

### CELEBRATING 30 YEARS OF SEMMCHRA!

SEMMCHRA entered a new era at the end of 2018 and will continue to address the housing needs of our residents in Southeastern Minnesota. Through my work on the Minnesota Housing Partnership Board, I am learning the full impact of our State's housing crisis. Today, more than 1 in 4 Minnesota households spend more than 30 percent of their income on housing, making it likely that they must cut back on necessities like food, education and medicine simply to pay their rent or mortgage. Since 2000, the number of cost-burdened renters has increased by more than 30 percent and now impacts nearly HALF of all renter households in our state. Currently, 56 percent of all senior renters in Minnesota are cost burdened — representing a 25 percent increase since 2000. The number of cost-burdened senior homeowners has also risen 54 percent since 2000. Over the next 20 years, Minnesotans over the age of 65 are anticipated to grow by 93 percent, making senior housing a critical issue. Access to safe, affordable homes builds a strong foundation for families and communities across ALL income brackets.

In the past 30 years, SEMMCHRA has created and preserved more than 480 units of affordable housing that they now own and operate. This is critical infrastructure in a time when the median cost of rent is increasing, and incomes are decreasing — double digits in both directions in some southeastern Minnesota markets!

SEMMCHRA has also brought over 385 rental assistance vouchers to our area. This aids with partial rent payments to private landlords to make rent affordable for our workforce, families, elderly and disabled residents. SEMMCHRA has also preserved 160 units of additional rental assistance at properties in Goodhue, Wabasha, and Winona Counties to assist with partial rent payments to help households in attaining self-sufficiency.

Also, during that time, SEMMCHRA assisted in multiple disaster relief initiatives and partnered with FEMA and the DNR to help families and businesses across our region rebuild from catastrophic flooding. Almost 100 home owners and 10 business were helped with funding exceeding \$20 million.

The preservation of our local housing structures is the most cost-effective approach in addressing today's housing crisis. For the past 30 years, SEMMCHRA has preserved over 995 homes, 190 business and 200 rental units. This has been done with federal and state grants in excess of \$22 million.

Joseph Wheeler has led this journey and advocated for many legislative changes that have become core nationally recognized programs today. His voice helped to craft the federal legislation that created the Family Self-Sufficiency Program, which helps individuals and families break out of the need for government assistance. In December of 2018, Joe officially decided to retire after over 30 years of dedicated service.

We attribute SEMMCHRA's success to the SEMMCHRA staff who have ambition like no other and focus on the things that matter most so our impact is greatest in the communities we serve. All of us working together have made many people's lives better so that individuals could achieve self-sufficiency.

It is with excitement that I look to the future and reflect with great thankfulness for the path that Joe has cleared. SEMMCHRA will continue to advocate, create and preserve affordable housing, especially in those markets where housing is a barrier to economic development. SEMMCHRA believes everyone deserves a place to call home, and we will work closely to build bridges so more services are linked to housing. SEMMCHRA is driven to fill the gap and work with private developers to ensure ALL income levels have affordable housing. SEMMCHRA is committed to be an organization that adds value to communities across southeastern Minnesota and to utilize its authority to produce a positive return to our region.

Buffy J. Beranek, Executive Director



### BOARD OF COMMISSIONERS

**Brad Anderson**

Representative of Goodhue County

**Randy Demmer**

Representative of City of Hayfield

**Richard Hall, Vice Chairperson**

Representative of Wabasha County

**Cheryl Key**

Representative of Wabasha County

**Greg Klevos, Secretary**

Representative of Dodge County

**Jason Majerus**

Representative of Goodhue County

**Laura Mielke, Resident Commissioner**

Representative of Service Area Residents

**Jack Roberts, Chairperson**

Representative of Winona County

**Marcia Ward**

Representative of Winona County

## 2018 OPERATING PROGRAM FUNDING

### 2018 RETURN ON INVESTMENT

Revenue	\$3,399,303
Levy	\$529,619
Return on Investment	\$6.42

#### 2018 Rental Housing Statistics:

Total Number of People Served: 1,014  
 Elderly or Disabled Households Served: 338  
 Families with Children Served: 167  
 Children Served: 322  
 Average Household Income: \$19,559

