
CHAPTER 260—H.F.No.1513**[Not Coded]**

An act relating to the city of Saint Paul; authorizing a housing finance program; providing for the issuance of general obligation and revenue bonds; providing for and authorizing said city to issue its general obligation bonds for housing and rehabilitation loan and grant programs; removing certain bonding authority for rehabilitation loans for urban renewal development and code enforcement areas; amending Laws 1963, Chapter 881, Section 1, Subdivision 1, as amended, and adding a subdivision; Laws 1974, Chapter 351, Section 4; repealing Laws 1963, Chapter 881, Sections 4 and 5, as added by Laws 1973, Chapter 395, Section 2.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

Section 1. ST. PAUL, CITY OF; HOUSING FINANCE PROGRAM.

The legislature of the state of Minnesota finds that preservation of the quality of life in a major metropolitan city is dependent upon the maintenance, provision, and preservation of an adequate housing stock; that accomplishing this is a public purpose; that there are many housing units in the city of St. Paul that do not meet the applicable housing codes, some of which need to be destroyed, and some of which can be rehabilitated; that a need exists to replace housing which is destroyed; that a need exists for mortgage credit to be made available for new construction; that refinancing existing mortgages will allow owners of housing units which need rehabilitation to take advantage of existing rehabilitation programs; and that many owners, would-be purchasers or providers of housing units are either unable to afford mortgage credit at the market rate of interest or obtain mortgage credit because the mortgage credit market is severely restricted.

Sec. 2. Subdivision 1. The city of St. Paul is authorized to develop and administer a program to finance housing, located anywhere within its boundaries, for occupancy primarily by persons of low and moderate income to achieve the purpose set forth in section 1; provided that in developing this program, the city shall consider:

(a) the availability and affordability of other governmental programs;

(b) the availability and affordability of private market financing;

(c) whether refinancing existing mortgages will enable rehabilitation of housing units under a state or local housing rehabilitation program;

(d) the need for rehabilitating housing units acquired from governmental bodies and agencies;

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(e) the need for additional mortgage credit to encourage the purchase of rehabilitated housing units from governmental bodies and agencies; and

(f) the need for additional mortgage credit to encourage the purchase of housing units which are located on property which governmental bodies or agencies have acquired and made suitable for housing construction.

Subd. 2. The city council shall, by ordinance, promulgate regulations for this program. Loans shall not be made when the city determines that financing is otherwise available from private lenders upon terms and conditions which are affordable by the applicant, as provided by the city in its regulations.

Subd. 3. To finance the program authorized by this section, the city council of the city of St. Paul may by resolution, and without an election, authorize, issue, and sell general obligation bonds of the city in accordance with the provisions of Minnesota Statutes, Chapter 475. The total amount of all general obligation bonds outstanding for the program provided for in this section shall not exceed \$2,000,000, shall not constitute indebtedness of the city for the purpose of any statutory or charter debt limitation.

Subd. 4. In establishing the program provided for in this section, the city council shall make every effort to ensure that the revenues generated from the mortgage credit made available are sufficient to retire the bonds issued to finance the program and to provide for the administrative costs of the program.

Sec. 3. Subdivision 1. The city of St. Paul is authorized to develop and administer a program to finance housing in addition to that authorized in section 2, located anywhere within its boundaries, to achieve the purposes set forth in section 1, on such terms and conditions as it determines. The city council shall, by ordinance, promulgate regulations for this program. Loans shall not be made when the city determines that financing is otherwise available from private lenders upon terms and conditions which are affordable by the applicant, as provided by the city in its regulations.

Subd. 2. To finance the program authorized by this section, and by section 2, the city council of the city of St. Paul may by resolution, and without an election, authorize, issue, and sell revenue bonds or obligations, payable solely from revenues of the programs authorized by this act defined and pledged to their payment by such resolution.

Sec. 4. Subdivision 1. In the making or purchase of loans or other securities in furtherance of the programs authorized in sections 2 and 3, and in the issuance of revenue bonds or obligations pursuant to section 3, the city council may exercise, or may by ordinance authorize an existing agency or an agency created by such ordinance to exercise,

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within the corporate limits of the city, any and all of the powers which the Minnesota housing finance agency is authorized to exercise under the provisions of Minnesota Statutes, Chapter 462A.

Subd. 2. The city council shall not amend the regulations adopted by ordinance and in effect at the time any revenue bonds or obligations authorized by this section are issued, to the detriment of the holders of such revenue bonds or obligations.

