

# About Streams

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

Interim Database and Application

*documentation updated: 10/24/2024*

## 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 12/31/2023.
- **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 specifically include emergency shelters 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 Federal data from the [National Housing Preservation Database](#), State data from Minnesota Housing, and local data from local communities that report directly to the Metropolitan Council as part of their annual *Housing Production Survey*. 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 (aka "developments") and units, with the potential for multiple addresses/buildings within any given "property."

## HOW TO USE STREAMS (at a high level)

### Filtering the View

This limited-functionality interim application offers a summary count of properties and units by level of area median income served above the main tabular view, which will update with each filter choice. To explore and retrieve data, you can:

- Click on any column head to sort (A-Z, Z-A).
- Filter Name and Address by any of five text operators: Contains, Does not contain, Starts with, Ends with, Is Empty, Is not empty.

- Filter by selecting a single City, or County, or “SubRegion” (one of seven geographic regions in the state of MN).

#### Additional Functionality

- **Property Detail View:** Each property may have one or more affordable housing programs present and one or more addresses within the development. By clicking on the black arrow to the left of each property name, you can expand your view of any given property record to display this detail.
- **Exporting Results:** To the upper-left of the table view is an export button in the form of an Excel icon. Clicking this button will export the table results as an Excel file suitable for analysis. *NOTE: this interim application does not allow for the exporting of program and address detail. It is our hope that we will include that capability in our full-functionality Streams application we are planning for 2025.*

## DATA DEFINITIONS

### Property Detail

- **Name:** Property/development name.
- **Address:** Primary street address for property.
- **City:** City in which property is located.
- **County:** County in which property is located.
- **SubRegion:** SubRegion in which property is located. These seven subregions are based on county groups that represent areas within the state that represent a geographic and economic affinity. They correspond with region definitions used by other research partners in Minnesota’s affordable housing space, including the McKnight Foundation and Wilder Research’s *MN Compass* (see county definitions [here](#)).
- **Total Units:** Total count of units within a property, whether they are rent-restricted or not.
- **Affordable Units:** The sum total of units restricted to households at 30%, 50%, 60%, or 80% of area median income.
- **30% AMI:** Total units restricted to households at 30% of area median income.
- **50% AMI:** Total units restricted to households at 50% of area median income.
- **60% AMI:** Total units restricted to households at 60% of area median income.
- **80% AMI:** Total units restricted to households at 30% of area median income.
- **Last Start Date:** Among all affordable housing programs present within a property, the last date on which an obligation to provide affordability began.
- **Last End Date:** Among all affordable housing programs present within a property, the last date on which an obligation to provide affordability ended.

#### Program Detail (when individual property row is expanded)

- **Program Id:** Where provided, an alphanumeric identifier for individual programs present in a property. This is usually, but not always provided by Federal and State sources.
- **Source:** Whether funding and/or affordability obligation for a property originates from Federal, State, or Local sources.
- **Program:** Where provided consistently and in a way that can be reasonably ascertained, the primary program obligating affordability in the property. From Federal data, this can be HOME, LIHTC, Project-Based Section 8, Public Housing, RH 515, or Section 202. State and Local data are not currently provided in a manner by which a specific program can be reasonably ascertained, and they indicate “MN Housing” and “Local,” respectively. One exception to this is the growing number of standalone “4D” tax classification programs offered by communities in MN. Since this involves an independent data collection effort, “4D” is known and indicated as a program that is present.
- **Start:** The data on which an obligation to affordability begins.
- **End:** The date on which an obligation to affordability ends.
- **Type:** Indicating one of two types of affordable housing investment:
  - New: Where units are added to the affordable housing stock) as a result of new construction.
  - Pres/Stab: Where units are either added to the affordable housing stock by virtue of being converted from market rate, or acquisitioned and re-purposed as affordable housing, or where there in an investment that extends an existing obligation to affordability.

#### Address Detail (when individual property row is expanded)

- **Address:** Street address of individual building within a property.
- **City:** City in which that building is located.