About Streams

HousingLink's database of publicly-funded affordable rental property in Minnesota
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About Streams

Contents

ABOUT STREAMS

- **What is Streams?** *Streams* is a searchable database of publicly-funded (subsidized) rental housing in Minnesota. The intent is to maintain an unduplicated list of properties (and units), where a property will include all known associated addresses.
- **How current is Streams?** *Streams* currently includes all properties with a first finance closing through 12/31/2021.
- **What types of housing programs are covered in Streams?** *Streams* aims to include any rental housing with a long-term rent restriction (or direct rent subsidy) that makes it affordable for those earning 80% or less of the area median income (AMI). This includes Public Housing, Project-Based Section 8, LIHTC (tax credit) properties, and many other programs funded at the state or local level. Streams does not include emergency shelter or transitional housing. For an entire list of recognized programs included in Streams, see the AFFORDABLE HOUSING PROGRAM "KEYWORDS" list at the bottom of this document.
- **How comprehensive is Streams?** Our goal is to have 100% coverage of Minnesota, but our data is only as complete as the input we get from local communities. We get Federal data from the National Housing Preservation Database, State data from Minnesota Housing, and local data from a variety of county, community, and nonprofit funding sources. Our extensive review and reconciliation process involves input from a variety of partners to see if we missed anything or got anything wrong. If you see something wrong or missing in *Streams*, please let us know! We're always looking for extra partners in ensuring our completeness and accuracy.
- **How does Streams define "property?** "We have found that different funders of affordable housing define and organize their investments in different ways, sometimes with multiple addresses within a single "property" record or with addresses that overlap those of another funder's development. Our intent for *Streams* is to reconcile all of our source data into an unduplicated list of properties (and units), with the potential for multiple addresses/buildings within any given property.

HOW TO USE STREAMS (at a high level)

Broadly, you can retrieve publicly-funded housing datasets by

- Panning and zooming a map to a specific geographic area.
- Searching by specific cities/counties.
- Searching by a street address or property name.
- Searching by unique identifier.
- Applying a number of additional filters relating to property characteristics.

The map and a Property Search Summary will be updated automatically as each successive filter is added, and at any time you may click on an individual map pin in order to retrieve property results. However, when you are satisfied with your search criteria, you may choose to "Show Results" which will display a property level tabular view of all properties matching your criteria along with key attributes. At this point you may:

- Export data to .csv file. This file will further expand property-level detail to individual rows by address (e.g. potentially more than one row per property.
- Click on any individual property row for an expanded view of all known attributes pertaining to it.

ALL ABOUT FILTERS

Note that filters are additive within their "group" (the boldface headers), but limit results when used in combination with selections from other filter groups.

- *Example 1: Selecting "Federal" and "State" within the "Funding Source" group will return all properties with either federal or state funding.*

- *Example 2: Selecting "Federal" and "State" within the "Funding Source" group and "Project-Based Subsidy" from the "Funding Categories" group will return only properties with federal or state funding that also contain project-based subsidy (e.g. adding selections from a different group returns fewer results).*

Search by

- **Property Name or Address:** This will include partial matches (do not include the city if looking for an address; use the City Search or Greater MN tabs if you want to restrict your search to specific counties or cities).

- **HUD, MN Housing, Public Housing, USDA/RD, or Tax Credit ID:** With "X" representing variable string characters and "0" representing numerals, please note the following typical formats:
  - HUD ID: "800000000"
  - MN Housing ID: "D0000"
  - Public Housing ID: "MN000000000"
  - USDA ID: "27-00-000000000-00-0" (the dashes are required)

Filter by

Funding Source

- **Federal:** This will return any properties for which we receive funding data from HUD or the USDA.
- **State**: This will return any properties for which we receive funding data from MN Housing.
- **Local**: This will return any properties with city or county funding.
- **Philanthropic:** This will return any properties for which we receive funding from nonprofit organizations or community development corporations.

