for Capital Costs Program	\$ 1,447,414	\$ 1,477,414	7/1/2025	6/30/2026
D5960	Minnesota Place	St. Paul	4/30/2025	Economic Development and Housing Challenge Program	\$ 769,466	\$ 769,466	7/1/2025	6/30/2026
D5961	Minnesota Vistas	St. Paul	4/30/2025	Low and Moderate Income Rental Non-HRS Program	\$ 3,175,000	\$ 2,932,584	7/1/2025	6/30/2026
D5961	Minnesota Vistas	St. Paul	4/30/2025	Economic Development and Housing Challenge Program	\$ 1,590,534	\$ 1,540,534	7/1/2025	6/30/2026
D3188	Woodland and Indian Carry Apartments	Deerwood	5/7/2025	Preservation Affordable Rental Investment Fund	\$ 96,340	\$ 96,340	6/30/2025	3/13/2026

Dev ID #	Development Name	City	Approval Date	Funding Source	Original Loan Amount	Current Loan Amount	Start of Forbearance	End of Forbearance
D1423	Cottonwood Apartments	Spicer	9/24/2025	Affordable Rental Investment Fund	\$ 240,000	\$ 311,758	11/8/2025	11/7/2026
D0173	Bloomington Family Townhomes	Bloomington	10/22/2025	Low Income Large Family	\$ 360,000	\$ 478,000	12/1/2025	11/30/2026

Resolution No MHFA 25-087, Board Delegation No. 038: Servicing and Preservation of the Multifamily Deferred Loan Portfolio: To authorize the Commissioner to make, under the Multifamily deferred loan programs, certain actions relating to the servicing, stabilization and preservation of the Multifamily deferred loan portfolio that exceed the Commissioner’s administrative authority (as determined by the General Counsel and Assistant Commissioner for Multifamily).

Actions Taken:

Dev ID #	Development Name	City	Approval Date	Funding Source	Loan Amount	Loan Servicing Type
D1131	Eastwood Apartments (aka Plainview Apartments)	Plainview	12/10/2025	Rental Rehabilitation Deferred Loan	\$ 300,000	Amendment (Change in Use)
D2749	Joseph Selvaggio Initiative Rehab	Minneapolis	12/10/2025	Affordable Rental Investment Fund Program	\$ 625,000	Partial Release

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Item: Housing Stability Annual Report of Actions Taken under Delegated Authority for 2025

Information Item: 9.C
Date: 3/26/2026
Staff Contacts: Jennifer Ho, 651.271.1362, jennifer.ho@state.mn.us
Rinal Ray, 651.296.3789, rinal.ray@state.mn.us
Request Type: No Action, Information

Request Summary

The report for calendar year (“CY”) 2025 describes actions taken under certain board delegations related to the Housing Stability Division. The delegations included in the report contemplate that the commissioner will make a written report to the board annually describing the actions taken using the delegated authority.

Fiscal Impact

The potential fiscal impact of each action taken under delegated authority is considered at the time of approval.

Agency Priorities

- | | |
|---|---|
| <input checked="" type="checkbox"/> Improve the Housing System | <input type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input checked="" type="checkbox"/> Support People Needing Services |
| | <input checked="" type="checkbox"/> Strengthen Communities |

Attachments

- Housing Stability Delegated Authority Report for Calendar Year 2025

Housing Stability Delegated Authority Report for Calendar Year 2025

The board has delegated certain authority to the commissioner pursuant to a series of delegations. The delegations include a determination by the board that providing authority to the commissioner improves the efficiency of the Agency's loan and grant programs. Each delegation includes an allowable scope as well as parameters and limitations by which it may be used and how actions may be approved. A number of delegations require an annual report to the board of actions taken pursuant to that authority.

Housing Stability Division delegated authority continued to be nested within Multifamily delegated authorities for most of 2025. On May 22, 2025, the board provisionally adopted modifications to three grant related board delegations through August 2025 in board resolutions MHFA 25-037, MHFA 25-038 and MHFA 25-039 that expanded those delegations to include the Housing Stability Division and amended some of the parameters for each of the grant related delegations.

On August 28, 2025, the board approved revisions to the three updates to board delegation #015, #019 and #020 through MHFA 25-062 (DA 015, modifying resolution 18-026); MHFA 25-063 (DA 019, modifying resolution 18-028); and MHFA 25-064 (DA 020, modifying resolution 18-029). The updates included changes to the grant funding modification thresholds, revision of the grant execution extension provisions, revision of the grant agreement extension provisions, and the administrative approval process.

Board delegation #015 was utilized before the May update, between the May and August update, and after the August update. Board delegation #020 was utilized after the May update and after the August update. As a result, the uses of board delegation #015 and #020 are shared separately in this report.

Please note that a single project may be listed more than once on a table if the project received more than one approval through a delegated authority.

Summary of Housing Stability Delegation Usage in Calendar Year 2025			
Resolution No.	Board Delegation #	Description	Number of Uses
18-026/25-037/25-062	15	Grant Funding Modifications	5
18-028/25-038/25-063	19	Grant Commitment Extensions	0
18-029/25-039/25-064	20	Grant Agreement Extensions	5
		Total	10

Resolution No MHFA 18-026, Delegation No. 015: Housing Stability Grant Modifications: To authorize the commissioner to make certain funding modifications of Housing Stability Grants.

Actions Taken:

Program	Grantee	Approval Date	Original Selection Amount	Increase	Modified Amount
Bridges Rental Assistance	Brainerd Housing and Redevelopment Authority	1/29/2025	\$ 178,776	\$ 45,000	\$ 233,776

Resolution No MHFA 25-037, Delegation No. 015: Housing Stability Grant Modifications: To authorize the commissioner to make certain funding modifications of Housing Stability Grants.

Actions Taken:

Program	Grantee	Approval Date	Original Selection Amount	Increase	Modified Amount
Bridges Rental Assistance	St. Cloud Housing and Redevelopment Authority	6/11/2025	\$ 550,338	\$ 26,540	\$ 576,878
Housing Trust Fund Rental Assistance	Housing and Redevelopment Authority of Itasca County	7/9/2025	\$ 105,000	\$ 10,467	\$ 115,467
Housing Trust Fund Rental Assistance	Firehouse #1 Limited Partnership	8/20/2025	\$ 26,000	\$ 8,064	\$ 34,064

Resolution No MHFA 25-062, Delegation No. 015: Housing Stability Grant Modifications: To authorize the commissioner to make certain funding and workplan modifications of Housing Stability Grants.

Actions Taken:

Program	Grantee	Approval Date	Original Selection Amount	Increase	Modified Amount
Housing Trust Fund Operating Subsidy	MPA Limited Partners II Limited Partnership	11/12/2025	\$ 65,000	\$ n/a	\$ 65,000

Resolution No MHFA 18-028, Delegation No. 019: Housing Stability Grant Commitment Extensions:

To authorize the commissioner to approve grant commitment extensions for Housing Stability Grants.

Actions Taken:

Program	Grantee	Approval Date	Original Selection Amount	Increase	Modified Amount
N/A	N/A	N/A	N/A	N/A	N/A

Resolution No MHFA 25-039, Delegation No. 020: Housing Stability Grant Agreement Extensions:

To authorize the commissioner to approve grant agreement extensions for Housing Stability Grants.

Actions Taken:

Program	Grantee	Extension Approval Date	Funding Source	Existing Grant Agreement Expiration	Extension Length	New Grant Agreement Expiration	Grant Amount
Family Homeless Prevention and Assistance Program	Sabathani Community Center, Minnesota One-Stop for Communities, Women's Advocates, Inc., NorthPoint Health and Wellness Center and New American Development Center	5/28/2025	Family Homeless Prevention and Assistance Program	12/31/2025	6 months	6/30/2026	(no additional funds)
Family Homeless Prevention and Assistance Program	Greater Minneapolis Council of Churches	7/23/2025	Family Homeless Prevention and Assistance Program	12/31/2025	6 months	6/30/2026	(no additional funds)
Family Homeless Prevention and Assistance Program	Neighborhood House	7/23/2025	Family Homeless Prevention and Assistance Program	12/31/2025	6 months	6/30/2026	(no additional funds)

Resolution No MHFA 25-064, Delegation No. 020: Housing Stability Grant Agreement Extensions: To authorize the commissioner to approve grant agreement extensions for Housing Stability Grants.

Actions Taken:

Program	Grantee	Extension Approval Date	Funding Source	Existing Grant Agreement Expiration	Extension Length	New Grant Agreement Expiration	Grant Amount
Housing Trust Fund Rental Assistance	Catholic Charities of The Archdiocese of Saint Paul and Minneapolis	9/17/2025	Housing Trust Fund	12/31/2025	6 months	6/30/2026	(no additional funds)
Housing Trust Fund Rental Assistance	Leech Lake Reservation Housing Authority	12/10/2025	Housing Trust Fund	12/31/2025	6 months	6/30/2026	(no additional funds)

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Item: Single Family Annual Report of Actions Taken Under Delegated Authority for CY 2025

Information Item: 9.D
Date: 03/26/2026
Staff Contacts: Kim Stuart, 651.539.9785, kim.stuart@state.mn.us
Tal Anderson, 651.539.9917, tal.anderson@state.mn.us
Request Type: No Action, Information

Request Summary

The report for calendar year (“CY”) 2025 describes actions taken under certain Board Delegations related to the Single Family Division. The delegations included in the report contemplate that the commissioner will make a written report to the Board annually describing the actions taken using the delegated authority.

Fiscal Impact

The potential fiscal impact of each action taken under delegated authority is considered at the time of approval.

Agency Priorities

- | | |
|---|--|
| <input type="checkbox"/> Improve the Housing System | <input checked="" type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input type="checkbox"/> Support People Needing Services |
| | <input checked="" type="checkbox"/> Strengthen Communities |

Attachments

- Single Family Delegated Authority Report for Calendar Year 2025

Single Family Delegated Authority Report for Calendar Year 2025

The Board has delegated certain authority to the commissioner pursuant to a series of delegations. The delegations include a determination by the Board that providing authority to the commissioner improves the efficiency of the Agency's loan and grant programs. Each delegation includes an allowable scope as well as parameters and limitations by which it may be used and how actions may be approved. A number of delegations provide for an annual report to the Board of actions taken pursuant to that authority.

This report includes actions taken under delegated authority that require annual reporting, related to the Agency's Single Family division, in calendar year 2025.

Actions Taken

The following actions were taken under each of the delegations listed below during calendar year 2025.

Resolution No. MHFA 18-016, Delegation No. 003: To authorize the commissioner to grant program and servicing waivers to certain Single Family loan requirements

Program Actions Taken:

Program	Reason for Action	Number of Waivers by Loan Status		
		Pre-funding	Post-closing: Program	Post-closing: QC
Homeownership-First Mortgage				
	Program guideline/manual waivers	16	12	2
	Document Deficiency waiver	1	0	0
	Interest rate/fee waiver	10	0	0
	TOTAL	27	12	2
Homeownership-Downpayment and Closing Cost Loans				
	Program guideline/manual waivers	61	0	7
	Document Deficiency waiver	0	0	1

Program	Reason for Action	Number of Waivers by Loan Status		
	Interest rate/fee waiver	0	0	0
	TOTAL	61	0	8
Home Improvement (including Fix Up/Community Fix Up/Rehab/Emergency/Disaster)				
	Program guideline/manual waivers	7	0	1
	Document Deficiency waiver	0	2	2
	Interest rate/fee waiver	3	0	0
	TOTAL	10	2	3
Impact Fund-Affordability Gap loans				
	Program guideline/manual waivers	5	2	1

Resolution No. MHFA 18-037, Delegation No. 018: To authorize the commissioner to make certain funding modifications, herein called “Incentive Fund Awards,” under the Homeownership Capacity Program (“The Program”).

Actions taken:

Three incentive awards totaling \$9,600

Resolution No. MHFA 18-033, Delegation No. 024: To authorize the commissioner to approve grant extensions for all Single Family grants.

Actions taken:

Manufactured Home Community Redevelopment Program: 3 extensions approved. Common reasons for the need for extensions included contractor and product/material shortages and additional time to complete seasonal activities.

Impact Fund: 120 extensions approved. Common reasons for the need for extensions included limited contractor availability, product/material shortages, and increase in construction/material costs. Other

common reasons for approved extensions included needing more time to finish construction or owner-occupied rehabilitation projects.

Resolution No. MHFA 18-035, Delegation No. 026: To authorize the commissioner to grant waivers to certain visitability requirements for Single Family program related transactions authorized by Minn. Stat. § 462A.34, as it may be subsequently amended or revised.

Actions taken:

Visitability waivers: 12

75% (9) of the waivers were due to site conditions that make the requirement impractical and 25% (3) where visitability requirements reduce affordability for the targeted population.



Item: Post Sale Report, Residential Housing Finance Bonds, Series 2026 ABC

Information Item: 9.E
Date: 3/26/26
Staff Contacts: Matt Dieveney, 651.539.9827, matthew.dieveney@state.mn.us
Andy Pratt, 651.539.9618, andy.pratt@state.mn.us
Request Type: No Action, Information

Request Summary

The Agency priced \$175,000,000 of its Series 2026 ABC Residential Housing Finance Bonds on February 4, 2026. Series A and Series B are fixed-rate bonds while Series C is variable-rate. Series A is tax-exempt while Series B and Series C are taxable. All series closed March 5, 2026. In accordance with the board's Policy No. 1 (Debt and Balance Sheet Management Policy) the attached detailed post-sale report is provided by the Agency's financial advisor, CSG Advisors.

Fiscal Impact

None.

Agency Priorities

- | | |
|---|--|
| <input checked="" type="checkbox"/> Improve the Housing System | <input checked="" type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input type="checkbox"/> Support People Needing Services |
| | <input type="checkbox"/> Strengthen Communities |

Attachments

- Post-Sale Report



\$175,000,000
Minnesota Housing Finance Agency
Residential Housing Finance Bonds
\$87,955,000 2026 Series A (Non-AMT)
\$52,045,000 2026 Series B (Taxable)
\$35,000,000 2026 Series C (Taxable) (Social Bonds)

POST-SALE ANALYSIS

KEY RESULTS FOR MINNESOTA HOUSING

Purpose. 2026 Series ABC accomplished the following major objectives:

1. Enabled Minnesota Housing to profitably finance Start Up first mortgages on its balance sheet and earn net income over future years.
2. Issued 49.7% of the debt as taxable, in conjunction with recycled cap from replacement refundings and \$51.89 million in new volume cap.
3. Achieved a direct spread on the bond issue of 1.22%. There was no hedge loss or gain associated with the issue.

Key Measurable Objectives and Accomplishments. This issue was very successful despite a volatile market environment.

<i>Objective</i>	<i>Result</i>
Finance new production on balance sheet	\$166.25 million of new Start Up first-mortgage loans in MBS securities and \$8.75 million of 0% deferred payment loan second mortgages
Leverage private activity bond volume cap by efficiently incorporating taxable debt	Issued 49.7% of the debt as taxable. Used \$43.56 million of recycled volume cap and \$51.89 million of new volume cap.
Maximize spread on the overall transaction	Achieved a direct spread of 1.22% on the bond issue. There was no hedge loss associated with the issue.
Minimize use of and/or create zero participations (interest subsidies under IRS rules), and preserve them for future issues	No zeros were created or used in this issue. There are not any zeros in the Agency's indenture currently.
Achieve cost-effective bond yield	Overall bond yield is projected to be approximately 4.64%
Create future income streams that will support Pool 3	Increased indenture's expected net present value by approximately \$5.7 million at 150% PSA prepayment speed, after accounting for net service release premiums
Maintain high bond ratings	RHFB bonds are rated Aa1/AA+

TIMING AND STRUCTURE

Timing. The bonds were priced on February 4, 2026.

Sizing. The issue was sized to fund pipeline lending.

Major Design Decisions

- 1. Efficiently leverage volume cap.** To help preserve volume cap at a time when loan prepayments (and thus the ability to recycle past volume cap) have decreased significantly, the Agency structured 49.7% of the issue (\$87.045 million) as taxable debt. The Agency then utilized \$43.56 million in recycled volume cap from replacement refundings and \$51.89 million in new volume cap.
- 2. Deferred Payment Loans.** The issue was designed to finance approximately \$8.75 million of Deferred Payment Loans to help fund such loans from resources outside Pool 3. Because they have a 0% interest rate and are deferred until sale or refinancing, these loans reduced the net spread and net income earned by the indenture on this issue.
- 3. Issue variable-rate debt.** In order to finance these loans at or above full spread, the Agency issued Series C (20% of the entire issue) as variable-rate demand bonds. For RHFB as a whole, the total amount of variable-rate debt remains about 20.7%, well below the 30% of total indenture bonds outstanding often used as a benchmark for comparisons among HFAs and presentations to rating agencies.
- 4. Appropriately hedge the variable-rate debt.** For the \$35 million of variable-rate Series C bonds, the Agency entered into an interest rate swap with Royal Bank of Canada (Aa1/AA-/A-1+) at a rate of 4.90000%. Minnesota Housing can terminate the entire swap at no cost to the Agency starting on January 1, 2033.
- 5. Time and size the issue to address volatile interest rates.** To deal with fluctuations in the bond and mortgage markets, Minnesota Housing has been: (a) actively adjusting interest rates for new loan reservations to help keep pace with the market and (b) issuing bonds frequently and quickly, in relationship to the amount of loans reserved, to help reduce interest rate risk.