Sec. 5. Laws 1974, Chapter 351, Section 4, is amended to read:

Sec. 4. ISSUANCE OF BONDS. To finance the programs authorized in sections 2 and 3 of this act, the council of the city of Saint Paul, by resolution or resolutions, may from time to time authorize, issue and sell general obligation bonds of the city of Saint Paul, without a vote of the electorate, in accordance with the provisions of Minnesota Statutes, Chapter 475, notwithstanding any other provision of law or of the city charter or ordinance. The total amount of bonds authorized to be issued for the purposes described in this act shall not exceed the aggregate of ~~\$3,000,000~~ \$5,000,000. The amount of bonds issued pursuant to this authority shall be excluded in the computation of the net debt of the city as defined by statute or charter. The council of the city of Saint Paul is authorized to levy and collect taxes to repay such obligations issued pursuant to the authority contained herein, and this authority is not subject to any tax or appropriation or expenditure limit otherwise imposed by any law or charter provision. The council may authorize the use of bond proceeds for administration and operation expenses of the programs provided that the total amount of proceeds so authorized shall not exceed the sum equivalent to seven percent of the total value of all bonds issued under the provisions of this act.

Sec. 6. Laws 1963, Chapter 881, Section 1, Subdivision 1, as amended by Laws 1967, Chapter 499, Section 1, Laws 1969, Chapter 923, Section 1, Laws 1971, Chapter 321, Section 1, and Laws 1973, Chapter 395, Section 1, is amended to read:

Section 1. ST. PAUL, CITY OF; URBAN RENEWAL; BONDS. Subdivision 1. The city of Saint Paul may issue its general obligation bonds for the purpose of and in the amounts necessary for paying not to exceed one third of the net project cost of each of the urban renewal development or code enforcement projects heretofore designated by the housing and redevelopment authority of the city of Saint Paul or the city of Saint Paul as the Downtown, Cathedral, Riverview, Concord Terrace, Summit-University, and Phalen Area projects and such additional projects which may be approved in the manner provided by law, and for paying any remaining costs of municipal buildings and improvements to be constructed within or adjacent to the project area. The net project cost referred to in this act is the public redevelopment cost of the project less its capital proceeds, as those terms are defined in Minnesota Statutes, Section 462.545, and in subdivision 2, and as

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the amounts thereof are estimated by the city council prior to the delivery of each series of bonds. The total amount of bonds authorized herein shall be limited to ~~\$45,400,000~~ \$43,400,000 .

Sec. 7. Laws 1963, Chapter 881, Section 1, as amended by Laws 1967, Chapter 499, Section 1, Laws 1969, Chapter 923, Section 1, Laws 1971, Chapter 321, Section 1, and Laws 1973, Chapter 395, Section 1, is amended by adding a subdivision to read:

Subd. 3. Notwithstanding any contrary provisions contained in section 1 hereof, except as said section limits the dollar amount of bonding authorization, and in the event there is not first available in any annual increment period under Title I of the Federal Housing Act of 1949, and acts amendatory thereof, sufficient urban renewal development capital grant money, then the city may issue bonds under the act, as necessary in an amount not to exceed \$10,000,000, for the purpose of paying up to the entire project cost for any urban renewal development project designated under the provisions of section 1.

Sec. 8. Laws 1963, Chapter 881, Sections 4 and 5, as added by Laws 1973, Chapter 395, Section 2, are repealed.

Sec. 9. EFFECTIVE DATE. This act shall become effective only after its approval by a majority of the governing body of the city of Saint Paul, and upon compliance with the provisions of Minnesota Statutes, Section 645.021.

Approved June 2, 1975.

CHAPTER 261—H.F.No.1518

[Not Coded]

An act relating to the city of St. Paul and Independent School District No. 625; providing for the abolition of the power of the city to levy and raise taxes for the payment of severance pay obligations of the board of education of the city; providing for severance pay and the authority to levy and raise taxes for the payment of severance pay obligations of the school district board; amending certain provisions pertaining to the method of computing severance pay for city employees; providing for ordinance for increased limited compensation for officers; increasing the mill rate levy for payment of severance pay obligations of the city; authorizing the city to rezone lots or tracts of land in certain circumstances without the consent of landowners in the immediate vicinity; amending Laws 1959, Chapter 690, Sections 2, as amended, and 3, as amended; Laws 1965, Chapter 705, by adding a section; and Laws 1973, Chapter 691, Section 4, Subdivision 1.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

Section 1. Laws 1959, Chapter 690, Section 2, as amended by
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