Funding Categories

Our source data reflects properties by way of funding mechanisms, or "programs," that ensure affordability. We assign each program a funding "category" and, just as a property may contain more than one funding mechanism, so may it reflect more than one category of funding. Categories are:

- **Project-Based Subsidy**: Returns any funding related to projects for which rent is federally subsidized.
- **Public Housing**: Returns properties for which we receive Public Housing project numbers from HUD.
- **Tax Credit (LIHTC)**: Returns all properties for which we have any indication of tax credit funding (inclusive of either/or/both 4% and 9%, below).
- **Tax Credit (LIHTC 4%)**: Returns only properties for which we have indication of 4% tax credit funding.
- **Tax Credit (LIHTC 9%)**: Returns only properties for which we have indication of 9% tax credit funding.
- **Subsidized-Other**: Returns all properties with funding that does not fit into another category.

Groups Served

Determination for groups served at the property level is derived through a combination of specific indication by our data sources and general program guidelines. These groups include:

- **Family:** Returns properties that are specifically targeted to families.

- **Elderly:** Returns properties that are specifically targeted to seniors.
- **Disabled:** Returns properties specifically targeted to households where the head-of-household has one or more disabilities.

Obligation End Year
Obligation refers to an obligation to offering below-market rents. Selecting a date range returns a property *only* if its earliest obligation release date falls within the range.

Last Finance Year
Selecting a date range returns a property if its last finance close date falls within the range.

First Finance Year
Selecting a date range returns a property if its last finance close date falls within the range.

New Construction and Other check boxes
"Activity" refers to a financing event that obligates a property to provide affordable rents. Our broad categorization of activity types is defined as follows

- **New Construction**: Any property where a data source has indicated the units represent "new construction" or "new development."
- **Other:** Returns all properties for which the most recent activity did not have "new" indicated. This can be interpreted as "preservation/stabilization" of existing affordable housing, whether that means extending an existing affordability restriction or preserving previously affordable private market units (naturally occurring affordable housing or "NOAH" units).

ALL ABOUT THE MAP

Map Search tab
This Google map is a dynamic filter, selecting for a dataset all properties that fall within its visible boundaries, and automatically updating the "Property Search Summary" box under the map.

Note that for ease of display:

- The map only displays a single address from any one property on the map, regardless of how many addresses the property actually has. For properties with more than one address, the "display address" is simply the address closest to the geographic center all addresses.
- The map will not display over 475 dots on the map. Results of the search will still be reflected in the "Property Search Summary" box, and be retrievable through the "Show Results" function.
- From the map view, you may choose to:
  - Click "Show Results" to display all properties in tabular view beneath the map.
  - Click on any one individual map pin (property) to return an expanded view of all known attributes pertaining to it.

City Search tab:
This tab provides the opportunity to limit search results by county and/or city within the seven county Twin Cities metro.

Greater MN tab:
This tab provides the opportunity to limit search results by county and/or city within Greater MN.

ALL ABOUT PROPERTY DETAIL
(Tabular data displayed after pressing "Show Results" button)
Upon clicking "Show Results," a tabular display of properties returned by the filter settings will appear below the Google Map window. Notable actions related to the table are:

Three-level sort capability based on any of 11 property characteristics.

- **Ref:** An arbitrary number that references pins on the Google Map.
- **Name:** Property or development name.
- **Address:** Street address. *Note:* Properties may contain more than one address. In the event of multiple addresses within a property, we assign a "primary address" designation to the address that lies closest the geographic center of all addresses within this property. That "primary address" is what you see displayed in this tabular view.
- **City:** City for property's address.
- **Address Count**: Total number of addresses at property.
- **Primary Funder:** Funding source of primary program ensuring affordability at the property in question. *Note:* There may be other funders. The single funder we provide for this reference is generally the funder behind the primary program ensuring affordability at the property in question.
- **Property ID:** Property number associated with funding source of primary program ensuring affordability at the property in question.
- **Total Units:** Total sum of both affordable and market rate units.
- **30% AMI:** Total sum of units obligated to affordability for families earning at or below 30% of area median income.
- **50% AMI:** Total sum of units obligated to affordability for families earning between 30% and 50% area median income.
- **60% AMI:** Total sum of units obligated to affordability for families earning between 50% and 60% area median income.
- **80% AMI:** Total sum of units obligated to affordability for families earning at or above % of area median income.
- **Afford. Units:** Total sum of units obligated to affordability for families earning at or below 80% of area median income. *Note for all "AMI" unit counts:* AMI level and units are estimated if not provided, set to least restrictive AMI for largest number of units.
- **1st Close:** Close date of first known financing mechanism that ensures affordability.
- **Last Funding:** Close date of last known financing mechanism that ensures affordability.
- **Earliest Release:** First known date at which property loses its obligation to affordability. See note below on estimating affordability expiration dates.
- **Est:** Indicates whether data sources have provided specific guidance on obligation expiration) or whether HousingLink has made assumptions about affordability levels based on program guidelines (estimated).