Bond Structure

- 1. Series A.** The \$87.955 million of non-AMT fixed-rate bonds included serial maturities due between 2027 and 2038 (\$17.315 million), term maturities due in 2041 and 2047 (totaling \$20.005 million), and \$50.635 million of planned amortization class (PAC) bonds due in 2056.
- 2. Series B.** The \$52.045 million of taxable fixed-rate bonds included serial maturities due between 2034 and 2038 (\$8.435 million) and term bonds due in 2034, 2041, 2046, and 2050 (totaling \$43.61 million).
- 3. Series C.** The \$35 million of taxable variable-rate demand bonds are covered by an initial 5-year standby bond purchase agreement from Federal Home Loan Bank of Des Moines (effective March 5, 2026), assuring investors they can tender their bonds with reasonable notice if desired. The cost of the liquidity facility to the Agency is 28 basis points (bps) per year.

SOCIAL BONDS

The Series ABC bonds are designated as Social Bonds. Minnesota Housing continued its practice since 2021 of designating its RHFB bonds as meeting an important social purpose. This confirms to investors that the bonds meet specific environmental, social, and governance standards. Single-family housing bonds generally meet the social purpose standards because of the level of affordability in serving low- and moderate-income households. Like many housing finance agencies, Minnesota Housing contracts with an independent party to evaluate and confirm that the bonds specifically meet the criteria for social bonds. Kestrel Verifiers, widely recognized across the industry, provided this certification based on detailed information from Minnesota Housing on the income mix of borrowers.

BOND SALE RESULTS

- 1. Market Environment.** The yield on 10-year Treasury bonds was somewhat volatile but remained within a relatively narrow range compared to periods of heightened volatility experienced in late 2024 and into 2025. In the days leading up to pricing on February 4, the 10-year Treasury yield remained around 4.25%, reflecting a moderate increase from year-end 2025 levels and a continued range-bound pattern in the absence of a clear shift in monetary policy expectations entering early 2026.

In the municipal bond market, issuance and related market technicals continued to reflect strong underlying activity through 2025 and into early 2026. Total issuance for calendar year 2025 exceeded \$580 billion, approximately 13% higher than 2024 issuance of just over \$500 billion, indicating elevated supply levels relative to the prior year.

Municipal yield levels, relative to comparable Treasuries, remained supported by this supply environment and ongoing tax-adjusted demand. As of early February, indicative national AAA 10-year municipal yields were reported in the low- to mid-2.60% range, with AA and A rated credits modestly wider, consistent with typical tax-exempt yield spreads. Overall, the yield behavior in both the taxable and tax-exempt markets reflected mild volatility and stable trading conditions leading into the pricing date, set against continued elevated primary issuance in the municipal sector.

- 2. Institutional Interest.** Investor interest in the \$87.955 million non-AMT Series A was very strong, with the series being 3.3x subscribed overall. The shorter-term serial maturities (2027 through 2031) performed particularly well with oversubscription ranging from 2.0x and 5.8x and corresponding spread reductions between 2.5 and 5 bps. The 2036 maturities were also well received, oversubscribed at 2.7x and 1.9x respectively, with a 5-bp reduction on the January 2036 maturity; seven long-term serial maturities were undersubscribed with an unsold balance of \$4.45 million. There were no spread adjustments on the serial maturities. The 2041 and 2047 term bonds were oversubscribed at 2.7x to 3.3x, respectively, resulting in spread reductions of 2.5 and 5 bps. The 2056 PAC bond was 4x oversubscribed, resulting in a spread reduction of 4 bps.

Investor interest in the \$52.045 million taxable Series B was similarly strong, with the series being 2.5x oversubscribed overall. The serial maturities from 2034 to 2037 were oversubscribed between 1.4x to 3x, resulting in spread reductions between 2 and 3 bps on five maturities. Interest in the longest serial maturities was weaker, though did not result in spread adjustments: the January 2038 maturity was fully subscribed while the July 2038 maturity received no orders. The 2034 term bond was fully subscribed with no adjustment to spread. The later term maturities (2041, 2046, and 2050) performed more strongly, with oversubscription ranging from 2.4x to 5.0x and corresponding spread reductions between 2 and 5 bps.

- 3. Comparable Transactions.** Comparable non-AMT transactions for 2026 Series A included Nebraska (AAA), Vermont (AA+), Virginia (AAA), and Alaska (AAA) on 2/3, and Oklahoma (AAA) on 2/2. Minnesota's Series A Non-AMT spreads to treasuries across maturities were equal to or slightly wider than Oklahoma. Spreads on shorter maturities (2028 through 2031) were 3 to 8 bps wider than

Nebraska, 2 to 3 bps wider than Virginia, and 10 to 15 bps wider than Alaska. Spreads on longer maturities (2033 through 2038) were 1 to 3 bps tighter than Virginia and Vermont, and 2 to 8 bps wider than Nebraska. Minnesota's spread on the Series A 2041 term maturity (\$6.3 million) was 3 bps wider than both Vermont and Virginia. There were no comparable offerings for the 2047 term maturity. On the PAC bond, Minnesota priced 94 bps above MMD, equal to Nebraska, 7 bps tighter than Vermont, 3 bps tighter than Alaska, and 1 bp wider than Oklahoma.

Comparable taxable transactions for 2026 Series B included Nebraska (AAA), Oregon (Aa2) and Virginia (AAA), all on 2/3. Minnesota's spreads to treasuries for the Series B serial bonds were 2 to 7 bps tighter than both Oregon and Virginia across all maturities. Minnesota's spread on the 2034 term maturity (\$10.6 million) was equal to Nebraska. Spread on the 2041 term maturity (\$6.9 million) was also equal to Nebraska, and 5 bps tighter than Oregon. Spread on the 2046 term maturity (\$14.7 million) was 2 bps wider than Nebraska and 1 bp tighter than Oregon. There were no comparable transactions for the 2050 term maturity.

UNDERWRITING

Underwriters. RBC Capital Markets was senior manager. Morgan Stanley, Northland, Piper Sandler, and Wells Fargo served as regular co-managers. The selling group members were AmeriVet Securities, Blaylock, D.A. Davidson, Huntington Securities, J.P. Morgan, Mesirov Financial, Raymond James, and TD Financial Products.

Sales by Underwriter. As is customary for senior managers, RBC brought in most institutional orders. For the Series A bonds, excluding stock orders, RBC brought in approximately \$287 million of total orders, Morgan Stanley brought in \$1.175 million of total orders, Northland brought in \$925,000 of total orders, and Wells Fargo brought in \$270,000 of total orders. For the Series B bonds, RBC brought in approximately \$114.2 million of total orders, Wells Fargo brought in \$7.8 million of total orders, Piper Sandler brought in \$7.15 million of total orders, and Northland brought in \$350,000 of total orders.

Underwriter Fees. Management fees were appropriate, consistent with industry standards, and in the same range as fees reported for other housing issues of similar size and structure.

ISSUE DETAILS

Economic Calendar. At the time of pricing on February 4, 2026, the federal funds rate was 3.64%, unchanged since the last adjustment in December 2025. During its most recent meeting on January 28, 2026, the Federal Reserve maintained its cautious stance on interest rate policy, holding rates steady and reiterating that future decisions will remain dependent on incoming economic data. The Fed noted that inflation remains somewhat elevated and indicated that future policy actions will depend largely on sustained progress towards its 2% inflation target. Recent economic data indicate that growth has moderated relative to the stronger pace observed in 2024 and early 2025, but overall conditions remain resilient. Labor market indicators have shown gradual signs of improvement, with the unemployment rate reported at 4.3% as of January 2026, reflecting a modest improvement from late 2025.

The Fed's cautious stance reflects this combination of moderate inflation pressures and a market that has not softened decisively enough to prompt further rate cuts. As investors continue to weigh incoming macro data against Federal Reserve communications, markets remain sensitive to revisions in labor market and inflation readings, which are likely to influence expectations for future policy actions. Current market pricing suggests that investors anticipate some degree of monetary easing over the course of the year, with expectations generally centered on one to two rate cuts in 2026.

Treasuries. At market close on February 4th, the 10-year Treasury yield was 4.29%, 25 bps higher than when the 2025KLMN bonds priced on September 16, 2025.

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The economic calendar during the week of pricing was relatively quiet, with investor focus continuing to center on incoming labor market indicators. The yield curve has continued to normalize into 2026, with the 2-year treasury at 3.57% on February 4th, 48 bps below the 10-year. This reflects a continued shift from the inverted yield curve conditions observed in early 2023, when the 2-year Treasury traded as much as 100 basis points above the 10-year Treasury.

Municipals. In the week leading into February 4th pricing, municipal market technicals remained constructive. Primary supply was manageable, with the forward calendar projected in the \$7.5 to \$8.7 billion range, providing steady demand support. Weekly reporting funds recorded \$2.1 billion of inflows, and daily EPFR data throughout the week showed consistent positive flows across fund categories. February redemption cash was actively redeployed into the market, contributing to a firm secondary tone and strong reception for new issues. Overall, reinvestment demand and positive fund flows continued to outpace new issuance, supporting pricing conditions in the primary market and a favorable tone for MHFA's issuance.

Earlier in 2025, tariff announcements temporarily pushed municipal yields higher relative to Treasuries. Since then, ratios have retraced as investors stepped in at more attractive absolute yields. On the pricing date, the 10-year MMD/Treasury ratio was 60.61%, richer than the 70.8% level seen at the Agency's September 2025 sale of 2025KLMN, underscoring favorable relative value for tax-exempt borrowers in this market.

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TABLE 1: COMPARISON OF RATES IN RECENT MHFA SINGLE-FAMILY TRANSACTIONS

Issue	Date	10-Year Treasury	10-Year MMD	MMD/Treasury	30-Year Treasury	30-Year MMD	MMD/Treasury
2022 RHFB AB	2/1/22	1.79%	1.50%	83.8%	2.11%	1.91%	91.1%
2022 RHFB CD	3/3/22	1.73%	1.61%	93.1%	2.16%	2.03%	94.0%
2022 RHFB EF	4/13/22	2.70%	2.46%	91.1%	2.81%	2.81%	100.0%
2022 RHFB GH	6/8/22	3.02%	2.45%	81.1%	3.17%	2.92%	92.1%
2022 RHFB IJK	9/13/22	3.42%	2.81%	82.1%	3.51%	3.62%	103.1%
2022 RHFB LMN	11/9/22	3.83%	3.26%	85.1%	4.31%	4.06%	94.2%
2023 RHFB ABC	2/7/23	3.68%	2.23%	60.6%	3.71%	3.24%	87.3%
2023 RHFB DE	4/19/23	3.60%	2.36%	65.6%	3.79%	3.40%	89.7%
2023 RHFB FG	6/18/23	3.72%	2.57%	69.1%	3.84%	3.50%	91.1%
2023 RHFB HI	6/29/23	3.85%	2.56%	66.5%	3.90%	3.49%	89.5%
2023 RHFB JK	7/27/23	4.01%	2.52%	62.8%	4.06%	3.51%	86.5%
2023 RHFB LM	8/23/23	4.19%	2.95%	70.4%	4.27%	3.91%	91.6%
2023 RHFB NOPQ	9/12/23	4.27%	2.98%	69.8%	4.35%	3.92%	90.1%
2023 RHFB RST	11/8/23	4.49%	3.20%	71.3%	4.64%	4.20%	90.5%
2023 RHFB UV	11/15/23	4.53%	3.10%	68.4%	4.68%	4.12%	88.0%
2024 RHFB ABC	1/23/24	4.14%	2.46%	59.4%	4.38%	3.61%	82.4%
2024 RHFB DE	3/11/24	4.10%	2.40%	58.5%	4.26%	3.57%	83.8%
2024 RHFB FGHI	4/9/24	4.36%	2.65%	60.8%	4.50%	3.81%	84.7%
2024 RHFB JK	5/16/24	4.38%	2.75%	62.8%	4.52%	3.76%	83.2%
2024 RHFB LMN	6/11/24	4.39%	2.92%	66.5%	4.53%	3.79%	83.7%
2024 RHFB OPQ	7/30/24	4.15%	2.82%	67.9%	4.40%	3.68%	83.6%
2024 RHFB RS	8/20/24	3.82%	2.71%	70.9%	4.07%	3.59%	88.2%
2024 RHFB TUVW	11/12/24	4.43%	2.96%	66.8%	4.58%	3.79%	82.8%
2025 RHFB AB	2/4/2025	4.43%	2.89%	65.2%	4.64%	3.90%	84.1%
2025 RHFB CDE	2/20/2025	4.50%	3.00%	66.7%	4.74%	4.01%	84.6%
2025 RHFB FGH	5/1/2025	4.25%	3.29%	77.4%	4.74%	4.36%	92.0%
2025 RHFB IJ	6/17/2025	4.39%	3.32%	75.6%	4.88%	4.54%	93.0%
2025 RHFB KLMN	9/16/2025	4.04%	2.86%	70.8%	4.65%	4.21%	90.5%
2026 RHFB ABC	2/4/2026	4.29%	2.60%	60.61%	4.91%	4.29%	87.37%
Change from RHFB 2025 KLMN		+25 bps	-26 bps	-10.19%	+26 bps	+8 bps	-3.16%

NON-AMT SINGLE FAMILY HOUSING BOND PRICING COMPARABLES, PAST MONTH PLUS EARLIER MHFA

Pricing Date	2/4/26			2/3/26			2/3/26			2/3/26			2/3/26		
Amount	\$87,955,000			\$141,850,000			\$34,390,000			\$75,000,000			\$106,400,000		
Issuer	Minnesota HFA			Nebraska IFA			Vermont HFA			Virginia HDA			Alaska HFA		
Series	2026 Series A			2026 Series A			2026 Series A			2025 Series G-1 (RMKT)			2026 Series A		
Program	Single Family / Negotiated			Single Family / Negotiated											
Rating(s)	Aa1 / AA+ / -			- / AAA / -			Aa1 / AA+ / -			Aaa / AAA / -			Aaa / AAA / -		
Tax Status	Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT		
Maturity Yr ('26 pricings)	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to iMMD	Coupon Mar1 / Sep1	Yield (if diff.)	Spread to iMMD	Coupon May1 / Nov1	Yield (if diff.)	Spread to iMMD	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to iMMD	Coupon Jun1 / Dec1	Yield (if diff.)	Spread to iMMD
0 2026													5.00	2.39	
1 2027	2.55 / 2.55	-	+43 / +43							2.55	-	+39	5.00 / 5.00	2.44 / 2.46	+28 / +30
2 2028	2.625 / 2.65	-	+49.5 / +52	2.55	-	+38				2.60 / 2.65	-	+44 / +49	5.00 / 5.00	2.49 / 2.52	+33 / +35
3 2029	2.70 / 2.70	-	+56 / +56	2.65 / 2.70	-	+48 / +53				2.70 / 2.70	-	+53 / +53	5.00 / 5.00	2.57 / 2.59	+40 / +42
4 2030	2.75 / 2.80	-	+59 / +63	2.75 / 2.80	-	+56 / +59				2.75 / 2.75	-	+56 / +55	5.00 / 5.00	2.66 / 2.69	+46 / +48
5 2031	2.80 / 2.85	-	+61 / +64	2.85 / 2.90	-	+64 / +66				2.80 / 2.85	-	+59 / +62	5.00 / 5.00	2.73 / 2.76	+51 / +51
6 2032	2.90 / 2.95	-	+64 / +64	2.95 / 3.00	-	+66 / +66				2.95 / 3.00	-	+67 / +67	5.00 / 5.00	2.84 / 2.88	+52 / +52
7 2033	3.00 / 3.10	-	+65 / +74	3.10 / 3.10	-	+73 / +72	3.15 / 3.15	-	+77 / +77	3.10 / 3.15	-	+73 / +77	5.00 / 5.00	2.91 / 2.92	+53 / +54
8 2034	3.25 / 3.30	-	+84 / +87	3.25 / 3.30	-	+82 / +83	3.30 / 3.35	-	+86 / +86	3.30 / 3.35	-	+87 / +90	5.00 / 3.35	2.98 / 3.35	+54 / +85
9 2035	3.40 / 3.45	-	+89 / +90	3.40 / 3.45	-	+86 / +86	3.40 / 3.50	-	+85 / +90	3.45 / 3.50	-	+92 / +93	3.45 / 3.50	-	+89 / +89
10 2036	3.50 / 3.60	-	+90 / +94	3.55 / 3.60	-	+92 / +91	3.55 / 3.60	-	+89 / +90	3.55 / 3.60	-	+93 / +92	3.55 / 3.60	-	+88 / +89
11 2037	3.65 / 3.70	-	+91 / +94	3.65 / 3.70	-	+89 / +91	3.70 / 3.75	-	+93 / +95	3.70 / 3.75	-	+94 / +97	3.70 / 3.75	-	+93 / +94
12 2038	3.75 / 3.80	-	+89 / +92	3.75 / 3.75	-	+86 / +84	3.80 / 3.85	-	+90 / +93	3.80 / 3.85	-	+92 / +95	3.80 / 5.00 / 3.85	3.80 / 3.98 / 3.85	+90 / +106 / +93
13 2039													4.00	-	+90
14 2040															
15 2041	4.10	-	+85	5.50	3.75	+48	4.15	-	+88	4.15	-	+88			
16 2042													4.25	-	+85
17 2043															
18 2044															
19 2045															
20 2046				4.65	-	+68	4.60	-	+63	4.60	-	+63	4.65	-	+68
21 2047	4.60	-	+54												
22 2048															
23 2049															
24 2050															
25 2051				4.75	-	+52	4.75	-	+52	4.70	-	+47	4.75	-	+52
26 2052															
27 2053													4.80	-	+54
28 2054															
29 2055															
30 2056										4.75	-	+46			
31 2057															
32 2058															
PAC	6.00	3.21	+94	6.25	3.15	+94	6.25	3.22	+101				6.00	3.18	+97
PAC AvgLf, Price	5yrs, 75-500% PSA, \$114.808			5yrs, 50-700% PSA, \$114.019			5yrs, 100-650% PSA, %113.745			5yrs, 50-700% PSA, \$112.689					
Notes										Remarketing			12/26-6/34 maturities are lockout serials		
Par Call	1/1/34 (+adj PAC)			9/1/34 (+adj PAC)			5/1/34 (+adj PAC)			7/1/34			6/1/34 (+adj PAC)		
Sr Manager	RBC Capital Markets			JPMorgan Securities			JPMorgan Securities			Raymond James			Raymond James		

