MORE HOUSING PRESERVED.
MORE HOUSING BUILT.
MORE CHOICE.
THE CRITICAL FUNCTION
OF HOUSING

Safe, decent and affordable housing provides the platform for families and individuals to succeed. Children can grow up without trauma and focus on school, parents can pursue employment and education opportunities, persons with disabilities and seniors can live with dignity.

How does affordable housing get built and how does it stay affordable? Developers build it, public and philanthropic sources fund and regulate it and cities assist in making it happen. However, sometimes these important players reach their limits.

That’s where the Housing Justice Center (Formerly Housing Preservation Project) comes in. HJC uses laws to secure resources that were out of reach and pushes for local policies that stretch resources to produce more units. When all else fails, HJC turns to the courts to compel action on our toughest housing problems.

5000
The number of new affordable apartments the Twin Cities Metro needs annually. Currently, only 1000 are produced.

2-3 YEARS
Number of years that a single episode of homelessness can set a child back in school performance.

-20%
From 2010–2015, the share of Twin Cities apartments renting under $1000 dropped from 70% of all units to 50%.

HOUSING JUSTICE CENTER’S PIVOTAL ROLE

Through sophisticated advocacy, legal work, and partnerships, HJC ensures that housing remains affordable, and that we’re adding as much new housing as possible. We’re doing this in ways that gives families access to jobs, the power to choose where they live, and the opportunity for children to thrive.

Our Mission Driven Work

• Preserve affordable housing units through legal strategies, from loss due to market-rate conversion or physical deterioration
• Secure millions in new resources from the federal government and private sources for the benefit of low income households
• Assist nonprofit developers to obtain resources, save at-risk rental units, and overcome neighborhood resistance to the siting of projects
• Produce action-oriented research reports tackling emerging challenges and identifying new strategies
• Work for more effective policies from the federal level to the local level to get more new units produced
• Promote Fair Housing by expanding housing choices and connecting families to opportunity
• Partner with and listen to community-based grassroots groups

“Housing Justice Center is in the middle of virtually every important discussion about equity and affordable housing that takes place in this region. They are indispensable players in our efforts to meet the housing needs of lower income households.”

— Edward Goetz, Director
Center for Regional and Urban Affairs, University of Minnesota
THE RESULTS

Founded in 1999, the Housing Justice Center is a nonprofit legal and advocacy group whose mission is to preserve and expand the supply of affordable housing, both in Minnesota and across the country.

20 YEARS OF ACHIEVEMENTS

4300 AFFORDABLE HOMES SAVED
Across the country and in Minnesota, families maintained stability.

$5M IN ONE-TIME PAYMENTS
Garnered new resources benefitting low income households.

5 DEVELOPMENTS WITH 180 UNITS
Helped overcome local opposition to five new developments, providing more housing choice.

FEDERAL RESOURCES KEPT LOCAL
Our legal work resulted in national policy changes.
By keeping millions of dollars of rent subsidies in the state, as well as additional subsidies in federal vouchers designed to protect low income tenants, we saved Minnesota low-income tenants over a million dollars each year.

HJC maintains ongoing partnerships with HUD, Minnesota Housing, Metropolitan Council, Minneapolis, St. Paul, many suburban cities, CURA, Aeon, Common Bond, Beacon, Southwest Housing Partnership, Minnesota Housing Partnership, the AllianceTC, Jewish Community Action, All Parks Alliance for Change, HOME Line, and Equity In Place in addition to other organizations.
When new owners of the Crossroads Apartments in Richfield “upscaled” the building, displacing 700 households, 37 of the residents, represented by HJC, responded with a class action housing discrimination lawsuit. The case is still pending, but has already produced a groundbreaking legal ruling, holding that the Fair Housing Act can apply to this situation.

HJC’S VALUED-ADDED IMPACT

RESOURCES

Government

Foundations

Developers

HJC IMPACT

New Resources

Improved Policy & Tools

Preservation

New Locations

AFFORDABLE HOUSING

More Preserved

More Built

More Choice

One of the reasons Minnesota is a national leader on affordable housing is HJC. By supplementing the efforts of other key actors in the housing sector with innovative legal strategies, HJC helps Minnesota do more.

“The Housing Justice Center is an important partner in the city’s work to preserve and expand affordable housing options to those most in need. They are experts in helping the city develop our preservation policy and have engaged with us in positive and productive ways to expand housing choice and access for low income households... I have relied on their expertise personally to help guide my decision-making...their work is invaluable and a very unique resource.”

— Lisa Goodman, Member, City Council, Minneapolis
HJC AT WORK

Preserving Affordable Housing

• Our analysis of future preservation challenges in seven different federal housing programs enabled agencies to address those challenges proactively.

• HJC has contributed to the preservation of 4,300 units in Minnesota and across the country (see page 2).

• HJC’s advocacy in individual cases has led to changes in national HUD policy. For example, one change will keep millions in funding in the state. Before, when owners withdrew from Section 8 contracts, the remaining balance reverted to the U.S. Treasury; now those funds can be shifted to other needy projects locally.