Ability to export results to a .csv file
The exported .csv file expands property records to include a row for each address within, and the following columns:

- **HSDPropertyID:** Housing Stock Data Property ID. A unique HousingLink property identifier.
- **PropertyName:** Property or development name.
- **AddressCount:** Total number of addresses

- **ReferenceAddress:** Street address. Note: The first row of each property's set of addresses is a "reference address," which is the address that lies closest the geographic center of all addresses within this property.
- **ReferenceCity:** City for property's address.
- **ReferenceState:** State for property's address (always MN!).
- **ReferenceZipCode:** Zip code for property's address.
- **ReferenceCounty:** County for property's address.
- **ReferenceFunder:** Funding source of primary program ensuring affordability at property in question.
- **UnitsTotal:** Total sum of both and market rate units.
- **UnitsAffordable:** Total sum of units obligated to affordability for families earning at or below 80% of area median income. *Note for all "AMI" unit counts:* AMI level and units are estimated if not provided, set to least restrictive AMI for largest number of units.
- **UnitsAMI30:** Total sum of units obligated to affordability for families earning at or below 30% of area median income.
- **UnitsAMI50:** Total sum of units obligated to affordability for families earning between 30% and 50% area median income.
- **UnitsAMI60:** Total sum of units obligated to affordability for families earning between 50% and 60% area median income.
- **UnitsAMI80:** Total sum of units obligated to affordability for families earning at or above% of area median income.
- **UnitsAMIEstimated:** Indicates whether data sources have provided specific guidance on affordability levels (not estimated) or whether HousingLink has made assumptions about affordability levels based on program guidelines (estimated).
- **FirstFinancingClosedDate:** Close date of first known financing mechanism that ensures affordability.
- **LastFinancingClosedDate:** Close date of last known financing mechanism that ensures affordability.
- **FirstObligationReleaseDate:** First known date at which property loses its obligation to affordability.
- **ExpirationDateEstimated:** Indicates whether data sources have provided specific guidance on obligation expiration) or whether HousingLink has made assumptions about affordability levels based on program guidelines (estimated).
- **YearBuilt:** Year structure was built.
- **UnitTypeID:** Building type: SFH (single family home), CND (condo), TWN (townhome), DUP (duplex), or APT (apartment), if known.
- **Units0BR:** Total 0 BR units.
- **Units1BR:** Total 1 BR units.
- **Units2BR:** Total 2 BR units.
- **Units3BR:** Total 3 BR units.
- **Units4+BR:** Total 4+ BR units.
- **NewConstruction:** : Indicates any property where a data source has indicated the last financing event for a property includes "new construction" or "new development." Absence of this flag indicates properties for which the most recent activity did not have "new" indicated. This can be interpreted as "preservation/stabilization" of existing affordable housing, whether that means extending an existing affordability restriction or preserving previously affordable private market units (naturally occurring affordable housing or "NOAH" units).
- **CreatedDate:** The date on which the Streams record was created.
- **LastUpdatedDate:** The date, if any, on which the Streams record was updated.
- **(a series of ID columns)** The following columns, which grows annually, includes unique property identifiers from our various data/funding sources. Ability to click on any individual row to access a detail page

Clicking on an individual property row

Property detail pages provide an expansive set of attributes specific to the property selected from the tabular view, above, as well as some additional features.