NON-AMT SINGLE FAMILY HOUSING BOND PRICING COMPARABLES, PAST MONTH PLUS EARLIER MHFA

Pricing Date	2/2/26			2/2/26			1/27/26			1/22/26			1/21/26			1/15/26		
Amount	\$70,000,000			\$80,600,000			\$112,250,000			\$96,000,000			\$70,000,000			\$100,000,000		
Issuer	Oklahoma HFA			Indiana HDCA			Maine SHA			New Mexico MFA			Montana BOH			Wisconsin HEDA		
Series	2026 Series A			2026 Series A-1			2026 Series A											
Program	Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated		
Rating(s)	Aaa / - / -			Aaa / - / -			Aa1 / AA+ / -			Aa1 / - / -			Aa1 / AA+ / -			Aa2 / - / -		
Tax Status	Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT		
Maturity Yr (26 pricings)	Coupon Mar1 / Sep1	Yield (if diff.)	Spread to iMMD	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to iMMD	Coupon Nov15	Yield (if diff.)	Spread to iMMD	Coupon Mar1 / Sep1	Yield (if diff.)	Spread to iMMD	Coupon Jun1 / Dec1	Yield (if diff.)	Spread to iMMD	Coupon Mar1 / Sep1	Yield (if diff.)	Spread to iMMD
0 2026													2.60	-		2.65	-	
1 2027	2.55 / 2.55	-	+37 / +37							2.60 / 2.60	-	+39 / +39	2.65 / 2.65	-	+43 / +43	2.65 / 2.65	-	+44 / +45
2 2028	2.65 / 2.70	-	+47 / +51				2.70	-	+51	2.65 / 2.70	-	+44 / +49	2.70 / 2.70	-	+48 / +48	2.70 / 2.70	-	+48 / +48
3 2029	2.75 / 2.75	-	+56 / +56				2.75	-	+55	2.75 / 2.75	-	+54 / +54	2.75	-	+54	2.75 / 2.75	-	+56 / +56
4 2030	2.80 / 2.80	-	+59 / +57				2.80	-	+55	2.80 / 2.85	-	+56 / +59	2.85	-	+58	2.75 / 2.75	-	+51 / +49
5 2031	2.85 / 2.90	-	+61 / +63				2.90	-	+59	2.90 / 2.95	-	+62 / +64	2.90 / 2.95	-	+60 / +62	2.80 / 2.85	-	+53 / +55
6 2032	2.95 / 3.00	-	+63 / +63				3.00	-	+62	3.00 / 3.05	-	+65 / +66	3.00 / 3.00	-	+62 / +58	3.00	3.042	+66.2
7 2033	3.10 / 3.20	-	+70 / +79				3.20	-	+78	3.15 / 3.20	-	+72 / +76	3.125 / 3.20	-	+67.5 / +75	3.15	3.187	+75.7
8 2034	3.30 / 3.35	-	+84 / +85				3.35	-	+82	3.30 / 3.35	-	+81 / +82	3.30 / 3.35	-	+79 / +78	3.30 / 3.35	-	+83 / +84
9 2035	3.45 / 3.50	-	+88 / +88				3.50	-	+86	3.45 / 3.50	-	+85 / +85	3.45 / 3.50	-	+82 / +82	3.45 / 3.50	-	+87 / +87
10 2036	3.55 / 3.60	-	+90 / +89				3.60	-	+87	3.60 / 3.60	-	+91 / +86	3.60 / 3.60	-	+87 / +83	3.60 / 3.60	-	+93 / +88
11 2037	3.70 / 3.75	-	+92 / +94	3.65	-	+85	3.75	-	+91	3.75 / 3.80	-	+93 / +95	3.70 / 3.75	-	+86 / +87	3.70 / 3.75	-	+90 / +92
12 2038	3.80 / 3.85	-	+89 / +92	3.75 / 3.75	-	+85 / +83	3.85	-	+89	3.85 / 3.90	-	+90 / +93	3.80 / 3.85	-	+84 / +87	3.80 / 3.85	-	+88 / +91
13 2039																		
14 2040																		
15 2041	4.15	-	+86	4.10	-	+81	4.15	-	+83	4.15	-	+83	4.15	-	+83	4.15	-	+87
16 2042																		
17 2043																		
18 2044																4.50	-	+82
19 2045																		
20 2046	4.625	-	+65.5	4.65	-	+68	4.65	-	+67	4.60	-	+62	4.65	-	+67			
21 2047																		
22 2048																		
23 2049																		
24 2050																		
25 2051	4.75	-	+52	4.75	-	+52	4.80	-	+57	4.75	-	+52	4.80	-	+57			
26 2052																		
27 2053																		
28 2054																		
29 2055													4.85	-	+57			
30 2056	4.80	-	+51							4.80	-	+51						
31 2057																		
32 2058																		
PAC	6.00	3.24	+93				6.00	3.23	+96	5.75	3.29	+101	5.75	3.26	+97	5.75	3.24	+97
PAC AvgLf, Price	6yrs, 100-700% PSA, \$114.670						5yrs, 75-700% PSA, \$112.544			5yrs, 75-500% PSA, \$111.096			5yrs, 75-600% PSA, \$111.265			5yrs, 75-500% PSA, \$111.326		
Notes																		
Par Call	3/1/34 (+adj PAC)			1/1/34			5/15/34 (+adj PAC)			3/1/34 (+adj PAC)			6/1/34 (+adj PAC)			9/1/34 (+adj PAC)		
Sr Manager	Raymond James			JPMorgan Securities			BofA Securities			RBC Capital Markets			RBC Capital Markets			RBC Capital Markets		

NON-AMT SINGLE FAMILY HOUSING BOND PRICING COMPARABLES, PAST MONTH PLUS EARLIER MHFA

Pricing Date	1/13/26			1/12/26			1/7/26			1/7/26			1/6/26		
Amount	\$64,500,000			\$250,000,000			\$65,000,000			\$71,515,000			\$120,000,000		
Issuer	Colorado HFA			Texas DHCA			New Hampshire HFA			Mississippi HC			South Dakota HDA		
Series	2026 Series A			Series 2026 A			2026 Series A			Series 2026 A			2026 Series A		
Program	Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated		
Rating(s)	Aaa / AAA / -			Aa1 / AA+ / -			Aa1 / - / -			Aa1 / - / -			Aaa / AAA / -		
Tax Status	Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT		
Maturity Yr ('26 pricings)	Coupon Nov1	Yield (if diff.)	Spread to iMMD	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to iMMD	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to iMMD	Coupon Jun1 / Dec1	Yield (if diff.)	Spread to iMMD	Coupon May1 / Nov1	Yield (if diff.)	Spread to iMMD
0 2026															
1 2027				2.60	-	+34									
2 2028				2.60 / 2.65	-	+34 / +39									
3 2029				2.70 / 2.70	-	+49 / +49							2.80	-	+53
4 2030				2.70 / 2.70	-	+46 / +45							2.85	-	+55
5 2031				2.75 / 2.80	-	+48 / +51									
6 2032				2.95 / 3.00	-	+63 / +63									
7 2033				3.10 / 3.10	-	+66 / +65									
8 2034				3.25 / 3.35	-	+76 / +84									
9 2035				3.40 / 3.45	-	+83 / +84				3.50	-	+85			
10 2036				3.55 / 3.55	-	+88 / +82				3.55 / 3.65	-	+83 / +89	3.65	-	+86
11 2037				3.65 / 3.70	-	+83 / +86	3.65 / 3.70	-	+83 / +86	3.70 / 3.75	-	+87 / +88	3.70 / 3.75	-	+83 / +85
12 2038				3.80 / 3.80	-	+87 / +85	3.80 / 3.80	-	+87 / +85	3.80 / 3.80	-	+85 / +85	3.80 / 3.80	-	+81 / +81
13 2039															
14 2040										4.10	-	+93			
15 2041				4.15	-	+87	4.15	-	+84				4.20	-	+85
16 2042															
17 2043															
18 2044															
19 2045										5.50 / 4.60	-	+166 / +76			
20 2046				5.00 / 4.625	4.30 / 4.625	+37 / +69.5	4.65	-	+72				4.65	-	+68
21 2047															
22 2048															
23 2049															
24 2050										5.50 / 4.80	-	+138 / +68			
25 2051				5.00 / 4.80	4.50 / 4.80	+35 / +65	6.00	4.62	+47				4.85	-	+68
26 2052															
27 2053										4.85	-	+67			
28 2054															
29 2055															
30 2056				4.85	-	+64	4.875	-	+66.5						
31 2057															
32 2058															
PAC	6.00	3.24	+97	6.00	3.35	+102	6.25	3.37	+104	6.25	3.27	+99	6.00	3.36	+99
PAC AvgLf, Price	5yrs, 100-700% PSA, \$112.479			6yrs, 50-700% PSA, \$114.020			6yrs, 100-500% PSA, \$115.172			5yrs, 50-600% PSA, \$113.48			6yrs, 75-700% PSA, \$113.971		
Notes															
Par Call	11/1/33 (+adj PAC)			1/1/34 (+adj PAC)			1/1/34 (+adj PAC)			1/1/34 (+adj PAC)			11/1/33 (+adj PAC)		
Sr Manager	BofA Securities			Morgan Stanley			BofA Securities			Raymond James			Wells Fargo		

NON-AMT SINGLE FAMILY HOUSING BOND PRICING COMPARABLES, PAST MONTH PLUS EARLIER MHFA

Pricing Date	1/6/26			1/6/26			9/16/25			5/1/25			2/20/25		
Amount	\$120,000,000			\$155,000,000			\$77,020,000			\$87,560,000			\$69,565,000		
Issuer	Florida HFC			Illinois HDA			Minnesota HFA			Minnesota HFA			Minnesota HFA		
Series	2025 Series 1			2026 Series A			2025 Series L			2025 Series F			2025 Series C		
Program	Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated		
Rating(s)	Aaa / - / -			- / AAA / -			Aa1 / AA+ / -			Aa1 / AA+ / -			Aa1 / AA+ / -		
Tax Status	Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT		
Maturity Yr (*26 pricings)	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to iMMD	Coupon Apr1 / Oct1	Yield (if diff.)	Spread to iMMD	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to iMMD	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to iMMD	Coupon 56796	Yield (if diff.)	Spread to iMMD
0 2026							2.55	-	+43	3.50	-	+64			
1 2027							2.55 / 2.60	-	+55 / +60	3.55 / 3.60	-	+66 / +71			
2 2028	2.70 / 2.75	-	+38 / +43				2.65 / 2.70	-	+66 / +71	3.65 / 3.70	-	+76 / +81			
3 2029	2.80 / 2.80	-	+53 / +53				2.75 / 2.80	-	+73 / +78	3.80 / 3.85	-	+88 / +93			
4 2030	2.85 / 2.875	-	+56 / +57.5				2.95	-	+85	3.875 / 3.90	-	+90.5 / +93			
5 2031	2.90 / 2.95	-	+58 / +61							4.00 / 4.00	-	+99 / +99			
6 2032	3.05 / 3.10	-	+69 / +69							4.10 / 4.10	-	+105 / +103			
7 2033	3.20 / 3.25	-	+70 / +74							4.20 / 4.20	-	+109 / +108			
8 2034	3.30 / 3.40	-	+77 / +85							4.30 / 4.35	-	+111 / +113			
9 2035	3.45 / 3.50	-	+84 / +85	3.45 / 3.55	-	+82 / +88	3.80	-	+97	4.40 / 4.40	-	+113 / +111			
10 2036	3.60 / 3.60	-	+89 / +83	3.60 / 3.625	-	+86 / +83.5	3.90 / 3.95	-	+93 / +93	4.50 / 4.50	-	+113 / +111			
11 2037	3.70 / 3.75	-	+84 / +87	3.75 / 3.75	-	+88 / +85	4.05 / 4.05	-	+91 / +90	4.50 / 4.50	-	+105 / +103			
12 2038	3.80 / 3.80	-	+83 / +81	3.85 / 3.85	-	+87 / +86									
13 2039															
14 2040							4.55	-	+106	4.60	-	+89			
15 2041	4.125	-	+77.5	4.25	-	+90									
16 2042															
17 2043															
18 2044															
19 2045							4.85	-	+87	4.85	-	+72			
20 2046	4.625	-	+65.5	5.00 / 4.70	4.35 / 4.70	+38 / +73									
21 2047															
22 2048										4.90	-	+67			
23 2049															
24 2050							4.95	-	+79						
25 2051	4.85	-	+68	4.90	-	+73									
26 2052															
27 2053															
28 2054															
29 2055															
30 2056	4.90	-	+67												
31 2057															
32 2058															
PAC	6.00	3.35	+99	6.25	3.37	+101	6.00	3.33	+120	6.25	3.96	+99	6.25	3.77	+100
PAC AvgLf, Price	6yrs, 75-500% PSA, \$113.974			6yrs, 75-600% PSA, \$115.193			5yrs, 75-600% PSA, \$112.067			5yrs 75-500% PSA, \$110.143			yrs 75-400% PSA, \$112.91		
Notes				10/1/46 & 4/1/51 are lockouts											
Par Call	1/1/34 (+adj PAC)			4/1/34 (+adj PAC)			7/1/33 (+adj PAC)			7/1/33			7/1/33		
Sr Manager	Raymond James			Morgan Stanley			RBC Capital Markets			RBC Capital Markets			RBC Capital Markets		

TAXABLE HOUSING BOND PRICING COMPARABLES, PAST MONTH PLUS EARLIER MHFA

Pricing Date	2/4/26			2/3/26			2/3/26			2/3/26		
Amount	\$52,045,000			\$55,000,000			\$75,000,000			\$5,000,000		
Issuer	Minnesota HFA			Nebraska IFA			Oregon HCSD			Vermont HFA		
Series	2026 Series B			2026 Series B			2026 Series A			2026 Series B		
Program	Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated		
Rating(s)	Aa1 / AA+ / -			- / AAA / -			Aa2 / - / -			Aa1 / AA+ / -		
Tax Status	Taxable			Taxable			Taxable			Taxable		
Maturity Yr ('26 pricings)	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST	Coupon Sep1	Yield (if diff.)	Spread to UST	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST	Coupon May1 / Nov1	Yield (if diff.)	Spread to UST
0 2026												
1 2027							3.713 / 3.713	- +15 / +15 to 2yr		3.74 / 3.74	- +25 / +25 to 1yr	
2 2028							3.763 / 3.763	- +20 / +20 to 2yr		3.79 / 3.79	- +22 / +22 to 2yr	
3 2029							3.808 / 3.878	- +17 / +24 to 3yr		3.86 / 3.91	- +22 / +27 to 3yr	
4 2030							3.986 / 4.036	- +16 / +21 to 5yr		4.05 / 4.10	- +22 / +27 to 5yr	
5 2031							4.116 / 4.166	- +29 / +34 to 5yr		4.15 / 4.20	- +32 / +37 to 5yr	
6 2032							4.411 / 4.491	- +37 / +45 to 7yr		4.47 / 4.52	- +43 / +48 to 7yr	
7 2033							4.541 / 4.591	- +50 / +55 to 7yr		4.57	- +53 to 7yr	
8 2034	5.00 / 4.828	4.181 / 4.828	+35 / +55 to 5yr	4.181	- +35 to 5yr		4.765 / 4.815	- +50 / +55 to 10yr				
9 2035	4.908 / 4.958	-	+63 / +68 to 7yr				4.915 / 4.965	- +65 / +70 to 10yr				
10 2036	5.028 / 5.058	-	+75 / +78 to 7yr				5.065 / 5.115	- +80 / +85 to 10yr				
11 2037	5.108 / 5.148	-	+83 / +87 to 7yr				5.165 / 5.215	- +90 / +95 to 10yr				
12 2038	5.218 / 5.258	-	+94 / +98 to 7yr	5.015	- +75 to 10yr		5.265 / 5.315	- +100 / +105 to 10yr				
13 2039												
14 2040												
15 2041	5.498	-	+122 to 7yr	5.485	- +122 to 10yr		5.535	- +127 to 10yr				
16 2042												
17 2043												
18 2044												
19 2045												
20 2046	5.798	-	+88 to 30yr	5.757	- +86 to 30yr		5.791	- +89 to 30yr				
21 2047												
22 2048												
23 2049				5.817	- +92 to 30yr							
24 2050	5.838	-	+92 to 30yr									
25 2051												
26 2052							5.831	- +93 to 30yr				
27 2053												
28 2054												
29 2055												
30 2056										5.91	- +101 to 30yr	
31 2057												
32 2058												
PAC							6.00	4.796 +97 to 5yr				
PAC AvgLf, Price							5.5yrs, 75-700% PSA, \$105.625					
Notes												
Par Call		1/1/34			9/1/34		1/1/34 (+adj PAC)			5/1/34		
Sr Manager		RBC Capital Markets			JPMorgan Securities		BofA Securities			JPMorgan Securities		

