

About Streams

Contents

ABOUT STREAMS	2
HOW TO USE STREAMS (at a high level)	2
MORE ABOUT FILTERS THAN YOU WANT TO KNOW	2
Search by	3
Filter by	3
Funding Source	3
Funding Categories	3
Groups Served	3
Obligation End Year	4
Last Finance Year	4
First Finance Year	4
Last Activity Includes	4
MORE ABOUT THE MAP THAN YOU WANT TO KNOW	4
Map Search tab	4
City Search tab	4
Greater MN tab	4
MORE ABOUT PROPERTY DETAIL THAN YOU WANT TO KNOW	4
Three-level sort capability based on any of 11 property characteristics	5
Ability to export results to a .csv file	5
Ability to click on any individual row to access a detail page	7
Attributes	7
Property Map	7
Housing+Transit Cost	7
Walk Score	8
TROUBLESHOOTING	8

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 12/31/2015.
- **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.
- **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 data directly from Minnesota Housing, HUD, and the USDA, as well as directly from the cities of Minneapolis and St Paul (and put in a fair amount of elbow grease in reconciling them). We, then circle back with individual counties, communities, and non-profit funders 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.

MORE ABOUT FILTERS THAN YOU WANT TO KNOW

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: “27-00-00000000-00-0” (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.
- **Philanthropic:** This will return any properties for which we receive funding from the MN non-profits Family Housing Fund or Greater MN Housing Fund.

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.

Last Activity Includes

At present, only MN Housing and Minneapolis' Community Planning & Economic Development (CPED) provide specific, project-level indicators as to activity type. These activity types include:

- **New Construction:** Returns properties for which a "new construction" flag has been indicated.
- **Other:** Returns all properties for which a "new construction" flag has not been indicated.

MORE ABOUT THE MAP THAN YOU WANT TO KNOW

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.

MORE ABOUT PROPERTY DETAIL THAN YOU WANT TO KNOW

(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:** Data source consensus of property or development name.
- **Address:** Street address. Note: Properties may contain more than one address. The address returned here is the address that lies closest the geographic center of all addresses within this property.
- **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.
- **Property ID:** Property number associated with funding source of primary program ensuring affordability at the property in question.
- **Total Units:** Total sum of both and unaffordable 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.
- **Est:** If total number of affordable units were not explicitly provided by our data sources and, instead, estimated based on program definitions.
- **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.
- **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:** Data source consensus of 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 unaffordable units.
- **UnitsAffordable:** Total sum of units obligated to affordability for families earning at or below 80% of area median income.

- **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:** If “new construction” was flagged as an activity type from any data source (we are currently getting this data only from MN Housing and Minneapolis CPED).
- **CreatedDate:** The date on which the Streams record was created.
- **LastUpdatedDate:** The date, if any, on which the Streams record was updated.
- **CityID:** Any property ID associated with the property, if it had a city-level data source.
- **CountyID:** Any property ID associated with the property, if it had a county-level data source.
- **CPEDID:** Any property ID associated with the property, if it had Minneapolis’ CPED as a data source.
- **Dak_CntyID:** Any property ID associated with the property, if it had Dakota County as a data source.
- **FHFID:** Any property ID associated with the property, if it had Family Housing Fund as a data source.
- **GMHFID:** Any property ID associated with the property, if it had Greater MN Housing Fund as a data source.
- **HUDID:** Any property ID associated with the property, if it had HUD’s multifamily database as a data source.
- **HUDLIHTCID:** Any tax credit ID associated with the property, if it had HUD’s LIHTC database as a data source.
- **HUDPHID:** Any Public Housing Property ID associated with the property, if it had HUD’s Public Housing database as a data source.
- **MHFAID:** Any MN Housing Project Number associated with the property, if it had MN Housing as a data source.
- **StPPEDID:** Any property ID associated with the property, if it had St. Paul’s PED as a data source.
- **TCID:** Tax credit ID, if any.
- **TC4ID:** Tax credit ID, if property carries 4% tax credits.

- **TC9ID:** Tax credit ID, if property carries 9% tax credits.
- **USDAID:** Any USDA Project Number associated with the property, if it had the USDA as a data source.
- **Wash_CntyID:** Any property ID associated with the property, if it had Washington County as a data source.

Ability to click on any individual row to access a detail page

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.

Attributesⁱ

- **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.

Housing+Transit Cost

Clicking on this hyperlink will send the property address to the [MSP Housing + Transportation Cost Calculator](#), sponsored by the Regional Council of Mayors, Urban Land Institute, and Center for Neighborhood Technology. This tool allows users to see how a number of user-defined parameters, in addition to property address, help determine total costs associated with a housing choice.

Walk Score

In addition to providing the WalkScore® metric, clicking this hyperlink sends the address to the [WalkScore](#) website, where a user may view a number of neighborhood characteristics, ranging from an overall assessment of “walkability” to nearby retail and services.

TROUBLESHOOTING

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

¹ If not given in the list below, property attributes are defined elsewhere in this document.