Attributes[i]

- **Property Name** (appearing in blue).
- **Property Address**. In the event there is more than one address for the property, only the ReferenceAddress (see above) is listed at the top, with other known property addresses listed below.
- **Funding Categories**: Categories of funding present in the property.
- **Property Information**
  - **Year Built**
  - **Building Type**
  - **Groups Served**
  - **Total Units**
  - **Affordable Units**
- **Affordable Units by Bedroom**
- **Units by Area Median Income**
- **Funding Dates and Programs**
  - **First known closing**
  - **Most recent closing**
  - **Earliest expiration**
  - **Last Activity**
- **Known Property Identifiers:** (by data source and respective ID)
- **Listing Summary:** A reference to any instances in which this Streams property has appeared in HousingLink's rental search tool as a vacancy or waiting list opening, with the following property characteristics:
  - **BR Size**: Number of bedrooms for which a listing appeared.
  - **1st Listing**: The first time this property appeared.
  - **Last Listing**: The last time this property appeared.
  - **Low Rent**: Lowest observed rent amount.
  - **High Rent:** Highest observed rent amount.
  - **Last Rent:** Last observed rent amount.
- **Known Property Addresses**

Property Map

A Google Map displaying all addresses associated with the property in question.

TROUBLESHOOTING

The .csv export isn't working? You may need to create an exception in your browser to allow for pop-ups.

AFFORDABLE HOUSING PROGRAM "KEYWORDS"

HousingLink has identified a set of "keywords" used by our data sources that indicate a housing program with a contractual obligation to affordability, many with a specific set of guidelines on affordability level and length of affordability obligation. Here is that list, in its entirety:

- **202/162 NC**
- **202/8 NC**
- **4(d) Affordable Housing Incentive Program**
- **4d property tax rate**
- **501(c)(3) Bonds**
- **515/8 NC**
- **Affordable Housing Incentive Fund**
- **Affordable Housing Trust Fund**
- **Affordable Ownership Housing Program**
- **Affordable Rental Investment Fund**
- **Apartment Renovation Mortgage**
- **Bonds**
- **City Agencies**
- **Community Development Trust**
- **County Agencies**
- **CPED Inclusionary Zoning**
- **Dept. of Employment and Economic Development (DEED) - Small Cities Development Program (SCDP)**
- **Economic Development and Housing Challenge Program**
- **Ending Long-Term Homelessness Initiative Fund**
- **Enterprise Multifamily Opportunity Fund**
- **Family Homelessness Prevention and Assistance Program**
- **Family Housing Fund**
- **Financing Adjustment Factor (FAF) / Financing Adjustment (FA)**
- **GMHF - NOAH Impact Fund**
- **Greater MN Housing Fund**
- **HFDA/8 NC,HFDA/8 SR**
- **Home Rental Rehabilitation**
- **Housing Authority**
- **Housing Infrastructure Bonds**
- **Housing Opportunities for Persons with AIDS Program**
- **Housing Partnership Equity Trust**
- **Housing Tax Credit Program**
- **Housing Tax Credit Program 4%**
- **Housing Tax Credit Program 9%**
- **HTF Capital**
- **HUD Project Based Voucher**
- **LMSA**
- **Local Housing Incentives Account-Metropolitan Council**
- **Low and Moderate Income Rental Program**
- **PD/8 Existing**
- **POTH**
- **PRAC/202**
- **PRAC/811**
- **Preservation**
- **Preservation Affordable Rental Investment Fund**
- **Public Housing**

- **Publicly Owned Housing Program**
- **RAP**
- **Rent Supp**
- **Rental Rehab Deferred Loan**
- **Rental Rehabilitation Loan Program**
- **Sec 8 NC**
- **Sec 8 SR**
- **Section 1602/Tax Credit Exchange**
- **Section 202**
- **Section 236**
- **Section 515**
- **Section 8**
- **Section 8 Project -Based Voucher Rental Assistance Program**
- **Section 811 Project Rental Assistance Demonstration**
- **St Louis Park Inclusionary Zoning**
- **Tax Credit Assistance Program**
- **Tax Increment Financing**
- **USDA No Funding w/Restricted Income**

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[i] If not given in the list below, property attributes are defined elsewhere in this document.