TAXABLE HOUSING BOND PRICING COMPARABLES, PAST MONTH PLUS EARLIER MHFA

Pricing Date	2/3/26			2/2/26			1/27/26			1/22/26		
Amount	\$150,000,000			\$42,015,000			\$269,760,000			\$24,000,000		
Issuer	Virginia HDA			Indiana HCDA			Connecticut HFA			New Mexico MFA		
Series	2026 Series A			2026 Series A-2			2026 Series A-2			2026 Series B		
Program	Single Family / Negotiated			Single Family / Negotiated			Multifamily / Negotiated			Single Family / Negotiated		
Rating(s)	Aaa / AAA / -			Aaa / - / -			Aaa / AAA / -			Aa1 / - / -		
Tax Status	Taxable			Taxable			Taxable			Taxable		
Maturity Yr	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread
(*26 pricings)	Jan1 / Jul1	(if diff.)	to UST	Jan1 / Jul1	(if diff.)	to UST	May15 / Nov15	(if diff.)	to UST	Mar1 / Sep1	(if diff.)	to UST
0 2026				3.697	-	+13 to 2yr	3.701	-	+13 to 2yr			
1 2027	3.695 / 3.715	-	+13 / +15 to 2yr	3.697 / 3.697	-	+13 / +13 to 2yr	3.701 / 3.701	-	+13 / +13 to 2yr	3.764 / 3.764	-	+15 / +15 to 2yr
2 2028	3.765 / 3.765	-	+20 / +20 to 2yr	3.767 / 3.767	-	+20 / +20 to 2yr	3.771 / 3.771	-	+20 / +20 to 2yr	3.804 / 3.804	-	+19 / +19 to 2yr
3 2029	3.841 / 3.871	-	+20 / +23 to 3yr	3.842 / 3.892	-	+20 / +25 to 3yr	3.843 / 3.893	-	+20 / +25 to 3yr	3.864 / 3.914	-	+18 / +23 to 3yr
4 2030	4.03 / 4.08	-	+20 / +25 to 5yr	4.003 / 4.043	-	+17 / +21 to 5yr	4.018 / 4.068	-	+20 / +25 to 5yr	4.041 / 4.091	-	+19 / +24 to 5yr
5 2031	4.13 / 4.16	-	+30 / +33 to 5yr	4.103 / 4.163	-	+27 / +33 to 5yr	4.118 / 4.168	-	+30 / +35 to 5yr	4.141 / 4.191	-	+29 / +34 to 5yr
6 2032	4.444 / 4.494	-	+40 / +45 to 7yr	4.422 / 4.462	-	+37 / +41 to 7yr	4.421 / 4.471	-	+40 / +45 to 7yr	4.447 / 4.497	-	+40 / +45 to 7yr
7 2033	4.544 / 4.594	-	+50 / +55 to 7yr	4.532 / 4.572	-	+48 / +52 to 7yr	4.521 / 4.571	-	+50 / +55 to 7yr	4.547 / 4.597	-	+50 / +55 to 7yr
8 2034	4.769 / 4.819	-	+50 / +55 to 10yr	4.775	-	+50 to 10yr	4.729 / 4.779	-	+50 / +55 to 10yr	4.751 / 4.801	-	+50 / +55 to 10yr
9 2035	4.919 / 4.969	-	+65 / +70 to 10yr				4.879 / 4.929	-	+65 / +70 to 10yr	4.901 / 4.951	-	+65 / +70 to 10yr
10 2036	5.069 / 5.099	-	+80 / +83 to 10yr							5.051 / 5.101	-	+80 / +85 to 10yr
11 2037	5.169 / 5.219	-	+90 / +95 to 10yr	4.955	-	+68 to 10yr				5.151 / 5.201	-	+90 / +95 to 10yr
12 2038	5.269 / 5.319	-	+100 / +105 to 10yr				5.139	-	+91 to 10yr	5.241 / 5.281	-	+99 / +103 to 10yr
13 2039												
14 2040												
15 2041	5.539	-	+127 to 10yr				5.489	-	+126 to 10yr	5.581	-	+133 to 10yr
16 2042												
17 2043												
18 2044												
19 2045												
20 2046	5.783	-	+88 to 30yr							5.765	-	+92 to 30yr
21 2047							5.729	-	+89 to 30yr			
22 2048												
23 2049												
24 2050												
25 2051	5.833	-	+93 to 30yr							5.815	-	+97 to 30yr
26 2052												
27 2053												
28 2054												
29 2055												
30 2056	5.883	-	+98 to 30yr							5.835	-	+99 to 30yr
31 2057												
32 2058												
PAC				6.25	4.723	+89 to 5yr	6.00	4.748	+93 to 5yr	5.75	4.801	+95 to 5yr
PAC AvgLf, Price				5yrs, 50-700% PSA, \$106.614			5yrs, 75-500% PSA, \$105.410			5yrs, 75-500% PSA, \$104.087		
Notes												
Par Call	7/1/34			1/1/34 (+adj PAC)			5/15/34 (+adj PAC)			3/1/34 (+adj PAC)		
Sr Manager	Raymond James			JPMorgan Securities			RBC Capital Markets			RBC Capital Markets		

TAXABLE HOUSING BOND PRICING COMPARABLES, PAST MONTH PLUS EARLIER MHFA

Pricing Date	1/15/26			1/13/26			1/8/26			1/7/26		
Amount	\$60,000,000			\$58,500,000			\$5,175,000			\$15,000,000		
Issuer	Wisconsin HEDA			Colorado HFA			Wisconsin HEFA			New Hampshire HFA		
Series	2026 Series B			2026 Series B-1			Series 2026 B			2026 Series B		
Program	Single Family / Negotiated			Single Family / Negotiated			Multifamily / Negotiated			Single Family / Negotiated		
Rating(s)	Aa2 / - / -			Aaa / AAA / -			- / AA- / -			Aa1 / - / -		
Tax Status	Taxable			Taxable			Taxable			Taxable		
Maturity Yr ('26 pricings)	Coupon Mar1 / Sep1	Yield (if diff.)	Spread to UST	Coupon May1 / Nov1	Yield (if diff.)	Spread to UST	Coupon Nov1	Yield (if diff.)	Spread to UST	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST
0 2026				3.678	-	+15 to 2yr	4.25	-	+77 to 1yr			
1 2027				3.678 / 3.678	-	+15 / +15 to 2yr	4.30	-	+82 to 1yr	3.589 / 3.599	-	+12 / +13 to 2yr
2 2028				3.728 / 3.728	-	+20 / +20 to 2yr	4.35	-	+86 to 2yr	3.629 / 3.669	-	+16 / +20 to 2yr
3 2029				3.786 / 3.836	-	+20 / +25 to 3yr	4.45	-	+89 to 3yr	3.725 / 3.775	-	+20 / +25 to 3yr
4 2030				3.945 / 3.945	-	+20 / +20 to 5yr	4.60	-	+86 to 5yr	3.898 / 3.898	-	+20 / +20 to 5yr
5 2031				3.995 / 4.045	-	+25 / +30 to 5yr	4.70	-	+96 to 5yr	3.948 / 3.998	-	+25 / +30 to 5yr
6 2032				4.35 / 4.40	-	+40 / +45 to 7yr	4.85	-	+90 to 7yr	4.306 / 4.326	-	+40 / +42 to 7yr
7 2033				4.45 / 4.50	-	+50 / +55 to 7yr	4.90	-	+95 to 7yr	4.406 / 4.456	-	+50 / +55 to 7yr
8 2034	4.00	4.105	+35 to 5yr	4.673 / 4.723	-	+50 / +55 to 10yr				4.642 / 4.692	-	+50 / +55 to 10yr
9 2035	4.774 / 4.804	-	+62 / +65 to 10yr	4.823 / 4.873	-	+65 / +70 to 10yr				4.792 / 4.842	-	+65 / +70 to 10yr
10 2036	4.864 / 4.944	-	+71 / +79 to 10yr	4.953 / 5.003	-	+78 / +83 to 10yr				4.912 / 4.942	-	+77 / +80 to 10yr
11 2037	5.064 / 5.124	-	+91 / +97 to 10yr	5.103 / 5.153	-	+93 / +98 to 10yr				5.042	-	+90 to 10yr
12 2038				5.203 / 5.253	-	+103 / +108 to 10yr						
13 2039												
14 2040												
15 2041	5.444	-	+129 to 10yr	5.503	-	+133 to 10yr						
16 2042												
17 2043												
18 2044												
19 2045												
20 2046	5.672	-	+89 to 30yr									
21 2047				5.787	-	+96 to 30yr						
22 2048												
23 2049												
24 2050												
25 2051	5.742	-	+96 to 30yr									
26 2052												
27 2053												
28 2054												
29 2055												
30 2056	5.782	-	+100 to 30yr									
31 2057												
32 2058												
PAC												
PAC AvgLf, Price												
Notes												
Par Call	9/1/34			11/1/33			None			1/1/34		
Sr Manager	RBC Capital Markets			BofA Securities			Piper Sandler & Co			BofA Securities		

TAXABLE HOUSING BOND PRICING COMPARABLES, PAST MONTH PLUS EARLIER MHFA

Pricing Date	1/7/26				1/6/26			1/6/26			1/6/26		
Amount	\$14,225,000				\$25,000,000			\$50,000,000			\$45,000,000		
Issuer	Mississippi HC				South Dakota HDA			Florida HFC			Illinois HDA		
Series	Series 2026 B				2026 Series A			2026 Series 2			2025 Series B		
Program	Single Family / Negotiated				Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated		
Rating(s)	Aa1 / - / -				Aaa / AAA / -			Aaa / - / -			Aaa / - / -		
Tax Status	Taxable				Taxable			Taxable			Non-AMT		
Maturity Yr	(#26 pricings)	Coupon Jun1 / Dec1	Yield (if diff.)	Spread to UST	Coupon May1 / Nov1	Yield (if diff.)	Spread to UST	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST	Coupon Apr1 / Oct1	Yield (if diff.)	Spread to UST
0	2026	6.00	3.60	+12 to 1yr									
1	2027	6.00 / 6.00	3.59 / 3.58	+11 / +10 to 1yr	3.587 / 3.577	-	+13 / +12 to 2yr				3.632 / 3.632	-	+15 / +15 to 2yr
2	2028	6.00 / 6.00	3.65 / 3.65	+18 / +18 to 2yr	3.627 / 3.637	-	+17 / +18 to 2yr	3.661 / 3.661	-	+20 / +20 to 2yr	3.662 / 3.682	-	+18 / +20 to 2yr
3	2029	6.00 / 6.00	3.70 / 3.74	+17 / +21 to 3yr	3.746	-	+23 to 3yr	3.722 / 3.772	-	+20 / +25 to 3yr	3.747 / 3.797	-	+20 / +25 to 3yr
4	2030	6.00 / 6.00	3.88 / 3.88	+18 / +18 to 5yr	3.931	-	+23 to 5yr	3.905 / 3.885	-	+20 / +18 to 5yr	3.981 / 4.031	-	+25 / +30 to 5yr
5	2031	6.00 / 6.00	3.93 / 3.98	+23 / +28 to 5yr	4.001 / 4.051	-	+30 / +35 to 5yr	3.935 / 3.985	-	+23 / +28 to 5yr	4.081 / 4.131	-	+35 / +40 to 5yr
6	2032	6.00 / 6.00	4.28 / 4.34	+37 / +43 to 7yr	4.319 / 4.369	-	+40 / +45 to 7yr	4.304 / 4.374	-	+38 / +45 to 7yr	4.325 / 4.375	-	+38 / +43 to 7yr
7	2033	6.00 / 6.00	4.38 / 4.42	+47 / +51 to 7yr	4.419 / 4.469	-	+50 / +55 to 7yr	4.424 / 4.474	-	+50 / +55 to 7yr	4.445 / 4.495	-	+50 / +55 to 7yr
8	2034	4.62 / 4.67	-	+47 / +52 to 10yr	4.661 / 4.691	-	+50 / +53 to 10yr	4.667 / 4.717	-	+50 / +55 to 10yr	4.705 / 4.755	-	+52 / +57 to 10yr
9	2035	4.76 / 4.79	-	+61 / +64 to 10yr	4.791 / 4.831	-	+63 / +67 to 10yr	4.817 / 4.867	-	+65 / +70 to 10yr			
10	2036				4.921 / 4.971	-	+76 / +81 to 10yr	4.947 / 4.987	-	+78 / +82 to 10yr			
11	2037							5.087 / 5.137	-	+92 / +97 to 10yr			
12	2038							5.217 / 5.267	-	+105 / +110 to 10yr			
13	2039												
14	2040												
15	2041							5.497	-	+133 to 10yr			
16	2042												
17	2043												
18	2044												
19	2045												
20	2046							5.806	-	+95 to 30yr			
21	2047												
22	2048												
23	2049												
24	2050												
25	2051							5.856	-	+100 to 30yr			
26	2052												
27	2053												
28	2054												
29	2055												
30	2056							5.906	-	+105 to 30yr			
31	2057												
32	2058												
PAC								6.25	4.665	+96 to 5yr	6.25	4.721	+99 to 5yr
PAC AvgLf, Price								5yrs, 75-700% PSA, \$106.888			5yrs, 75-600% PSA, \$106.623		
Notes	12/1/26-12/1/33 are lockout serials												
Par Call	1/1/34				11/1/33			1/1/34 (+adj PAC)			4/1/34 (+adj PAC)		
Sr Manager	Raymond James				Wells Fargo			Raymond James			Morgan Stanley		

TAXABLE HOUSING BOND PRICING COMPARABLES, PAST MONTH PLUS EARLIER MHFA

Pricing Date		9/16/25			6/17/25			5/1/25			2/20/25		
Amount		\$51,605,000			\$60,000,000			\$52,440,000			\$90,435,000		
Issuer		Minnesota HFA			Minnesota HFA			Minnesota HFA			Minnesota HFA		
Series		2025 Series M			2025 Series I			2025 Series G			2025 Series D		
Program		Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated		
Rating(s)		Aa1 / AA+ / -			Aa1 / AA+ / -			Aa1 / AA+ / -			Aa1 / AA+ / -		
Tax Status		Taxable			Taxable			Taxable			Taxable		
Maturity Yr	(*26 pricings)	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST
0	2026	3.737 / 3.727	-	+23 / +22 to 2yr	4.316	-	+36 to 2yr						
1	2027	3.752 / 3.772	-	+28 / +30 to 3yr	4.336 / 4.376	-	+38 / +42 to 2yr						
2	2028	3.833 / 3.883	-	+25 / +30 to 5yr	4.438 / 4.508	-	+53 / +60 to 3yr						
3	2029	3.933 / 3.983	-	+35 / +40 to 5yr	4.551 / 4.601	-	+55 / +60 to 5yr						
4	2030	4.169 / 4.219	-	+40 / +45 to 7yr	4.651 / 4.701	-	+65 / +70 to 5yr						
5	2031	4.319 / 4.369	-	+55 / +60 to 7yr	4.907 / 4.967	-	+72 / +78 to 7yr						
6	2032	4.606 / 4.676	-	+58 / +65 to 10yr	5.037 / 5.087	-	+85 / +90 to 7yr						
7	2033	4.756 / 4.806	-	+73 / +78 to 10yr	5.335 / 5.385	-	+93 / +98 to 10yr	6.00	4.368	+55 to 5yr	6.00	4.692	+35 to 5yr
8	2034	4.896 / 4.956	-	+87 / +93 to 10yr	5.435 / 5.485	-	+103 / +108 to 10yr	5.211 / 5.281	-	+98 / +105 to 10yr	5.249 / 5.299	-	+75 / +80 to 10yr
9	2035	4.996 / 5.046	-	+97 / +102 to 10yr	5.525 / 5.575	-	+112 / +117 to 10yr	5.291 / 5.331	-	+106 / +110 to 10yr	5.349 / 5.379	-	+85 / +88 to 10yr
10	2036	5.106 / 5.146	-	+108 / +112 to 10yr	5.526 / 5.558	5.605 / 5.635	+120 / +123 to 10yr	5.381 / 5.421	-	+115 / +119 to 10yr	5.409 / 5.439	-	+91 / +94 to 10yr
11	2037				5.59 / 5.623	5.665 / 5.695	+126 / +129 to 10yr				5.459 / 5.499	-	+96 / +100 to 10yr
12	2038												
13	2039	5.476	-	+145 to 10yr									
14	2040				5.925	-	+152 to 10yr	5.701	-	+147 to 10yr	5.599	-	+110 to 10yr
15	2041												
16	2042												
17	2043												
18	2044	5.644	5.696	+105 to 30yr									
19	2045							6.014	-	+127 to 30yr	5.846	-	+110 to 30yr
20	2046				6.109	-	+120 to 30yr						
21	2047												
22	2048												
23	2049	5.699	5.746	+110 to 30yr									
24	2050							6.034	-	+129 to 30yr			
25	2051										5.896	-	+115 to 30yr
26	2052												
27	2053												
28	2054												
29	2055												
30	2056												
31	2057												
32	2058												
PAC					6.25	5.181	+118 to 5yr						
PAC AvgLf, Price					5yrs 75-500% PSA, \$104.567								
Notes								7/33 is 6% lockout priced to 5yr average life			7/1/33 is 6% lockout priced to 5yr average life		
Par Call								7/1/33			1/1/34		
Sr Manager								RBC Capital Markets			RBC Capital Markets		

TAXABLE HOUSING BOND PRICING COMPARABLES, PAST MONTH PLUS EARLIER MHFA

Pricing Date	2/4/25		
Amount	\$70,000,000		
Issuer	Minnesota HFA		
Series	2025 Series A		
Program	Single Family / Negotiated		
Rating(s)	Aa1 / AA+ / -		
Tax Status	Taxable		
Maturity	Coupon	Yield	Spread
Yr (26 pricings)	Jan1 / Jul1	(if diff.)	to UST
0 2026	4.438 / 4.438	-	+22 / +22 to 2yr
1 2027	4.478 / 4.548	-	+26 / +33 to 2yr
2 2028	4.585 / 4.585	-	+33 / +33 to 3yr
3 2029	4.624 / 4.624	-	+30 / +30 to 5yr
4 2030	4.684 / 4.754	-	+36 / +43 to 5yr
5 2031	4.887 / 4.947	-	+46 / +52 to 7yr
6 2032	4.977 / 4.997	-	+55 / +57 to 7yr
7 2033	5.155 / 5.195	-	+63 / +67 to 10yr
8 2034	5.255 / 5.325	-	+73 / +80 to 10yr
9 2035	5.355 / 5.405	-	+83 / +88 to 10yr
10 2036	5.445 / 5.445	-	+92 / +92 to 10yr
11 2037	5.485 / 5.505	-	+96 / +98 to 10yr
12 2038			
13 2039			
14 2040	5.595	-	+107 to 10yr
15 2041			
16 2042	5.774	-	+100 to 30yr
17 2043			
18 2044			
19 2045			
20 2046	5.824	-	+105 to 30yr
21 2047			
22 2048			
23 2049			
24 2050			
25 2051			
26 2052			
27 2053			
28 2054			
29 2055			
30 2056			
31 2057			
32 2058			
PAC	6.125	5.427	+100 to 7yr
PAC AvgLf, Price	6yrs 75-400% PSA, \$103.411		
Notes			
Par Call	7/1/33		
Sr Manager	RBC Capital Markets		

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Item: Post Sale Report, Residential Housing Finance Bonds, Series 2026 DE

Information Item: 9.F
Date: 3/26/26
Staff Contacts: Matt Dieveney, 651.539.9827, matthew.dieveney@state.mn.us
Andy Pratt, 651.539.9618, andy.pratt@state.mn.us
Request Type: No Action, Information

Request Summary

The Agency priced \$75,000,000 of its Series 2026 DE Residential Housing Finance Bonds on February 10, 2026. Series D bonds are fixed-rate while Series E is variable-rate. Both Series D and Series E are taxable issues. All series closed March 12, 2026. In accordance with the board's Policy No. 1 (Debt and Balance Sheet Management Policy) the attached detailed post-sale report is provided by the Agency's financial advisor, CSG Advisors.