Assisting Affordable Housing Providers/Securing New Resources

• HJC litigation and advocacy secured $2.4 million in HUD funding for the Minneapolis Public Housing Authority and $1.7 million for the Redwood Falls Housing Authority.

• We have helped nonprofit housing providers purchase and save at-risk properties, overcome neighborhood resistance to their projects, and unlock access to new federal funding sources.

• HJC intervened in the redevelopment and closure of two manufactured home parks to secure relocation benefits at four times what had been offered, enabling many dislocated households to obtain the best housing conditions of their lives.

• When a provider sought to build affordable housing for people with chemical dependency under a new innovative model, the community resisted and the city denied the permit. We sued on behalf of the developer, won the case and this new housing model is now being emulated elsewhere.

After fifteen years living at the Crossroads at Penn complex in Richfield, Jurline Bryant suddenly faced new owners and a recent increase from $730 per month to $1,300 per month. “It was really devastating”, said Bryant. HJC represents Bryant in a Fair Housing Act class-action lawsuit over the displacement.

“I credit 100% of our success to the incredible representation we received from HJC. Today, our program is successful and a model used throughout the country.”

— Rick Klun, Executive Director
Center City Housing Corporation, Duluth, Minnesota
EXPANDING OPPORTUNITY

More Units Built Near Jobs and Strong Schools

- **HJC led efforts to expand incentives for suburbs** to produce more affordable housing by persuading the Metropolitan Council to more fully use its authority to review local government housing plans, and its funding leverage so cities seeking transportation funding would have to show strong affordable housing efforts.

- **HJC’s long time advocacy for Inclusionary Housing policies** is increasingly paying off. With IH, private developers are incented or required to include affordable units in their market rate developments. Two suburban cities have now adopted IH and it is under active consideration in half a dozen cities. One city with IH achieved 100 new units of affordable housing in the policy’s first year. If those units had required the usual public subsidy instead of IH, it would have likely required over $5 million in public subsidy over time.

- **HJC co-authored with the University of Minnesota** a groundbreaking report, “Best Practices: Achieving a Full Range of Housing Choices.” The report identified 11 areas in which local government practices can reduce costs or stretch resources to produce more units. If local governments more fully embrace these strategies, funding would be freed up to build one additional affordable unit for every three to five units now being built.

$2.4M

Secured from HUD for the Minneapolis Public Housing Authority.

$5M

Long-term savings on building 100 units by adopting HJC’s Inclusionary Housing Policy.

16%

Full adoption of HJC housing policies could increase production by 16% or more.

Marriage and rebuilding his credit for future home ownership were at the top of Bernard Campbell’s to-do list until the Crossroads at Penn complex in Richfield changed hands and all 700 households were displaced. The sale and Campbell’s inability to meet the new stringent credit requirements and the higher rent of the new owners forced him to move. HJC represents Campbell in a Fair Housing Act class-action lawsuit over the displacement.

Bernard Campbell
Crossroads at Penn resident
### LEADING TO SOLUTIONS

<table>
<thead>
<tr>
<th>Problem</th>
<th>HJC Solution</th>
</tr>
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<tbody>
<tr>
<td><strong>Advocacy and legal action has never been more important than now</strong>&lt;br&gt;The gap between supply of affordable housing and demand continues to grow, increasing pressure on the affordable housing community to do more with less.</td>
<td><strong>HJC Solution</strong>&lt;br&gt;All local governments in the region will be rewriting their plans under state law to produce their share of affordable housing in the next two years. Those cities and counties also are required by federal fair housing rules to examine how their actions can reduce racial and economic segregation. HJC will continue to work to connect and maximize these planning opportunities to get more units built.</td>
</tr>
<tr>
<td><strong>Problem</strong>&lt;br&gt;The environment for federal and state housing funding and policy is highly uncertain, endangering local efforts to make headway.</td>
<td><strong>HJC Solution</strong>&lt;br&gt;We have a long history of successfully challenging actions by the federal government that are inconsistent with the law. This happens even with administrations committed to affordable housing, though more often when those administrations have different priorities.</td>
</tr>
<tr>
<td><strong>Problem</strong>&lt;br&gt;Low-wealth populations and communities of color will no longer stand for agencies doing things to them rather than including them in planning. These groups need access to expertise to make their advocacy effective.</td>
<td><strong>HJC Solution</strong>&lt;br&gt;Government is increasingly understanding the importance of working with affected communities to design strategies, not to simply impose them. Local grassroots advocacy will be stronger and more effective with the kind of technical help provided by HJC.</td>
</tr>
<tr>
<td><strong>Problem</strong>&lt;br&gt;The strong Twin Cities economy has created a tale of two housing markets—a boom in the construction of high-end rental housing, while the supply of affordable housing is diminishing due to up scaling of low rent apartments. Units lost from the affordable supply are cancelling out almost all the efforts to build new affordable housing.</td>
<td><strong>HJC Solution</strong>&lt;br&gt;HJC will continue to lead the charge, both in the courts and in city halls, for new strategies and policies to preserve our supply of naturally affordable rental housing which is now so much at risk.</td>
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WE CAN DO THIS

Let’s continue the success in preserving and increasing affordable housing in these critical times. We must expand funding and staff.

