

# coaction 2016-2018 summary results

2

Years of activity

15

Nonprofit developers and partners

2598

Affordable housing units produced or preserved

1904

(73%) Of units financed with nontraditional or private sources

68%

Contracts to minority and women by nonprofit single family developers

73%

Affordable housing supported in suburban communities

73%

Homes sold to households of color

LISC TO COACTION

Additional \$285K in recoverable grants and \$10.2ML in loans

## coaction Defined

**COACTION, Twin Cities LISC's capacity building support program**, is the primary mechanism whereby LISC is able to achieve its regional housing and lending goals. Collaborative strategies are critical for building strong working relationships with community development and governmental partners, facilitating a platform to learn and advance promising ideas to expand access to affordable living, and to deploy LISC's lending and equity resources.

## Two Cohorts to Strengthen Affordable Housing Options

The **COACTION Housing 2016-2018**, program supported 15 nonprofit organizations and partners to participate in one of two peer network cohorts to strengthen the affordable housing sector through shared learning:

### Affordable Housing Production and Preservation Multifamily-Regional

**GOAL:** Increase the production and preservation of affordable housing across the region ultimately resulting in an annual **net increase of 500 units** through a combination of innovative financing strategies, partnerships and transaction models.

### Neighborhood Infill / Vacant Property Reclamation Single family-Targeted Neighborhoods

**GOAL:** Reduce the number of vacant single family homes and lots in targeted neighborhoods in Minneapolis and St. Paul. Emphasize continuing neighborhood stabilization work and aggressively providing opportunities for both wealth-building and influence for neighborhood residents of color and minority-owned businesses.

## Overarching Objectives

### Racial Equity

Racial equity is a core value that informs the investments and strategies for Twin Cities LISC and the COACTION partners. Both Housing cohorts unified to establish a **Racial Equity Statement** that defines how the housing sector will counteract the housing and economic racial disparities in our community (page 3).

### Measuring Results

The Twin Cities region is losing ground to market pressures—reducing affordable housing options, especially for families of low wealth. Options are needed for housing resources and types. By setting goals and measuring progress, COACTION demonstrates broad impact as a sector. By monitoring results we can assess how to best utilize and build capacity to meet our goals.

# Our Accomplishments

## Total Units

**2,598**

Grand Total

## Total Projects

**263**

Grand Total

**2,356**

Multifamily

**242**

Single Family

**21**

Multifamily

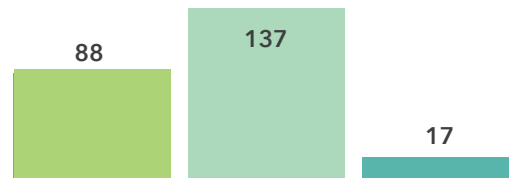
**242**

Single Family

## Housing Production and Preservation



Multifamily | 2,356 Total Units

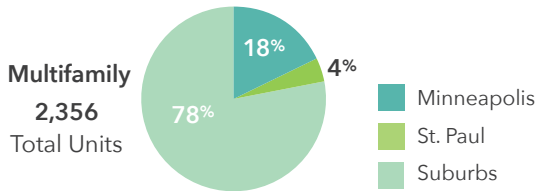


Single Family | 242 Total Units

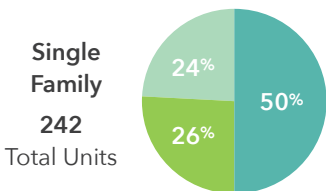
■ New Construction  
■ Preservation/Rehab  
■ Resale

In the struggle to maintain existing affordable housing stock, preservation and rehab dwarfs new production.

## Affordable Housing Locations



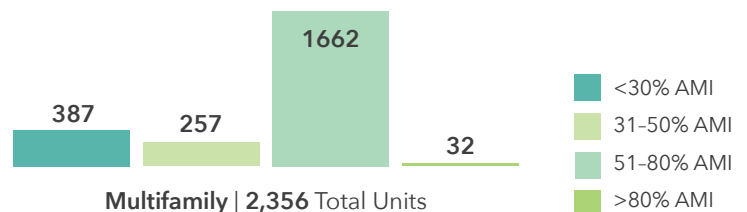
Multifamily  
2,356  
Total Units



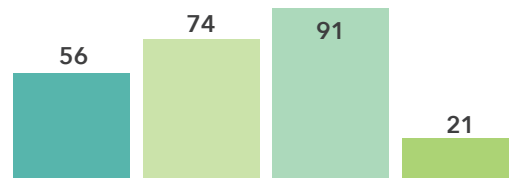
Single Family  
242  
Total Units

A significant shift in affordable housing investment from urban to suburban locations is occurring, largely due to the preservation of NOAH properties.