Fiscal Impact

None.

Agency Priorities

- | | |
|---|--|
| <input checked="" type="checkbox"/> Improve the Housing System | <input checked="" type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input type="checkbox"/> Support People Needing Services |
| | <input type="checkbox"/> Strengthen Communities |

Attachments

- Post-Sale Report



\$75,000,000
Minnesota Housing Finance Agency
Residential Housing Finance Bonds
\$50,000,000 2026 Series D (Taxable)
\$25,000,000 2026 Series E (Taxable)

POST-SALE ANALYSIS

KEY RESULTS FOR MINNESOTA HOUSING

Purpose. 2026 Series DE accomplished the following major objectives:

1. Enabled Minnesota Housing to profitably finance Step Up first mortgages on its balance sheet and earn net income over future years.
2. Issued 100% of the debt as taxable, and, therefore, utilized no volume cap.
3. Achieved a direct spread on the bond issue of 1.34%, and an effective spread of 1.29% (including the associated hedge loss of \$264,000).

Key Measurable Objectives and Accomplishments. This issue was very successful even in a continually uncertain, and at times volatile, market environment.

<i>Objective</i>	<i>Result</i>
Finance new production on balance sheet	\$71.25 million of new Step Up first-mortgage loans in MBS securities, and \$3.75 million of 0% deferred payment second-mortgage loans
Leverage private activity bond volume cap by efficiently incorporating taxable debt	No volume cap used, as the issue was 100% taxable
Maximize spread on the overall transaction	Achieved a direct spread on the bond issue of 1.34%, and an effective spread of 1.29% including the associated hedge loss of \$264,000
Minimize use of and/or create zero participations (interest subsidies under IRS rules), and preserve them for future issues	Use/creation of zeros is not applicable to all-taxable bond issues
Achieve cost-effective bond yield	Overall bond yield is projected to be approximately 4.99% (including hedge loss)
Create future income streams that will support Pool 3	Increased indenture's expected net present value by approximately \$3.7 million at 150% PSA prepayment speed, after accounting for net service release premiums and hedge loss
Maintain high bond ratings	RHFB bonds are rated Aa1/AA+

TIMING AND STRUCTURE

Timing. The bonds were priced on Tuesday, February 10th.

Sizing. The issue was sized to fund pipeline lending.

Major Design Decisions

- 1. Bond finance Step Up loans.** Starting in 2023, TBA sales have become much less economically beneficial. The Agency has been a pioneer in moving to finance non-tax-exempt-qualified loans with taxable bonds.
- 2. Issue variable-rate debt.** In order to finance these loans at or above full spread, the Agency issued Series E (33% of the entire issue) as variable-rate demand bonds. For RHFB as a whole, the total amount of variable-rate debt remains less than 21%, well below the 30% of total indenture bonds outstanding often used as a benchmark for comparisons among HFAs and presentations to rating agencies.
- 3. Appropriately hedge the variable-rate debt.** For the \$25 million of variable-rate Series E bonds, the Agency entered into an interest rate swap with Wells Fargo Bank (Aa2/A+) at a rate of 4.668%. Minnesota Housing can terminate the entire swap at no cost to the Agency starting on January 1, 2033.
- 4. Time and size the issue to address volatile interest rates.** To deal with fluctuations in the bond and mortgage markets, Minnesota Housing has been: (a) actively adjusting interest rates for new loan reservations to help keep pace with the market and (b) issuing bonds frequently and quickly, in relationship to the amount of loans reserved, to help reduce interest rate risk.

Bond Structure

- 1. Series D.** The \$50 million of taxable fixed-rate bonds included serial maturities due between 2034 and 2035 (\$2.675 million), term bonds due between 2034 and 2045 (\$28.485 million), and \$18.84 million of planned amortization class (PAC) bonds due in 2056.
- 2. Series E.** The \$25 million of taxable variable-rate demand bonds are covered by an initial 5-year standby bond purchase agreement from Federal Home Loan Bank of Des Moines (effective March 12, 2026), assuring investors they can tender their bonds with reasonable notice if desired. The cost of the liquidity facility to the Agency is 28 basis points (bps) per year.

BOND SALE RESULTS

- 1. Market Environment.** The yield on 10-year Treasury bonds was somewhat volatile but remained within a relatively narrow range compared to periods of heightened volatility experienced in late 2024 and into 2025. In the days leading up to pricing on February 10, the 10-year Treasury yield remained around the 4.20% , reflecting a moderate increase from year-end 2025 levels and a continued range-bound pattern in the absence of a clear shift in monetary policy expectations entering early 2026.

In the municipal bond market, issuance and related market technicals continued to reflect strong underlying activity through 2025 and into early 2026. Total issuance for calendar year 2025 exceeded \$580 billion, approximately 13% higher than 2024 issuance of just over \$500 billion, indicating elevated supply levels relative to the prior year.

Municipal yield levels, relative to comparable Treasuries, remained supported by this supply environment and ongoing tax-adjusted demand. As of early February, indicative national AAA 10-year municipal yields were reported in the low- to mid-2.60% range, with AA and A rated credits modestly wider, consistent with typical tax-exempt yield spreads. Overall, the yield behavior in both the taxable and tax-exempt markets reflected mild volatility and stable trading conditions leading into the pricing date, set against continued elevated primary issuance in the municipal sector.

- 2. Institutional Interest.** Investor interest in the taxable Series D bonds was strong, as reflected by a 2.7x overall subscription and no unsold balances across the maturities. The 2034 and 2035 serial maturities were both 2.0x subscribed, resulting in a 1-bp reduction in spread. The term bonds were between 1.0x and 2.2x subscribed, resulting in 1-bp reduction in spread for all but two maturities (January 2034 and 2045), which were not adjusted. The 2056 PAC bonds were well received as reflected by a 4.6x oversubscription, resulting in a 5-bp spread reduction.
- 3. Comparable Transactions.** The most comparable taxable offerings were Iowa (AAA) and Kentucky (Aaa) on 2/9, as well as MHFA's 2026B taxable issuance on 2/4. For the 2034 term bonds, Minnesota's spread was equal to 2026B and Iowa, while being 10 bps tighter than Kentucky. The 2026D 2038 maturity priced 10 bps tighter than the equivalent maturity for the 2026B issue, and the 2041 maturity was 1-bp tighter for 2026D than it was for 2026B a week prior. There were no comparable transactions for the 2045 term maturity. Finally, Minnesota's \$18.8 million of PAC bonds priced 90 bps over the 5-year Treasury—2 bps tighter than Iowa (+92 to the 5-year), and 2 bps wider than Kentucky (+88 to the 5-year).

UNDERWRITING

Underwriters. RBC Capital Markets was senior manager. Morgan Stanley, Northland, Piper Sandler, and Wells Fargo served as regular co-managers.

Sales by Underwriter. As is customary for senior managers, RBC brought in most institutional orders. For the Series D bonds, RBC brought in approximately \$125.3 million of total orders, Piper Sandler brought in \$7.48 million of total orders, and Northland brought in \$625,000 of total orders.

Underwriter Fees. Management fees were appropriate, consistent with industry standards, and in the same range as fees reported for other housing issues of similar size and structure.

ISSUE DETAILS

Economic Calendar. At the time of pricing on February 10, 2026, the federal funds rate was 3.64%, unchanged since the last adjustment in December 2025. During its most recent meeting on January 28, 2026, the Federal Reserve maintained its cautious stance on interest rate policy, holding rates steady and reiterating that future decisions will remain dependent on incoming economic data. The Fed noted that inflation remains somewhat elevated and indicated that future policy actions will depend largely on sustained progress towards its 2% inflation target. Recent economic data indicate that growth has moderated relative to the stronger pace observed in 2024 and early 2025, but overall conditions remain resilient. Labor market indicators have shown gradual signs of improvement, with the unemployment rate reported at 4.3% as of January 2026, reflecting a modest improvement from late 2025.

The Fed's cautious stance reflects this combination of moderate inflation pressures and a market that has not softened decisively enough to prompt further rate cuts. As investors continue to weigh incoming macro data against Federal Reserve communications, markets remain sensitive to revisions in labor market and inflation readings, which are likely to influence expectations for future policy actions. Current market pricing suggests

that investors anticipate some degree of monetary easing over the course of the year, with expectations generally centered on one to two rate cuts in 2026.

Treasuries. At market close on February 10th, Treasury yields rallied across the curve following a weaker-than-expected monthly Retail Sales report, which increased optimism around potential rate cuts. The 10-year Treasury yield was 4.16%, down 6 bps on the day and 13 bps lower than when the 2026ABC bonds priced the week prior on February 4th.

The economic calendar during the week of pricing was relatively quiet, with investor focus continuing to center on incoming labor market indicators. The yield curve has continued to normalize into 2026, with the 2-year treasury at 3.45% on February 10th, 71 bps below the 10-year. This reflects a continued shift from the inverted yield curve conditions observed in early 2023, when the 2-year Treasury traded as much as 100 basis points above the 10-year Treasury.

Municipals. In the week leading into the February 10th pricing, municipal market technicals remained constructive, though the calendar was notably heavier than the prior week. RBC market reports highlighted that expected supply would ramp up to ~\$13.8 billion, the largest week of issuance so far this year, and that investors were actively allocating cash to the primary market as the larger calendar arrived. On February 10th, specifically, the primary market was active with \$1.8 billion of transactions pricing, with a generally constructive tone aided by February reinvestment cash and a strong Treasury backdrop. Fund flows and reinvestment remained supportive.

Earlier in 2025, tariff announcements had temporarily pushed municipal yields higher relative to Treasuries. Since then, ratios have retraced as investors stepped in at more attractive absolute yields. On the pricing date, the 10-year MMD/Treasury ratio was 62.5%, up slightly from the 60.6% level seen a week before during the Agency's 2026ABC sale.

Post-Sale Report: Minnesota Housing \$75,000,000 RHFB Series 2026 DE
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TABLE 1: COMPARISON OF RATES IN RECENT MHFA SINGLE-FAMILY TRANSACTIONS

Issue	Date	10-Year Treasury	10-Year MMD	MMD/Treasury	30-Year Treasury	30-Year MMD	MMD/Treasury
2022 RHFB AB	2/1/22	1.79%	1.50%	83.8%	2.11%	1.91%	91.1%
2022 RHFB CD	3/3/22	1.73%	1.61%	93.1%	2.16%	2.03%	94.0%
2022 RHFB EF	4/13/22	2.70%	2.46%	91.1%	2.81%	2.81%	100.0%
2022 RHFB GH	6/8/22	3.02%	2.45%	81.1%	3.17%	2.92%	92.1%
2022 RHFB IJK	9/13/22	3.42%	2.81%	82.1%	3.51%	3.62%	103.1%
2022 RHFB LMN	11/9/22	3.83%	3.26%	85.1%	4.31%	4.06%	94.2%
2023 RHFB ABC	2/7/23	3.68%	2.23%	60.6%	3.71%	3.24%	87.3%
2023 RHFB DE	4/19/23	3.60%	2.36%	65.6%	3.79%	3.40%	89.7%
2023 RHFB FG	6/18/23	3.72%	2.57%	69.1%	3.84%	3.50%	91.1%
2023 RHFB HI	6/29/23	3.85%	2.56%	66.5%	3.90%	3.49%	89.5%
2023 RHFB JK	7/27/23	4.01%	2.52%	62.8%	4.06%	3.51%	86.5%
2023 RHFB LM	8/23/23	4.19%	2.95%	70.4%	4.27%	3.91%	91.6%
2023 RHFB NOPQ	9/12/23	4.27%	2.98%	69.8%	4.35%	3.92%	90.1%
2023 RHFB RST	11/8/23	4.49%	3.20%	71.3%	4.64%	4.20%	90.5%
2023 RHFB UV	11/15/23	4.53%	3.10%	68.4%	4.68%	4.12%	88.0%
2024 RHFB ABC	1/23/24	4.14%	2.46%	59.4%	4.38%	3.61%	82.4%
2024 RHFB DE	3/11/24	4.10%	2.40%	58.5%	4.26%	3.57%	83.8%
2024 RHFB FGHI	4/9/24	4.36%	2.65%	60.8%	4.50%	3.81%	84.7%
2024 RHFB JK	5/16/24	4.38%	2.75%	62.8%	4.52%	3.76%	83.2%
2024 RHFB LMN	6/11/24	4.39%	2.92%	66.5%	4.53%	3.79%	83.7%
2024 RHFB OPQ	7/30/24	4.15%	2.82%	67.9%	4.40%	3.68%	83.6%
2024 RHFB RS	8/20/24	3.82%	2.71%	70.9%	4.07%	3.59%	88.2%
2024 RHFB TUVW	11/12/24	4.43%	2.96%	66.8%	4.58%	3.79%	82.8%
2025 RHFB AB	2/4/2025	4.43%	2.89%	65.2%	4.64%	3.90%	84.1%
2025 RHFB CDE	2/20/2025	4.50%	3.00%	66.7%	4.74%	4.01%	84.6%
2025 RHFB FGH	5/1/2025	4.25%	3.29%	77.4%	4.74%	4.36%	92.0%
2025 RHFB IJ	6/17/2025	4.39%	3.32%	75.6%	4.88%	4.54%	93.0%
2025 RHFB KLMN	9/16/2025	4.04%	2.86%	70.8%	4.65%	4.21%	90.5%
2026 RHFB ABC	2/4/2026	4.29%	2.60%	60.61%	4.91%	4.29%	87.37%
2026 RHFB DE	2/10/2026	4.16%	2.60%	62.50%	4.78%	4.31%	90.17%
Change from RHFB 2026 ABC		-13 bps	+0 bps	+1.89%	-13 bps	+2 bps	+2.79%

