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March 17, 2023

Representative Michael Howard
Chair, Housing Finance and Policy Committee
Housing Finance and Policy Committee Members

Re: Support for HF 2632 (Hussein; Howard; Hortman; Cha)

Dear Chair Howard and Committee Members:

Thank you for your leadership to address the state's housing crisis and your efforts to assure a safe, affordable home for all Minnesotans. I write to urge your favorable consideration of HF 2632 as a critical component of a roadmap to solve Minnesota's housing crisis.

I have been President and CEO of the Greater Minnesota Housing Fund (GMHF) since its founding in 1996 and have had the honor to provide over \$750 million in housing investments to over 200 communities throughout Minnesota which, in coordination with other public and private partners, has resulted in \$2.5 billion mobilized to create nearly 19,000 homes for low-income families and children. The impact of GMHF, and that of so many others, has been made possible in partnership with, and through significant strategic investments by, the state of Minnesota. As a result, Minnesota is truly a national leader in housing and community development.

These results, and this impact, would not be possible without the leadership, skill, tenacity, and compassion of the state's nonprofit housing developers which focus on providing stable homes to those with the lowest incomes and the most significant needs. Without them Minnesota's housing and homelessness crisis would be much, much worse.

The economic and social impacts of the COVID-19 pandemic and other challenges of the last several years, however, have taken a significant financial toll on our nonprofit housing organizations and those to whom they provide homes and stability. The combination of increased costs and decreased revenue threaten the ability of these invaluable organizations to operate their current housing and to develop and operate critically needed new homes for those most in need.

All of us who do this work are grateful for the significant new investments in housing that you are considering. But unless our nonprofit housing organizations are stable and strong, their ability to put these investments to work for vulnerable, low-income Minnesotans is at risk.

I respectfully urge your support of HF 2632 to stabilize our nonprofit housing organizations and make significant new investments in housing. Both are critically needed as part of the roadmap to affordable homes for all Minnesotans.

Thank you for your consideration and continued leadership.

Sincerely,

A handwritten signature in blue ink that reads "Warren Hanson".

Warren Hanson
President and CEO