Our Board of Directors has approved a three-year plan to build needed resources. Initial transition grants of $155,000 are the first step in the active campaign to increase annual funding. We are appealing to our long-time funders and to a widening circle of new funders to help meet this critical need for affordable housing.

The plan envisions increased support from foundations, corporations, firms and individuals. We ask you to increase your prior gift or make your new contributions to enable HJC to fulfill its efforts in assuring affordable housing.

Your Gift Will Help Make the Difference in Affordable Housing In Minnesota!

2017–2019 Board Approved Strategic Plan Budgets

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<tr>
<th></th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
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<tr>
<td><strong>Income</strong></td>
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<tr>
<td>Grants</td>
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<td>$697,000</td>
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<td>Transition Grants</td>
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<td>Corporate, Individuals, Events</td>
<td>5,000</td>
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<td>Other Income/Fees</td>
<td>30,000</td>
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<tr>
<td><strong>Total Income</strong></td>
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<td><strong>$792,000</strong></td>
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<td><strong>Expense</strong></td>
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<td>Employee/Contract Compensation</td>
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<td>Professional Services</td>
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<td>Rent and Utilities</td>
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<td>Additional Expenses</td>
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<td>57,462</td>
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<td><strong>Total Expense</strong></td>
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<td><strong>$761,067</strong></td>
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<td><strong>Net Income</strong></td>
<td>–$25,000</td>
<td>$13,551</td>
<td>$30,933</td>
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</table>
Board of Directors

Richard Kahn
Board Chairperson
President of National Affordable Housing Advisors and a former affordable housing developer, former board member of Jewish Community Action and a founding member of the HJC Board of Directors.

Beth Kodluboy
Board Vice Chairperson
Executive Director of HOME Line, a nonprofit organization providing free legal, organizing, educational and advocacy services to enable tenants throughout Minnesota to solve their own rental housing problems.

David Anderson
Board Secretary
Executive Director of All Parks Alliance for Change (APAC), a state-wide advocacy group for residents of Minnesota’s manufactured home parks.

Michael Bodaken
President of the National Housing Trust, the only national nonprofit organization engaged in housing preservation through a combination of real estate development, lending, and public policy endeavors.

Howard Goldman
Former Minnesota State Director of the U.S. Humane Society and the Multifamily Hub Director for HUD.

Warren Hanson
President of the Greater Minnesota Housing Fund (GMHF), an intermediary funding organization providing financial and technical assistance to promote affordable housing in Greater Minnesota communities.

Robert Odman
Minnesota Housing Finance Agency, Deputy Commissioner, retired.

Summra Shariff
Diversity and Pro Bono Coordinator at Robins, Kaplan, Miller and Ciresi and a former staff attorney at Central Minnesota Legal Services.

Carl M. Warren
Professor of Clinical Instruction at the University of St. Thomas Law School and a former trial attorney in the office of the Minnesota Attorney General for the utilities division and the Minnesota Department of Human Rights.

Housing Justice Center Staff

Tim Thompson
President and Senior Attorney

Jack Cann
Senior Attorney

Lael Robertson
Attorney

Sarah Daley
Administrative Assistant

Funders

The mission-driven work of the Housing Justice Center has received support from these generous funder partners:

F. R. Bigelow Foundation
Otto Bremer Trust
Central Corridor Funders Collaborative
CFED—Corporation for Economic Development
Family Housing Fund
The Ford Foundation
Fredrikson & Byron Foundation
Greater Minnesota Housing Fund
Hennepin County
MacArthur Foundation
The MAHADH Fund of the HRK Foundation
The McKnight Foundation
Minnesota Challenge Initiative
Minneapolis Foundation
Minnesota Justice Foundation
Minneapolis Public Housing Authority
National Community Land Trust Network
The Jay & Rose Phillips Family Foundation
City of St. Paul
The Saint Paul Foundation
Surdna Foundation
Twin Cities LISC
US Department of Justice
Volunteers in Service to America (VISTA)
Equal Justice Works

“Whether helping to enforce fair housing laws, saving at-risk housing developments, guiding sound affordable housing policies, or providing advocacy and legal strategies, the staff at HJC has been leading the way.”

— Gail Dorfman, Metropolitan Council
YOU CAN IMPACT AFFORDABLE HOUSING. HELP US CONTINUE TO LEAD IN ITS PRESERVATION AND GROWTH. MAKE A GENEROUS GIFT NOW!

Send Your Contribution
Housing Justice Center
570 North Asbury Street • Suite 105
Saint Paul • MN 55104

Make a Gift Online
hjcmn.org
Click the DONATE button

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