TAXABLE HOUSING BOND PRICING COMPARABLES, PAST MONTH PLUS EARLIER MHFA

Pricing Date	2/10/26			2/9/26			2/9/26			2/4/26			2/3/26		
Amount	\$50,000,000			\$25,000,000			\$37,800,000			\$52,045,000			\$55,000,000		
Issuer	Minnesota HFA			Kentucky HC			Iowa FA			Minnesota HFA			Nebraska IFA		
Series	2026 Series D			2026 Series B			2026 Series B			2026 Series B			2026 Series B		
Program	Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated		
Rating(s)	Aa1 / AA+ / -			Aaa / - / -			Aaa / AAA / -			Aa1 / AA+ / -			- / AAA / -		
Tax Status	Taxable			Taxable			Taxable			Taxable			Taxable		
Maturity Yr ('26 pricings)	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST	Coupon Jul1	Yield (if diff.)	Spread to UST	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST	Coupon Sep1	Yield (if diff.)	Spread to UST
0 2026															
1 2027				3.639 / 3.639	-	+15 / +15 to 2yr									
2 2028				3.669 / 3.689	-	+18 / +20 to 2yr									
3 2029				3.709 / 3.769	-	+15 / +21 to 3yr									
4 2030				3.895 / 3.995	-	+15 / +25 to 5yr									
5 2031				4.025 / 4.075	-	+28 / +33 to 5yr									
6 2032				4.326 / 4.376	-	+36 / +41 to 7yr									
7 2033				4.416 / 4.466	-	+45 / +50 to 7yr									
8 2034	5.00 / 4.691	4.055 / 4.691	+35 / +54 to 5yr	4.652	-	+45 to 10yr	5.00	4.096	+35 to 5yr	5.00 / 4.828	4.181 / 4.828	+35 / +55 to 5yr	4.181	-	+35 to 5yr
9 2035	4.791 / 4.841	-	+64 / +69 to 10yr							4.908 / 4.958	-	+63 / +68 to 7yr			
10 2036										5.028 / 5.058	-	+75 / +78 to 7yr			
11 2037										5.108 / 5.148	-	+83 / +87 to 7yr			
12 2038	4.991	-	+84 to 10yr							5.218 / 5.258	-	+94 / +98 to 7yr	5.015	-	+75 to 10yr
13 2039															
14 2040															
15 2041	5.361	-	+121 to 10yr							5.498	-	+122 to 7yr	5.485	-	+122 to 10yr
16 2042															
17 2043															
18 2044															
19 2045	5.645	-	+85 to 30yr												
20 2046										5.798	-	+88 to 30yr	5.757	-	+86 to 30yr
21 2047															
22 2048															
23 2049													5.817	-	+92 to 30yr
24 2050										5.838	-	+92 to 30yr			
25 2051															
26 2052															
27 2053															
28 2054															
29 2055															
30 2056															
31 2057															
32 2058															
PAC	6.00	4.605	+90 to 5yr	6.25	4.625	+88 to 5yr	6.00	4.666	+92 to 5yr						
PAC AvgLf, Price	5yrs, 75-500% PSA, \$106.047			5yrs, 100-500% PSA, \$107.052			5yrs, 75-700% PSA, \$105.777								
Notes															
Par Call	1/1/34			1/1/34			7/1/34			1/1/34			9/1/34		
Sr Manager	RBC Capital Markets			BofA Securities			RBC Capital Markets			RBC Capital Markets			JPMorgan Securities		

TAXABLE HOUSING BOND PRICING COMPARABLES, PAST MONTH PLUS EARLIER MHFA

Pricing Date	2/3/26			2/3/26			2/3/26			2/2/26		
Amount	\$75,000,000			\$5,000,000			\$150,000,000			\$42,015,000		
Issuer	Oregon HCSD			Vermont HFA			Virginia HDA			Indiana HCDA		
Series	2026 Series A			2026 Series B			2026 Series A			2026 Series A-2		
Program	Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated		
Rating(s)	Aa2 / - / -			Aa1 / AA+ / -			Aaa / AAA / -			Aaa / - / -		
Tax Status	Taxable			Taxable			Taxable			Taxable		
Maturity Yr	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST	Coupon May1 / Nov1	Yield (if diff.)	Spread to UST	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST
0 2026										3.697	-	+13 to 2yr
1 2027	3.713 / 3.713	-	+15 / +15 to 2yr	3.74 / 3.74	-	+25 / +25 to 1yr	3.695 / 3.715	-	+13 / +15 to 2yr	3.697 / 3.697	-	+13 / +13 to 2yr
2 2028	3.763 / 3.763	-	+20 / +20 to 2yr	3.79 / 3.79	-	+22 / +22 to 2yr	3.765 / 3.765	-	+20 / +20 to 2yr	3.767 / 3.767	-	+20 / +20 to 2yr
3 2029	3.808 / 3.878	-	+17 / +24 to 3yr	3.86 / 3.91	-	+22 / +27 to 3yr	3.841 / 3.871	-	+20 / +23 to 3yr	3.842 / 3.892	-	+20 / +25 to 3yr
4 2030	3.986 / 4.036	-	+16 / +21 to 5yr	4.05 / 4.10	-	+22 / +27 to 5yr	4.03 / 4.08	-	+20 / +25 to 5yr	4.003 / 4.043	-	+17 / +21 to 5yr
5 2031	4.116 / 4.166	-	+29 / +34 to 5yr	4.15 / 4.20	-	+32 / +37 to 5yr	4.13 / 4.16	-	+30 / +33 to 5yr	4.103 / 4.163	-	+27 / +33 to 5yr
6 2032	4.411 / 4.491	-	+37 / +45 to 7yr	4.47 / 4.52	-	+43 / +48 to 7yr	4.444 / 4.494	-	+40 / +45 to 7yr	4.422 / 4.462	-	+37 / +41 to 7yr
7 2033	4.541 / 4.591	-	+50 / +55 to 7yr	4.57	-	+53 to 7yr	4.544 / 4.594	-	+50 / +55 to 7yr	4.532 / 4.572	-	+48 / +52 to 7yr
8 2034	4.765 / 4.815	-	+50 / +55 to 10yr				4.769 / 4.819	-	+50 / +55 to 10yr	4.775	-	+50 to 10yr
9 2035	4.915 / 4.965	-	+65 / +70 to 10yr				4.919 / 4.969	-	+65 / +70 to 10yr			
10 2036	5.065 / 5.115	-	+80 / +85 to 10yr				5.069 / 5.099	-	+80 / +83 to 10yr			
11 2037	5.165 / 5.215	-	+90 / +95 to 10yr				5.169 / 5.219	-	+90 / +95 to 10yr	4.955	-	+68 to 10yr
12 2038	5.265 / 5.315	-	+100 / +105 to 10yr				5.269 / 5.319	-	+100 / +105 to 10yr			
13 2039												
14 2040												
15 2041	5.535	-	+127 to 10yr				5.539	-	+127 to 10yr			
16 2042												
17 2043												
18 2044												
19 2045												
20 2046	5.791	-	+89 to 30yr				5.783	-	+88 to 30yr			
21 2047												
22 2048												
23 2049												
24 2050												
25 2051							5.833	-	+93 to 30yr			
26 2052	5.831	-	+93 to 30yr									
27 2053												
28 2054												
29 2055												
30 2056				5.91	-	+101 to 30yr	5.883	-	+98 to 30yr			
31 2057												
32 2058												
PAC	6.00	4.796	+97 to 5yr							6.25	4.723	+89 to 5yr
PAC AvgLf, Price	5.5yrs, 75-700% PSA, \$105.625									5yrs, 50-700% PSA, \$106.614		
Notes												
Par Call	1/1/34 (+adj PAC)			5/1/34			7/1/34			1/1/34 (+adj PAC)		
Sr Manager	BofA Securities			JPMorgan Securities			Raymond James			JPMorgan Securities		

TAXABLE HOUSING BOND PRICING COMPARABLES, PAST MONTH PLUS EARLIER MHFA

Pricing Date	1/27/26			1/22/26			1/15/26			1/13/26		
Amount	\$269,760,000			\$24,000,000			\$60,000,000			\$58,500,000		
Issuer	Connecticut HFA			New Mexico MFA			Wisconsin HEDA			Colorado HFA		
Series	2026 Series A-2			2026 Series B			2026 Series B			2026 Series B-1		
Program	Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated		
Rating(s)	Aaa / AAA / -			Aa1 / - / -			Aa2 / - / -			Aaa / AAA / -		
Tax Status	Taxable			Taxable			Taxable			Taxable		
Maturity Yr ('26 pricings)	Coupon May15 / Nov15	Yield (if diff.)	Spread to UST	Coupon Mar1 / Sep1	Yield (if diff.)	Spread to UST	Coupon Mar1 / Sep1	Yield (if diff.)	Spread to UST	Coupon May1 / Nov1	Yield (if diff.)	Spread to UST
0 2026	3.701	-	+13 to 2yr							3.678	-	+15 to 2yr
1 2027	3.701 / 3.701	-	+13 / +13 to 2yr	3.764 / 3.764	-	+15 / +15 to 2yr				3.678 / 3.678	-	+15 / +15 to 2yr
2 2028	3.771 / 3.771	-	+20 / +20 to 2yr	3.804 / 3.804	-	+19 / +19 to 2yr				3.728 / 3.728	-	+20 / +20 to 2yr
3 2029	3.843 / 3.893	-	+20 / +25 to 3yr	3.864 / 3.914	-	+18 / +23 to 3yr				3.786 / 3.836	-	+20 / +25 to 3yr
4 2030	4.018 / 4.068	-	+20 / +25 to 5yr	4.041 / 4.091	-	+19 / +24 to 5yr				3.945 / 3.945	-	+20 / +20 to 5yr
5 2031	4.118 / 4.168	-	+30 / +35 to 5yr	4.141 / 4.191	-	+29 / +34 to 5yr				3.995 / 4.045	-	+25 / +30 to 5yr
6 2032	4.421 / 4.471	-	+40 / +45 to 7yr	4.447 / 4.497	-	+40 / +45 to 7yr				4.35 / 4.40	-	+40 / +45 to 7yr
7 2033	4.521 / 4.571	-	+50 / +55 to 7yr	4.547 / 4.597	-	+50 / +55 to 7yr				4.45 / 4.50	-	+50 / +55 to 7yr
8 2034	4.729 / 4.779	-	+50 / +55 to 10yr	4.751 / 4.801	-	+50 / +55 to 10yr	4.00	4.105	+35 to 5yr	4.673 / 4.723	-	+50 / +55 to 10yr
9 2035	4.879 / 4.929	-	+65 / +70 to 10yr	4.901 / 4.951	-	+65 / +70 to 10yr	4.774 / 4.804	-	+62 / +65 to 10yr	4.823 / 4.873	-	+65 / +70 to 10yr
10 2036				5.051 / 5.101	-	+80 / +85 to 10yr	4.864 / 4.944	-	+71 / +79 to 10yr	4.953 / 5.003	-	+78 / +83 to 10yr
11 2037				5.151 / 5.201	-	+90 / +95 to 10yr	5.064 / 5.124	-	+91 / +97 to 10yr	5.103 / 5.153	-	+93 / +98 to 10yr
12 2038	5.139	-	+91 to 10yr	5.241 / 5.281	-	+99 / +103 to 10yr				5.203 / 5.253	-	+103 / +108 to 10yr
13 2039												
14 2040												
15 2041	5.489	-	+126 to 10yr	5.581	-	+133 to 10yr	5.444	-	+129 to 10yr	5.503	-	+133 to 10yr
16 2042												
17 2043												
18 2044												
19 2045												
20 2046				5.765	-	+92 to 30yr	5.672	-	+89 to 30yr			
21 2047	5.729	-	+89 to 30yr							5.787	-	+96 to 30yr
22 2048												
23 2049												
24 2050												
25 2051				5.815	-	+97 to 30yr	5.742	-	+96 to 30yr			
26 2052												
27 2053												
28 2054												
29 2055												
30 2056				5.835	-	+99 to 30yr	5.782	-	+100 to 30yr			
31 2057												
32 2058												
PAC	6.00	4.748	+93 to 5yr	5.75	4.801	+95 to 5yr						
PAC AvgLf, Price	5yrs, 75-500% PSA, \$105.410			5yrs, 75-500% PSA, \$104.087								
Notes												
Par Call	5/15/34 (+adj PAC)			3/1/34 (+adj PAC)			9/1/34			11/1/33		
Sr Manager	RBC Capital Markets			RBC Capital Markets			RBC Capital Markets			BofA Securities		

TAXABLE HOUSING BOND PRICING COMPARABLES, PAST MONTH PLUS EARLIER MHFA

Pricing Date	1/8/26			1/7/26			1/7/26			1/6/26		
Amount	\$5,175,000			\$15,000,000			\$14,225,000			\$25,000,000		
Issuer	Wisconsin HEFA			New Hampshire HFA			Mississippi HC			South Dakota HDA		
Series	Series 2026 B			2026 Series B			Series 2026 B			2026 Series A		
Program	Multifamily / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated		
Rating(s)	- / AA- / -			Aa1 / - / -			Aa1 / - / -			Aaa / AAA / -		
Tax Status	Taxable			Taxable			Taxable			Taxable		
Maturity Yr ('26 pricings)	Coupon Nov1	Yield (if diff.)	Spread to UST	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST	Coupon Jun1 / Dec1	Yield (if diff.)	Spread to UST	Coupon May1 / Nov1	Yield (if diff.)	Spread to UST
0 2026	4.25	-	+77 to 1yr				6.00	3.60	+12 to 1yr			
1 2027	4.30	-	+82 to 1yr	3.589 / 3.599	-	+12 / +13 to 2yr	6.00 / 6.00	3.59 / 3.58	+11 / +10 to 1yr	3.587 / 3.577	-	+13 / +12 to 2yr
2 2028	4.35	-	+86 to 2yr	3.629 / 3.669	-	+16 / +20 to 2yr	6.00 / 6.00	3.65 / 3.65	+18 / +18 to 2yr	3.627 / 3.637	-	+17 / +18 to 2yr
3 2029	4.45	-	+89 to 3yr	3.725 / 3.775	-	+20 / +25 to 3yr	6.00 / 6.00	3.70 / 3.74	+17 / +21 to 3yr	3.746	-	+23 to 3yr
4 2030	4.60	-	+86 to 5yr	3.898 / 3.898	-	+20 / +20 to 5yr	6.00 / 6.00	3.88 / 3.88	+18 / +18 to 5yr	3.931	-	+23 to 5yr
5 2031	4.70	-	+96 to 5yr	3.948 / 3.998	-	+25 / +30 to 5yr	6.00 / 6.00	3.93 / 3.98	+23 / +28 to 5yr	4.001 / 4.051	-	+30 / +35 to 5yr
6 2032	4.85	-	+90 to 7yr	4.306 / 4.326	-	+40 / +42 to 7yr	6.00 / 6.00	4.28 / 4.34	+37 / +43 to 7yr	4.319 / 4.369	-	+40 / +45 to 7yr
7 2033	4.90	-	+95 to 7yr	4.406 / 4.456	-	+50 / +55 to 7yr	6.00 / 6.00	4.38 / 4.42	+47 / +51 to 7yr	4.419 / 4.469	-	+50 / +55 to 7yr
8 2034				4.642 / 4.692	-	+50 / +55 to 10yr	4.62 / 4.67	-	+47 / +52 to 10yr	4.661 / 4.691	-	+50 / +53 to 10yr
9 2035				4.792 / 4.842	-	+65 / +70 to 10yr	4.76 / 4.79	-	+61 / +64 to 10yr	4.791 / 4.831	-	+63 / +67 to 10yr
10 2036				4.912 / 4.942	-	+77 / +80 to 10yr				4.921 / 4.971	-	+76 / +81 to 10yr
11 2037				5.042	-	+90 to 10yr						
12 2038												
13 2039												
14 2040												
15 2041												
16 2042												
17 2043												
18 2044												
19 2045												
20 2046												
21 2047												
22 2048												
23 2049												
24 2050												
25 2051												
26 2052												
27 2053												
28 2054												
29 2055												
30 2056												
31 2057												
32 2058												
PAC												
PAC AvgLf, Price												
Notes							12/1/26-12/1/33 are lockout serials					
Par Call	None			1/1/34			1/1/34			11/1/33		
Sr Manager	Piper Sandler & Co			BofA Securities			Raymond James			Wells Fargo		

TAXABLE HOUSING BOND PRICING COMPARABLES, PAST MONTH PLUS EARLIER MHFA

Pricing Date	1/6/26			1/6/26			9/16/25			6/17/25		
Amount	\$50,000,000			\$45,000,000			\$51,605,000			\$60,000,000		
Issuer	Florida HFC			Illinois HDA			Minnesota HFA			Minnesota HFA		
Series	2026 Series 2			2025 Series B			2025 Series M			2025 Series I		
Program	Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated		
Rating(s)	Aaa / - / -			Aaa / - / -			Aa1 / AA+ / -			Aa1 / AA+ / -		
Tax Status	Taxable			Non-AMT			Taxable			Taxable		
Maturity Yr (26 pricings)	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST	Coupon Apr1 / Oct1	Yield (if diff.)	Spread to UST	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST
0 2026							3.737 / 3.727	-	+23 / +22 to 2yr	4.316	-	+36 to 2yr
1 2027				3.632 / 3.632	-	+15 / +15 to 2yr	3.752 / 3.772	-	+28 / +30 to 3yr	4.336 / 4.376	-	+38 / +42 to 2yr
2 2028	3.661 / 3.661	-	+20 / +20 to 2yr	3.662 / 3.682	-	+18 / +20 to 2yr	3.833 / 3.883	-	+25 / +30 to 5yr	4.438 / 4.508	-	+53 / +60 to 3yr
3 2029	3.722 / 3.772	-	+20 / +25 to 3yr	3.747 / 3.797	-	+20 / +25 to 3yr	3.933 / 3.983	-	+35 / +40 to 5yr	4.551 / 4.601	-	+55 / +60 to 5yr
4 2030	3.905 / 3.885	-	+20 / +18 to 5yr	3.981 / 4.031	-	+25 / +30 to 5yr	4.169 / 4.219	-	+40 / +45 to 7yr	4.651 / 4.701	-	+65 / +70 to 5yr
5 2031	3.935 / 3.985	-	+23 / +28 to 5yr	4.081 / 4.131	-	+35 / +40 to 5yr	4.319 / 4.369	-	+55 / +60 to 7yr	4.907 / 4.967	-	+72 / +78 to 7yr
6 2032	4.304 / 4.374	-	+38 / +45 to 7yr	4.325 / 4.375	-	+38 / +43 to 7yr	4.606 / 4.676	-	+58 / +65 to 10yr	5.037 / 5.087	-	+85 / +90 to 7yr
7 2033	4.424 / 4.474	-	+50 / +55 to 7yr	4.445 / 4.495	-	+50 / +55 to 7yr	4.756 / 4.806	-	+73 / +78 to 10yr	5.335 / 5.385	-	+93 / +98 to 10yr
8 2034	4.667 / 4.717	-	+50 / +55 to 10yr	4.705 / 4.755	-	+52 / +57 to 10yr	4.896 / 4.956	-	+87 / +93 to 10yr	5.435 / 5.485	-	+103 / +108 to 10yr
9 2035	4.817 / 4.867	-	+65 / +70 to 10yr				4.996 / 5.046	-	+97 / +102 to 10yr	5.525 / 5.575	-	+112 / +117 to 10yr
10 2036	4.947 / 4.987	-	+78 / +82 to 10yr				5.106 / 5.146	-	+108 / +112 to 10yr	5.526 / 5.558	5.605 / 5.635	+120 / +123 to 10yr
11 2037	5.087 / 5.137	-	+92 / +97 to 10yr							5.59 / 5.623	5.665 / 5.695	+126 / +129 to 10yr
12 2038	5.217 / 5.267	-	+105 / +110 to 10yr									
13 2039							5.476	-	+145 to 10yr			
14 2040										5.925	-	+152 to 10yr
15 2041	5.497	-	+133 to 10yr									
16 2042												
17 2043												
18 2044							5.644	5.696	+105 to 30yr			
19 2045												
20 2046	5.806	-	+95 to 30yr							6.109	-	+120 to 30yr
21 2047												
22 2048												
23 2049							5.699	5.746	+110 to 30yr			
24 2050												
25 2051	5.856	-	+100 to 30yr									
26 2052												
27 2053												
28 2054												
29 2055												
30 2056	5.906	-	+105 to 30yr									
31 2057												
32 2058												
PAC	6.25	4.665	+96 to 5yr	6.25	4.721	+99 to 5yr				6.25	5.181	+118 to 5yr
PAC AvgLf, Price	5yrs, 75-700% PSA, \$106.888			5yrs, 75-600% PSA, \$106.623						5yrs 75-500% PSA, \$104.567		
Notes												
Par Call	1/1/34 (+adj PAC)			4/1/34 (+adj PAC)			7/1/33			7/1/33 (+adj PAC)		
Sr Manager	Raymond James			Morgan Stanley			RBC Capital Markets			RBC Capital Markets		