## Range of Income Levels



Multifamily | 2,356 Total Units

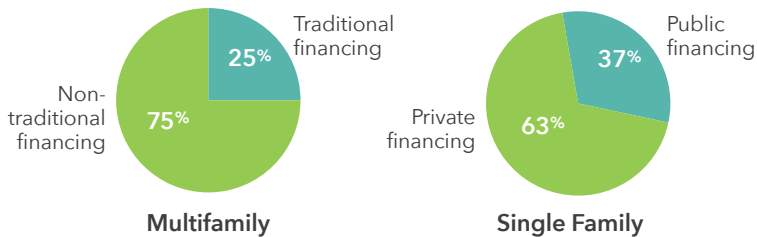


Single Family | 242 Total Units

■ <30% AMI  
■ 31-50% AMI  
■ 51-80% AMI  
■ >80% AMI

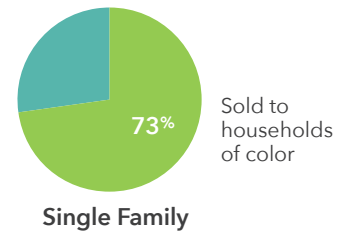
The majority of affordable housing resources are serving households over 50% AMI.

## Expanded Financing Sources



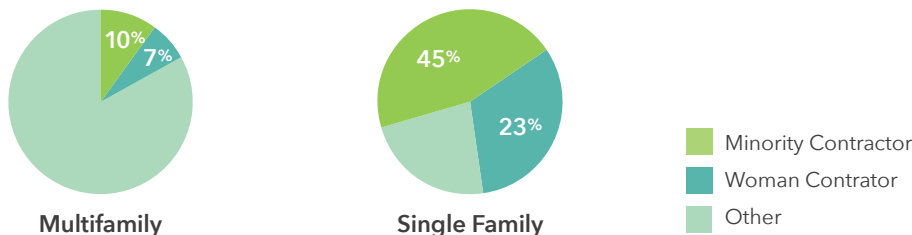
NOAH investments are expanding traditional affordable housing resources.

## Addressing Racial Disparity in Homeownership



Single Family

## Racial Equity—Hiring Minority and Women Contractors



■ Minority Contractor  
■ Woman Contractor  
■ Other

Single family developers are excelling at hiring minority and women contractors (68% of total contractors).

# coaction Racial Equity Statement

Racial equity is a core value that informs the investments and strategies for Twin Cities LISC and the COACTION partners. The Racial Equity Statement was produced by the COACTION partners with facilitation by Beth Zemsky, to align our efforts and demonstrate our capacity toward achieving greater racial equity in housing, income and wealth-building.



## Equity in Housing

Equity in housing means building to outcomes that address racial disparities caused by barriers or limitations to housing opportunities.

### Our Vision

That all people—particularly people of color who are currently most marginalized in the housing market—live in quality affordable housing in locations of their choosing, with the ability to achieve their human, social, and economic potential.

### Our Values

#### 1: A place to live is fundamental.

Whether rental or homeownership, housing is a platform for meeting other major needs—health, economic benefit, education, stability. It's difficult to achieve these basic needs without a home. Housing is a platform for success in life.

#### 2: The process is as important as the product.

We commit to be inclusive and collaborative, because the people that are most in need of a home should have the power to shape what their home would be.

#### 3: A variety of housing types are needed.

It's important to address the cultural needs of families and individuals.

## Racial Equity Strategies

We commit to advance racial equity through the following methods:

- 1. Engage communities** to better address their housing needs, so as to stabilize families and promote wealth creation, especially for households of color.
- 2. Support leaders of color** who are interested in pursuing careers in community development—through internships, apprentice opportunities, design, and development.
- 3. Hire minority and women-led construction companies** to provide experience and build capacity, allowing them to better position for larger projects and to benefit directly from housing investments.
- 4. Reduce racial disparities in housing** by providing home ownership training and assistance, and alternative financing options.
- 5. Minimize evictions and displacement** of tenants among our properties.

# coaction 2016-2018 Partners

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## Partners

### Cohorts: Neighborhood Infill / Vacant Property Reclamation

#### Organization

American Indian Community Development Corporation  
City of Lake Community Land Trust  
NeighborWorks Home Partners  
Community Stabilization Project  
Dayton's Bluff Neighborhood Development Center  
Hope Community  
PRG  
Twin Cities Habitat for Humanity  
Isenberg Associates / Peyton  
Design Center, University of MN  
Urban Homeworks

#### Representative(s)

Mike Goze  
Jeff Washburne, Staci Horowitz  
Jason Peterson  
Metric M. Giles  
Jim Erchul  
Will Delaney, Shannon Jones  
Kathy Wetzels-Mastel  
Pam Johnson, Caitlin Magistad  
Jay Isenberg  
Tom Fisher  
Paul Bauknight

### Cohorts: Affordable Housing Production and Preservation

#### Organization

Aeon  
Alliance Housing  
Beacon Interfaith Collaborative  
CommonBond Communities  
PLACE  
  
Project for Pride in Living  
Twin Cities Habitat

#### Representative(s)

Blake Hopkins, Miranda Walker, Debra Behrens  
Barb Jeanetta  
Anne Mavity, Davis Parker, Chris Dettling  
Kayla Schuchman, Amanda Novak  
Chris Velasco, Elizabeth Bowling, Alice Hiniker,  
Abby Alldaffer  
Chris Wilson  
Robyn Bipes

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## Funders

McKnight Foundation  
MN Housing Finance Agency  
U.S. Dept of Housing and Urban Development  
(Section 4 Program)

## Racial Equity Consultant

Beth Zemsky

## Twin Cities LISC Staff

Amy McCulloch, Deputy Director  
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