
Summary of Statewide Affordable Housing Aid (SAHA) Certified for 2025

The annual appropriation for Statewide Affordable Housing Aid is \$10 million and is distributed as follows:

- \$6.8 million to all counties, of which \$1.25 million is for transfer to the Minnesota Housing Finance Agency
- \$2 million to 39 cities that have a population over 10,000 and are not located in a metropolitan county as defined by [Minnesota Statutes, section 473.121, subdivision 4](#)
- \$1.2 million to 11 eligible Tribal nations

Prior to 2025, there was an additional appropriation of \$12.5 million.

2024 Law Changes

The 2024 Legislature amended Statewide Affordable Housing Aid.

For aid payable in 2024 only:

- The application and enrollment information required under [Minnesota Statutes, section 477A.36, subdivision 6, paragraph \(g\)](#), may be submitted as late as June 30, 2024.

The commissioner will recertify, no later than August 1, 2024, the amount of Statewide Affordable Housing Aid payable to each Tribal nation.

For aid payable in calendar year 2024 and thereafter:

- Aid was expanded to include all 11 federally recognized Indian Tribes located in Minnesota that submit an application under [Minnesota Statutes, section 477A.36, subdivision 6](#).
- The commissioner of revenue must annually calculate and certify the amount of aid payable to each eligible Tribal nation on or before August 1 of the aid payable year.
- The commissioner of revenue will pay Statewide Affordable Housing Aid to eligible Tribal nations annually on December 26 of the year the aid is certified.
- Added a definition of locally funded housing expenditures to include use of unrestricted local government money on a wide variety of housing-related expenditures.
- Amended use of proceeds by adding the funding of operations and supportive services to the list of projects that the aid may be spent on, including costs of operating an emergency shelter, transitional housing, supportive housing, or publicly owned housing.
- Amended qualifying projects by deeming funds committed to a project within three years of receipt as spent for the purpose of the three-year spending deadline, provided that the funds are expended in the following year.
- Added a requirement for receiving Local Affordable Housing Aid that aid recipients must commit to using money to supplement, not supplant, their existing locally funded housing budgets. Local governments must also report to the Minnesota Housing Finance Agency on their locally funded housing expenditures and any cuts to those expenditures.

For aid payable in calendar year 2025 and thereafter:

- Requires the Minnesota Housing Finance Agency to notify the Department of Revenue if an aid recipient fails to meet the requirements of the new Minnesota Statutes 2023 Supplement,

section 477A.36, subdivision 5a. If that happens, the aid recipient must then repay the aid they received to the Minnesota Housing Finance Agency, which is the same consequence for using funds for a project that does not qualify. The Department of Revenue must stop aid payments upon the aid recipient's request.

Counties

The calculation for counties has two components:

- I. Base aid
- II. Cost-burdened household aid

I. Base Aid

Each county receives 0.6% of the total appropriation available for distribution to counties. For 2025, the total available is \$5.55 million. The amount for each county is:

$$\$5.55 \text{ million} \times 0.6\% = \$33,300$$

For 2025, the total amount of base aid is \$2,897,100.

II. Cost-Burdened Household Aid

The remaining appropriation is multiplied by each county's distribution factor.

The county distribution factor is the number of households in a county that are cost-burdened divided by the total cost-burdened households in all counties. A "cost-burdened household" is one in which the gross rent is 30 percent or more of household income or in which homeownership costs are 30 percent or more of household income.

For 2025, the data used was the most recent estimates provided by the American Community Survey of the United States Census Bureau as of May 1, 2024. This was the five-year estimate ending in 2022 from Table DP04, Selected Housing Characteristics, as accessed at <https://data.census.gov/table?q=DP04&tid=ACSDP5Y2022.DP04> and then filtering by Geography > County > Minnesota > All Counties in Minnesota. The characteristics used were:

- Selected Monthly Owner Costs as a Percentage of Household Income, Housing Units with a Mortgage, 30.0% to 34.9%
- Selected Monthly Owner Costs as a Percentage of Household Income, Housing Units with a Mortgage, 35.0% or more
- Selected Monthly Owner Costs as a Percentage of Household Income, Housing Units without a Mortgage, 30.0% to 34.9%
- Selected Monthly Owner Costs as a Percentage of Household Income, Housing Units without a mortgage, 35.0% or more
- Gross Rent as a Percentage of Housing Income, Occupied Units Paying Rent, 30.0% to 34.9%
- Gross Rent as a Percentage of Housing Income, Occupied Units Paying Rent, 35.0% or more%

For 2025, the total amount of cost-burdened housing aid is \$2,652,900.

Cities

The entire \$2 million appropriation for cities is distributed based on cost-burdened households.

The city distribution factor is the number of households in a city that are cost-burdened divided by the total cost-burdened households in eligible cities. A “cost-burdened household” is one in which the gross rent is 30 percent or more of household income or in which homeownership costs are 30 percent or more of household income.

For 2025, the data used was the most recent estimates provided by the American Community Survey of the United States Census Bureau as of May 1, 2024. This was the five-year estimate ending in 2022 from Table DP04, Selected Housing Characteristics, as accessed at <https://data.census.gov/table?q=DP04&tid=ACSDP5Y2022.DP04> and then filtering by Geography > Place > Minnesota > All Places in Minnesota. The characteristics used were:

- Selected Monthly Owner Costs as a Percentage of Household Income, Housing Units with a Mortgage, 30.0% to 34.9%
- Selected Monthly Owner Costs as a Percentage of Household Income, Housing Units with a Mortgage, 35.0% or more
- Selected Monthly Owner Costs as a Percentage of Household Income, Housing Units without a Mortgage, 30.0% to 34.9%
- Selected Monthly Owner Costs as a Percentage of Household Income, Housing Units without a mortgage, 35.0% or more
- Gross Rent as a Percentage of Housing Income, Occupied Units Paying Rent, 30.0% to 34.9%
- Gross Rent as a Percentage of Housing Income, Occupied Units Paying Rent, 35.0% or more%

Tribal Nations

The entire \$1.2 million distributed to Tribal nations is divided equally between the Tribes that opt in to receive aid for aid payable in 2025. In 2025, all 11 federally recognized Tribal nations will be allowed to opt in to receive aid by January 15, 2025, and certify their most recent estimates of their total number of enrolled members by March 1, 2025. This section will be updated when aid amounts for Tribal nations are calculated and certified on or before August 1, 2025.

SAHA Payment Dates

In 2025, SAHA is paid to eligible city and county recipients in two installments, on July 20 and December 26 and to Tribal Nation recipients in one installment, on December 26.