TAXABLE HOUSING BOND PRICING COMPARABLES, PAST MONTH PLUS EARLIER MHFA

Pricing Date	5/1/25			2/20/25			2/4/25		
Amount	\$52,440,000			\$90,435,000			\$70,000,000		
Issuer	Minnesota HFA			Minnesota HFA			Minnesota HFA		
Series	2025 Series G			2025 Series D			2025 Series A		
Program	Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated		
Rating(s)	Aa1 / AA+ / -			Aa1 / AA+ / -			Aa1 / AA+ / -		
Tax Status	Taxable			Taxable			Taxable		
Maturity Yr ('26 pricings)	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST	Coupon Jan1 / Jul1	Yield (if diff.)	Spread to UST
0 2026							4.438 / 4.438	-	+22 / +22 to 2yr
1 2027							4.478 / 4.548	-	+26 / +33 to 2yr
2 2028							4.585 / 4.585	-	+33 / +33 to 3yr
3 2029							4.624 / 4.624	-	+30 / +30 to 5yr
4 2030							4.684 / 4.754	-	+36 / +43 to 5yr
5 2031							4.887 / 4.947	-	+46 / +52 to 7yr
6 2032							4.977 / 4.997	-	+55 / +57 to 7yr
7 2033	6.00	4.368	+55 to 5yr	6.00	4.692	+35 to 5yr	5.155 / 5.195	-	+63 / +67 to 10yr
8 2034	5.211 / 5.281	-	+98 / +105 to 10yr	5.249 / 5.299	-	+75 / +80 to 10yr	5.255 / 5.325	-	+73 / +80 to 10yr
9 2035	5.291 / 5.331	-	+106 / +110 to 10yr	5.349 / 5.379	-	+85 / +88 to 10yr	5.355 / 5.405	-	+83 / +88 to 10yr
10 2036	5.381 / 5.421	-	+115 / +119 to 10yr	5.409 / 5.439	-	+91 / +94 to 10yr	5.445 / 5.445	-	+92 / +92 to 10yr
11 2037				5.459 / 5.499	-	+96 / +100 to 10yr	5.485 / 5.505	-	+96 / +98 to 10yr
12 2038									
13 2039									
14 2040	5.701	-	+147 to 10yr	5.599	-	+110 to 10yr	5.595	-	+107 to 10yr
15 2041									
16 2042							5.774	-	+100 to 30yr
17 2043									
18 2044									
19 2045	6.014	-	+127 to 30yr	5.846	-	+110 to 30yr			
20 2046							5.824	-	+105 to 30yr
21 2047									
22 2048									
23 2049									
24 2050	6.034	-	+129 to 30yr						
25 2051				5.896	-	+115 to 30yr			
26 2052									
27 2053									
28 2054									
29 2055									
30 2056									
31 2057									
32 2058									
PAC							6.125	5.427	+100 to 7yr
PAC AvgLf, Price							6yrs 75-400% PSA, \$103.411		
Notes	7/33 is 6% lockout priced to 5yr average life			7/1/33 is 6% lockout priced to 5yr average life					
Par Call	7/1/33			1/1/34			7/1/33		
Sr Manager	RBC Capital Markets			RBC Capital Markets			RBC Capital Markets		



Item: Post Sale Report, Rental Housing Bonds, Series 2026 A (Hilltop Manor)

Information Item: 9.G
Date: 3/26/26
Staff Contacts: Matt Dieveney, 651.539.9827, matthew.dieveney@state.mn.us
Andy Pratt, 651.539.9618, andy.pratt@state.mn.us
Request Type: No Action, Information

Request Summary

The Agency priced \$4,285,000 of its Series 2026 A Rental Housing Bonds on February 19, 2026. Series A are tax-exempt, fixed-rate bonds. The bonds will fund a short-term bridge loan and a long-term permanent loan for the construction of the Hilltop Manor development project. These bonds closed on February 25, 2026. In accordance with the board's Policy No. 1 (Debt and Balance Sheet Management Policy) the attached detailed post-sale report is provided by the Agency's financial advisor, CSG Advisors.

Fiscal Impact

None.

Agency Priorities

- | | |
|---|---|
| <input type="checkbox"/> Improve the Housing System | <input type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input checked="" type="checkbox"/> Support People Needing Services |
| | <input checked="" type="checkbox"/> Strengthen Communities |

Attachments

- Post-Sale Report

POST-SALE REPORT

\$4,285,000

Minnesota Housing Finance Agency Rental Housing Bonds, 2026 Series A-1 and A-2 (Hilltop Manor)

Minnesota Housing issued its \$4,285,000 2026 Series A-1 and A-2 tax-exempt Rental Housing Bonds to provide funding for the 54-unit Hilltop Manor development in Eveleth. The bonds make the development eligible for 4% low income housing tax credits. RBC Capital Markets, acting as sole manager, priced the bonds on February 19, 2026. The transaction closed on February 25, 2026.

The issue was structured with two components – \$1,455,000 Series A-1 with maturities in 2036, 2046, 2056, and 2062 to provide long-term financing and \$2,830,000 Series A-2 maturing 8/1/27 to provide short-term bridge financing. The A-1 long-term bonds are not insured and are expected to be repaid from project net operating income. Using long-term bonds helps preserve Agency liquidity while still providing an attractive long-term borrowing rate of 6.25% to the development. The A-2 short-term bonds will be repaid from low income housing tax credit equity contributions and other sources, and the short-term borrowing rate to the development is 3.60%. Moody’s and Standard & Poor’s rated the bonds “Aa1” and “AAA”, respectively.

On pricing day, RBC generated \$1,375,000 of orders, with subscription levels ranging from 0x to 1.37x depending on the maturity (0.32x overall). For Series A-1, the 8/1/36, 8/1/46, and 8/1/56 maturities were slightly oversubscribed (at 1.09x to 1.37x), but the 8/1/62 maturity got just one small order. RBC kept the A-1 coupons as-is and underwrote the unsold balance of 8/1/62 bonds. The Series A-2 \$2,830,000 bridge bond received just \$50,000 of orders, and RBC increased the coupon by 0.05% and underwrote the remaining balance. The final spread on the A-2 bonds was +54 basis points to the interpolated Municipal Market Data (MMD) index set at the end of the day.

As shown in the table below, the +54 basis points spread on the A-2 short-term bonds is lower than all but two of the sixteen other bridge bonds priced by MHFA since 2023. RBC indicated that relatively low housing bond supply and stable markets were contributing factors. Overall, the 2026 Series A pricing levels compare favorably to similar recent HFA transactions in the market, as shown in the attached exhibit.

Pricing Date	Series	Development Name	Par Amount (\$ millions)	Weighted Average Life (yrs)		Yield	Spread to iMMD (bps)	
				First Call / Maturity			Prior Day	Pricing Day
2/14/23	23A	Horizon Heights	5.150	1.439 / 1.939		3.15%	+75	+73
3/21/23	23B	Brewery Creek	10.640	1.342 / 1.842		3.30%	+79	+79
5/4/23	23C	Cambridge Apts.	9.665	1.222 / 1.722		3.45%	+73	+76
7/20/23	23D	Calvary Center Apts.	7.940	1.011 / 1.511		3.65%	+75	+72
8/10/23	23E	Phalen Village	5.720	1.456 / 1.956		3.875%	+75.5	+77.5
5/1/24	24A2	Walnut Towers	4.060	1.731 / 2.231		3.875%	+67.5	+67.5
7/24/24	24B2	Edge Apartments	5.640	1.000 / 1.503		3.25%	+40	+40
8/12/24	24C2	Carver Place	5.195	1.114 / 1.947		3.30%	+66	+66
12/11/24	24F2	Maple Hills	9.350	1.117 / 2.117		3.25%	+75	+73
12/11/24	24G2	Gladstone Village II	8.350	1.534 / 2.617		3.25%	+75	+73
1/21/25	25A2	Views on 7th	7.300	1.425 / 2.008		3.35%	+53	+57
3/12/25	25B	Welch Place	7.195	1.361 / 1.861		3.10%	+57	+52
4/9/25	25C	Hillside Gardens	7.600	1.289 / 1.789		4.00%	+100	+58
4/21/25	25E2	Carver Oaks	5.985	1.753 / 2.253		3.75%	+73	+70
4/28/25	25D2	Vue Pointe	8.845	1.731 / 2.231		3.70%	+70	+70
5/7/25	25F2	Trailside	4.665	0.711 / 1.211		3.70%	+79	+81
2/19/26	26A2	Hilltop Manor	2.830	0.933 / 1.433		2.60%	+54	+54

NON-AMT HOUSING BOND PRICING COMPARABLES, PAST 2 MONTHS

Pricing Date	2/19/26			2/19/26			2/12/26			2/12/26			2/9/26			2/9/26			2/4/26			2/3/26					
Amount	\$4,285,000			\$28,285,000			\$10,110,000			\$53,245,000			\$75,000,000			\$60,000,000			\$87,955,000			\$141,850,000					
Issuer	Minnesota HFA			Utah HC			Ohio HFA			California MFA			Kentucky HC			Iowa FA			Minnesota HFA			Nebraska IFA					
Series	2026 S. A-1.2 (Hilltop Manor)			S. 2026 (The Cooperative)			Series 2026 (Palmer)			Series 2026 (Camino Real)			2026 Series A			2026 Series A			2026 Series A			2026 Series A					
Program	Multifamily / Negotiated			Multifamily / Negotiated			Multifamily / Negotiated			Multifamily / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated					
Rating(s)	Aa1 / AAA / -			Aa1/VMIG-1 / - / -			Aa1/VMIG-1 / - / -			Aa1 / - / -			Aaa / - / -			Aaa / AAA / -			Aa1 / AA+ / -			- / AAA / -					
Tax Status	Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT					
Maturity	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread			
Yr	Aug1	(if diff.)	to iMMD	3/1/45	(if diff.)	to iMMD	7/1/29	(if diff.)	to iMMD	3/1/46	(if diff.)	to iMMD	Jan1 / Jul1	(if diff.)	to iMMD	Jan1 / Jul1	(if diff.)	to iMMD	Jan1 / Jul1	(if diff.)	to iMMD	Mar1 / Sep1	(if diff.)	to iMMD			
(*26 pricings)	Aug1	(if diff.)	to iMMD	3/1/45	(if diff.)	to iMMD	7/1/29	(if diff.)	to iMMD	3/1/46	(if diff.)	to iMMD	Jan1 / Jul1	(if diff.)	to iMMD	Jan1 / Jul1	(if diff.)	to iMMD	Jan1 / Jul1	(if diff.)	to iMMD	Mar1 / Sep1	(if diff.)	to iMMD			
0	2026																										
1	2027	2.60	-	+54																	2.55 / 2.55	-	+43 / +43				
2	2028																				2.625 / 2.65	-	+49.5 / +52	2.55	-	+38	
3	2029				2.65	-	+58			2.50	-	+42									2.70 / 2.70	-	+56 / +56	2.65 / 2.70	-	+48 / +53	
4	2030																				2.75 / 2.80	-	+59 / +63	2.75 / 2.80	-	+56 / +59	
5	2031																				2.80 / 2.85	-	+61 / +64	2.85 / 2.90	-	+64 / +66	
6	2032																				2.90 / 2.95	-	+64 / +64	2.95 / 3.00	-	+66 / +66	
7	2033																				3.00 / 3.10	-	+65 / +74	3.10 / 3.10	-	+73 / +72	
8	2034												3.20	-	+77						3.25 / 3.30	-	+84 / +87	3.25 / 3.30	-	+82 / +83	
9	2035												3.35 / 3.40	-	+84 / +85	3.35	-	+80			3.40 / 3.45	-	+89 / +90	3.40 / 3.45	-	+86 / +86	
10	2036	3.50	-	+92									3.50 / 3.55	-	+90 / +89	3.45 / 3.50	-	+85 / +84			3.50 / 3.60	-	+90 / +94	3.55 / 3.60	-	+92 / +91	
11	2037												3.60 / 3.65	-	+86 / +89	3.60 / 3.65	-	+86 / +89			3.65 / 3.70	-	+91 / +94	3.65 / 3.70	-	+89 / +91	
12	2038												3.70 / 3.75	-	+84 / +87	3.70 / 3.75	-	+84 / +87			3.75 / 3.80	-	+89 / +92	3.75 / 3.75	-	+86 / +84	
13	2039																										
14	2040																										
15	2041												4.125	-	+89.5	4.125	-	+89.5			4.10	-	+85	5.50	3.75	+48	
16	2042																										
17	2043																										
18	2044																										
19	2045																										
20	2046	4.55	-	+66									4.55	-	+58	4.60	-	+63					4.65	-	+68		
21	2047																				4.60	-	+54				
22	2048																										
23	2049																										
24	2050												4.65	-	+45												
25	2051															4.70	-	+47					4.75	-	+52		
26	2052																										
27	2053																										
28	2054																										
29	2055																										
30	2056	4.75	-	+52																							
31	2057																										
32	2058																										
33	2059																										
34	2060																										
35	2061																										
36	2062	4.80	-	+57																							
37	2063																										
38	2064																										
39	2065																										
40	2066																										
41	2067																										
42	2068																										
43	2069																										
44	2070																										
PAC													6.00	3.10	+92						6.00	3.21	+94	6.25	3.15	+94	
PAC Avg. Life													5yrs, 100-500% PSA, \$113.166								5yrs, 75-700% PSA, \$114.808			5yrs, 50-700% PSA, \$114.019			
Notes	A1 is \$1,455,000 8/36, 8/46, 8/56, & 8/62 maturities & 2/34 call; A2 is \$2,830,000 8/27 maturity & 2/27 call																										
Par Call	A1: 2/1/34; A2: 2/1/27			9/1/28			7/1/28			3/1/28			1/1/34			7/1/34			1/1/34 (+adj PAC)			9/1/34 (+adj PAC)					
Mandatory Tender	N/A			3/1/29 (used for spread)			7/1/28 (used for spread)			3/1/29 (used for spread)			N/A			N/A			N/A			N/A					
Sr Manager	RBC Capital Markets			Stifel			KeyBanc			Wells Fargo			BofA Securities			RBC Capital Markets			RBC Capital Markets			JPMorgan Securities					