#### 2018 Section 8 Rental Assistance Statistics:

Total Number of People Served: 1,045  
 Total Vouchers Issued: 376  
 Average Household Subsidy in 2018: \$4,692  
 Average Household Income: \$14,148

#### Average Years Receiving Rental Assistance:

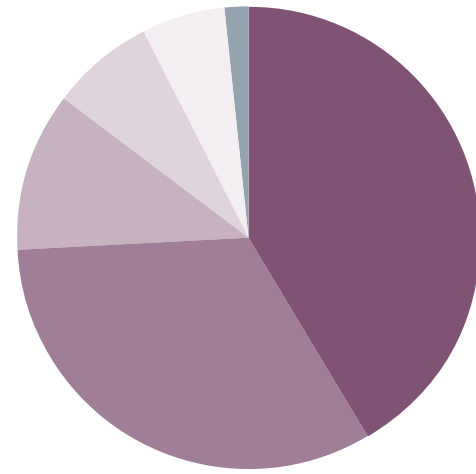
1	125	33.2%
2-5	143	38.0%
6-10	44	11.7%
11-15	26	6.9%
16-20	13	3.5%
21-25	9	2.4%
Port-Outs	16	4.2%
<b>Total</b>	<b>376</b>	<b>100.0%</b>

#### 2018 First-Time Homebuyer Assistance Program

	Total Amount of First Mortgages	Total Amount of Down Payment and Closing Cost Loans
Goodhue County	\$1,114,475	\$60,900
Wabasha County	\$487,306	\$26,000
Winona County	\$199,812	\$13,900
<b>Grand Total</b>	<b>\$1,801,593</b>	<b>\$100,800</b>

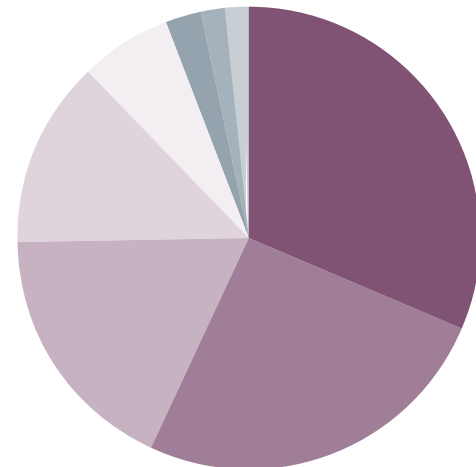
#### 2018 Grants

Lake City Award \$809,400  
 17 Owner-Occupied Homes & 12 Commercial Properties



Tenant Fees	\$2,578,464	41.9%
HUD Grants	\$2,023,625	32.9%
Levy Revenue	\$688,195	11.2%
Administrative Fees	\$439,569	7.2%
Other Grant Revenue	\$371,821	6.0%
Investment Income	\$92,269	1.5%
Gain(Loss) Sale of Assets	(\$41,272)	-0.7%
<b>Total</b>	<b>\$6,152,671</b>	<b>100.00%</b>

## 2018 OPERATIONAL EXPENDITURES



Project Operating Expenses	\$1,888,483	31.4%
Section 8 HAP Expenses	\$1,546,820	25.7%
Annual Debt Service Payments	\$1,064,420	17.7%
Administration	\$790,698	13.0%
Other Grant Expenses	\$390,570	6.5%
General Expenses	\$141,913	2.4%
TIF CIP/Revenue	\$107,775	1.8%
CFP Capital Expenses	\$88,001	1.5%
<b>Total</b>	<b>\$6,018,680</b>	<b>100.00%</b>