NON-AMT HOUSING BOND PRICING COMPARABLES, PAST 2 MONTHS

Pricing Date	2/3/26			2/3/26			2/3/26			2/2/26			2/2/26			2/2/26			1/28/26		
Amount	\$34,390,000			\$75,000,000			\$106,400,000			\$15,890,000			\$70,000,000			\$80,600,000			\$61,878,000		
Issuer	Vermont HFA			Virginia HDA			Alaska HFA			Colorado HFA			Oklahoma HFA			Indiana HDCA			Illinois HDA		
Series	2026 Series A			2025 Series G-1 (RMKT)			2026 Series A			2026 Series A-1,2			2026 Series A			2026 Series A-1			Series 2026 (Island Terrace)		
Program	Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Multifamily / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Multifamily / Negotiated		
Rating(s)	Aa1 / AA+ / -			Aaa / AAA / -			Aaa / AAA / -			Aaa / AAA / -			Aaa / - / -			Aaa / - / -			Aa1/VMIG-1 / - / -		
Tax Status	Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT		
Maturity	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread
Yr (26 pricings)	May1 / Nov1	(if diff.)	to iMMD	Jan1 / Jul1	(if diff.)	to iMMD	Jun1 / Dec1	(if diff.)	to iMMD	Apr1 / Oct1	(if diff.)	to iMMD	Mar1 / Sep1	(if diff.)	to iMMD	Jan1 / Jul1	(if diff.)	to iMMD	4/1/29	(if diff.)	to iMMD
0	2026						5.00	2.39													
1	2027			2.55	-	+39	5.00 / 5.00	2.44 / 2.46	+28 / +30				2.55 / 2.55	-	+37 / +37						
2	2028			2.60 / 2.65	-	+44 / +49	5.00 / 5.00	2.49 / 2.52	+33 / +35				2.65 / 2.70	-	+47 / +51				2.80	-	+62
3	2029			2.70 / 2.70	-	+53 / +53	5.00 / 5.00	2.57 / 2.59	+40 / +42	2.80	-	+61	2.75 / 2.75	-	+56 / +56						
4	2030			2.75 / 2.75	-	+56 / +55	5.00 / 5.00	2.66 / 2.69	+46 / +48	2.80 / 2.80	-	+58 / +57	2.80 / 2.80	-	+59 / +57						
5	2031			2.80 / 2.85	-	+59 / +62	5.00 / 5.00	2.73 / 2.76	+51 / +51	2.85 / 2.90	-	+60 / +63	2.85 / 2.90	-	+61 / +63						
6	2032			2.95 / 3.00	-	+67 / +67	5.00 / 5.00	2.84 / 2.88	+52 / +52	2.95 / 3.00	-	+62 / +62	2.95 / 3.00	-	+63 / +63						
7	2033	3.15 / 3.15	-	+77 / +77	3.10 / 3.15	-	+73 / +77	5.00 / 5.00	2.91 / 2.92	+53 / +54	3.10 / 3.20	-	+69 / +79	3.10 / 3.20	-	+70 / +79					
8	2034	3.30 / 3.35	-	+86 / +86	3.30 / 3.35	-	+87 / +90	5.00 / 3.35	2.98 / 3.35	+54 / +85	3.30 / 3.35	-	+83 / +84	3.30 / 3.35	-	+84 / +85					
9	2035	3.40 / 3.50	-	+85 / +90	3.45 / 3.50	-	+92 / +93	3.45 / 3.50	-	+89 / +89	3.40 / 3.45	-	+82 / +83	3.45 / 3.50	-	+88 / +88					
10	2036	3.55 / 3.60	-	+89 / +90	3.55 / 3.60	-	+93 / +92	3.55 / 3.60	-	+88 / +89	3.50 / 3.55	-	+83 / +83	3.55 / 3.60	-	+90 / +89					
11	2037	3.70 / 3.75	-	+93 / +95	3.70 / 3.75	-	+94 / +97	3.70 / 3.75	-	+93 / +94	3.70 / 3.75	-	+91 / +93	3.70 / 3.75	-	+92 / +94	3.65	-	+85		
12	2038	3.80 / 3.85	-	+90 / +93	3.80 / 3.85	-	+92 / +95	3.80 / 5.00/3.85	3.80 / 3.98/3.85	+90 / +106/+93	3.75 / 3.80	-	+84 / +87	3.80 / 3.85	-	+89 / +92	3.75 / 3.75	-	+85 / +83		
13	2039						4.00	-	+90												
14	2040																				
15	2041	4.15	-	+88	4.15	-	+88				4.15	-	+86	4.15	-	+86	4.10	-	+81		
16	2042						4.25	-	+85												
17	2043																				
18	2044																				
19	2045																				
20	2046	4.60	-	+63	4.60	-	+63	4.65	-	+68	4.65	-	+68	4.625	-	+65.5	4.65	-	+68		
21	2047																				
22	2048																				
23	2049																				
24	2050																				
25	2051	4.75	-	+52	4.70	-	+47	4.75	-	+52			4.75	-	+52	4.75	-	+52			
26	2052																				
27	2053						4.80	-	+54												
28	2054																				
29	2055																				
30	2056				4.75	-	+46				4.80	-	+51	4.80	-	+51					
31	2057																				
32	2058																				
33	2059																				
34	2060																				
35	2061																				
36	2062																				
37	2063																				
38	2064																				
39	2065																				
40	2066										4.90	-	+61								
41	2067																				
42	2068																				
43	2069																				
44	2070																				
PAC	6.25	3.22	+101				6.00	3.18	+97				6.00	3.24	+93						
PAC Avg. Life	5yrs, 100-650% PSA, %113.745						5yrs, 50-700% PSA, \$112.689						6yrs, 100-700% PSA, \$114.670								
Notes				Remarketing			12/26-6/34 maturities are lockout serials												Remarketing		
Par Call	5/1/34 (+adj PAC)			7/1/34			6/1/34 (+adj PAC)			4/1/34			3/1/34 (+adj PAC)			1/1/34			1/1/28		
Mandatory Tender	N/A			N/A			N/A			N/A			N/A			N/A			4/1/28 (used for spread)		
Sr Manager	JPMorgan Securities			Raymond James			Raymond James			Jefferies			Raymond James			JPMorgan Securities			Stifel		

NON-AMT HOUSING BOND PRICING COMPARABLES, PAST 2 MONTHS

Pricing Date	1/27/26			1/27/26			1/27/26			1/22/26			1/21/26			1/15/26			1/15/26			1/14/26			
Amount	\$20,000,000			\$112,250,000			\$10,722,000			\$96,000,000			\$70,000,000			\$16,600,000			\$100,000,000			\$18,600,000			
Issuer	Connecticut HFA			Maine SHA			Texas SAHC			New Mexico MFA			Montana BOH			West Virginia HDF			Wisconsin HEDA			Florida HFC			
Series	2026 Series A-1			2026 Series A			Series 2026 (La Vista)			2026 Series A			2026 Series A			Series 2026 (Highlawn)			2026 Series A			2026 Series A			
Program	Multifamily / Negotiated			Single Family / Negotiated			Multifamily / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Multifamily / Negotiated			Single Family / Negotiated			Multifamily / Negotiated			
Rating(s)	Aaa / AAA / -			Aa1 / AA+ / -			Aa1/VMIG-1 / - / -			Aa1 / - / -			Aa1 / AA+ / -			Aa1/VMIG-1 / - / -			Aa2 / - / -			Aa1 / - / -			
Tax Status	Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT			
Maturity	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	
Yr ('26 pricings)	Nov15	(if diff.)	to iMMD	Nov15	(if diff.)	to iMMD	2/1/27	(if diff.)	to iMMD	Mar1 / Sep1	(if diff.)	to iMMD	Jun1 / Dec1	(if diff.)	to iMMD	11/1/28	(if diff.)	to iMMD	Mar1 / Sep1	(if diff.)	to iMMD	2/1/44	(if diff.)	to iMMD	
0 2026	2.50	-											2.60	-											
1 2027							2.80	-	+62	2.60 / 2.60	-	+39 / +39	2.65 / 2.65	-	+43 / +43				2.65	-					
2 2028				2.70	-	+51				2.65 / 2.70	-	+44 / +49	2.70 / 2.70	-	+48 / +48	2.875	-	+65.5	2.70 / 2.70	-	+48 / +48				
3 2029				2.75	-	+55				2.75 / 2.75	-	+54 / +54	2.75	-	+54				2.75 / 2.75	-	+56 / +56	3.00	-	+79	
4 2030				2.80	-	+55				2.80 / 2.85	-	+56 / +59	2.85	-	+58				2.75 / 2.75	-	+51 / +49				
5 2031				2.90	-	+59				2.90 / 2.95	-	+62 / +64	2.90 / 2.95	-	+60 / +62				2.80 / 2.85	-	+53 / +55				
6 2032				3.00	-	+62				3.00 / 3.05	-	+65 / +66	3.00 / 3.00	-	+62 / +58				3.00	3.042	+66.2				
7 2033				3.20	-	+78				3.15 / 3.20	-	+72 / +76	3.125 / 3.20	-	+67.5 / +75				3.15	3.187	+75.7				
8 2034				3.35	-	+82				3.30 / 3.35	-	+81 / +82	3.30 / 3.35	-	+79 / +78				3.30 / 3.35	-	+83 / +84				
9 2035				3.50	-	+86				3.45 / 3.50	-	+85 / +85	3.45 / 3.50	-	+82 / +82				3.45 / 3.50	-	+87 / +87				
10 2036				3.60	-	+87				3.60 / 3.60	-	+91 / +86	3.60 / 3.60	-	+87 / +83				3.60 / 3.60	-	+93 / +88				
11 2037				3.75	-	+91				3.75 / 3.80	-	+93 / +95	3.70 / 3.75	-	+86 / +87				3.70 / 3.75	-	+90 / +92				
12 2038				3.85	-	+89				3.85 / 3.90	-	+90 / +93	3.80 / 3.85	-	+84 / +87				3.80 / 3.85	-	+88 / +91				
13 2039																									
14 2040																									
15 2041	4.05	-	+73	4.15	-	+83				4.15	-	+83	4.15	-	+83				4.15	-	+87				
16 2042																									
17 2043																									
18 2044																			4.50	-	+82				
19 2045																									
20 2046				4.65	-	+67				4.60	-	+62	4.65	-	+67										
21 2047	4.55	-	+49																						
22 2048																									
23 2049																									
24 2050																									
25 2051				4.80	-	+57				4.75	-	+52	4.80	-	+57										
26 2052																									
27 2053																									
28 2054																									
29 2055													4.85	-	+57										
30 2056										4.80	-	+51													
31 2057																									
32 2058																									
33 2059																									
34 2060																									
35 2061																									
36 2062																									
37 2063																									
38 2064																									
39 2065																									
40 2066																									
41 2067																									
42 2068																									
43 2069																									
44 2070																									
PAC				6.00	3.23	+96				5.75	3.29	+101	5.75	3.26	+97				5.75	3.24	+97				
PAC Avg. Life				5yrs, 75-700% PSA, \$112.544						5yrs, 75-500% PSA, \$111.096					5yrs, 75-600% PSA, \$111.265					5yrs, 75-500% PSA, \$111.326					
Notes							Remarketing																		
Par Call	5/15/34			5/15/34 (+adj PAC)			2/1/26			3/1/34 (+adj PAC)			6/1/34 (+adj PAC)			None			9/1/34 (+adj PAC)			2/1/28			
Mandatory Tender	N/A			N/A			N/A			N/A			N/A			2/1/28 (used for spread)			N/A			8/1/29 (used for spread)			
Sr Manager	RBC Capital Markets			BofA Securities			Stifel			RBC Capital Markets			RBC Capital Markets			Stifel			RBC Capital Markets			RBC Capital Markets			

NON-AMT HOUSING BOND PRICING COMPARABLES, PAST 2 MONTHS

Pricing Date	1/13/26			1/12/26			1/12/26			1/8/26			1/7/26			1/7/26			1/6/26					
Amount	\$17,000,000			\$9,545,000			\$250,000,000			\$60,776,000			\$65,000,000			\$71,515,000			\$120,000,000					
Issuer	Indiana HCDA			New Hampshire HFA			Texas DHCA			Wisconsin HEFA			New Hampshire HFA			Mississippi HC			South Dakota HDA					
Series	Series 2026 (Henderson)			2026 Series 1			Series 2026 A			Series 2026 A			2026 Series A			Series 2026 A			2026 Series A					
Program	Multifamily / Negotiated			Multifamily / Negotiated			Single Family / Negotiated			Multifamily / Negotiated			Single Family / Negotiated			Single Family / Negotiated			Single Family / Negotiated					
Rating(s)	Aa1 / - / -			Aa1 / - / -			Aa1 / AA+ / -			- / AA- / -			Aa1 / - / -			Aa1 / - / -			Aaa / AAA / -					
Tax Status	Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT			Non-AMT					
Maturity	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread	Coupon	Yield	Spread			
Yr	(26 pricings)	3/1/43	(if diff.)	to iMMD	Jan1 / Jul1	(if diff.)	to iMMD	Jan1 / Jul1	(if diff.)	to iMMD	Nov1	(if diff.)	to iMMD	Jan1 / Jul1	(if diff.)	to iMMD	Jun1 / Dec1	(if diff.)	to iMMD	May1 / Nov1	(if diff.)	to iMMD		
0	2026																							
1	2027						2.60	-	+34															
2	2028						2.60 / 2.65	-	+34 / +39															
3	2029				2.80	-	+59													2.80	-	+53		
4	2030						2.70 / 2.70	-	+46 / +45											2.85	-	+55		
5	2031				2.85	-	+58																	
6	2032				3.00	-	+63																	
7	2033						3.10 / 3.10	-	+66 / +65	5.00	3.37	+92												
8	2034				3.20 / 3.35	-	+71 / +84			3.25 / 3.35	-	+76 / +84	5.00	3.45	+90									
9	2035				3.40 / 3.45	-	+83 / +84			3.40 / 3.45	-	+83 / +84	5.00	3.54	+90				3.50	-	+85			
10	2036				3.50 / 3.55	-	+83 / +82			3.55 / 3.55	-	+88 / +82							3.55 / 3.65	-	+83 / +89	3.65	-	+86
11	2037				3.60 / 3.65	-	+78 / +81			3.65 / 3.70	-	+83 / +86				3.65 / 3.70	-	+83 / +86	3.70 / 3.75	-	+87 / +88	3.70 / 3.75	-	+83 / +85
12	2038				3.75 / 3.80	-	+82 / +85			3.80 / 3.80	-	+87 / +85				3.80 / 3.80	-	+87 / +85	3.80 / 3.80	-	+85 / +85	3.80 / 3.80	-	+81 / +81
13	2039																							
14	2040																		4.10	-	+93			
15	2041				4.10	-	+82			4.15	-	+87				4.15	-	+84				4.20	-	+85
16	2042																							
17	2043	4.54	-	+100																				
18	2044																							
19	2045																		5.50 / 4.60	-	+166 / +76			
20	2046				4.65	-	+72			5.00 / 4.625	4.30 / 4.625	+37 / +69.5				4.65	-	+72				4.65	-	+68
21	2047																							
22	2048																							
23	2049				4.75	-	+67																	
24	2050																		5.50 / 4.80	-	+138 / +68			
25	2051									5.00 / 4.80	4.50 / 4.80	+35 / +65				6.00	4.62	+47				4.85	-	+68
26	2052																							
27	2053																		4.85	-	+67			
28	2054																							
29	2055																							
30	2056									4.85	-	+64				4.875	-	+66.5						
31	2057																							
32	2058																							
33	2059																							
34	2060																							
35	2061																							
36	2062																							
37	2063																							
38	2064																							
39	2065																							
40	2066																							
41	2067																							
42	2068																							
43	2069																							
44	2070																							
PAC							6.00	3.35	+102				6.25	3.37	+104				6.25	3.27	+99	6.00	3.36	+99
PAC Avg. Life							6yrs, 50-700% PSA, \$114.020						6yrs, 100-500% PSA, \$115.172						5yrs, 50-600% PSA, \$113.48			6yrs, 75-700% PSA, \$113.971		
Notes					7/1/29 maturity optional call 7/1/28																			
Par Call		None			1/1/34			1/1/34 (+adj PAC)			5/1/35			1/1/34 (+adj PAC)			1/1/34 (+adj PAC)			11/1/33 (+adj PAC)				
Mandatory Tender		N/A			N/A			N/A			N/A			N/A			N/A			N/A				
Sr Manager		KeyBanc			RBC Capital Markets			Morgan Stanley			Piper Sandler & Co			BofA Securities			Raymond James			Wells Fargo				

Pricing Date	1/6/26			1/6/26		
Amount	\$120,000,000			\$155,000,000		
Issuer	Florida HFC			Illinois HDA		
Series	2025 Series 1			2026 Series A		
Program	Single Family / Negotiated			Single Family / Negotiated		
Rating(s)	Aaa / - / -			- / AAA / -		
Tax Status	Non-AMT			Non-AMT		
Maturity	Coupon	Yield	Spread	Coupon	Yield	Spread
Yr (26 pricings)	Jan1 / Jul1	(if diff.)	to iMMD	Apr1 / Oct1	(if diff.)	to iMMD
0	2026					
1	2027					
2	2028	2.70 / 2.75	-	+38 / +43		
3	2029	2.80 / 2.80	-	+53 / +53		
4	2030	2.85 / 2.875	-	+56 / +57.5		
5	2031	2.90 / 2.95	-	+58 / +61		
6	2032	3.05 / 3.10	-	+69 / +69		
7	2033	3.20 / 3.25	-	+70 / +74		
8	2034	3.30 / 3.40	-	+77 / +85		
9	2035	3.45 / 3.50	-	+84 / +85	3.45 / 3.55	- +82 / +88
10	2036	3.60 / 3.60	-	+89 / +83	3.60 / 3.625	- +86 / +83.5
11	2037	3.70 / 3.75	-	+84 / +87	3.75 / 3.75	- +88 / +85
12	2038	3.80 / 3.80	-	+83 / +81	3.85 / 3.85	- +87 / +86
13	2039					
14	2040					
15	2041	4.125	-	+77.5	4.25	- +90
16	2042					
17	2043					
18	2044					
19	2045					
20	2046	4.625	-	+65.5	5.00 / 4.70	4.35 / 4.70 +38 / +73
21	2047					
22	2048					
23	2049					
24	2050					
25	2051	4.85	-	+68	4.90	- +73
26	2052					
27	2053					
28	2054					
29	2055					
30	2056	4.90	-	+67		
31	2057					
32	2058					
33	2059					
34	2060					
35	2061					
36	2062					
37	2063					
38	2064					
39	2065					
40	2066					
41	2067					
42	2068					
43	2069					
44	2070					
PAC	6.00	3.35	+99	6.25	3.37	+101
PAC Avg. Life	6yrs, 75-500% PSA, \$113.974			6yrs, 75-600% PSA, \$115.193		
Notes				10/1/46 & 4/1/51 are lockouts		
Par Call	1/1/34 (+adj PAC)			4/1/34 (+adj PAC)		
Mandatory Tender	N/A			N/A		
Sr Manager	Raymond James			Morgan Stanley		

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