

Sec. 2. This act is effective the day following its final enactment.

Approved May 17, 1975.

CHAPTER 195—H.F.No.1129

[Not Coded]

An act relating to the cities of Bloomington in Hennepin county and South St. Paul in Dakota county; authorizing housing finance programs; providing for the issuance of limited general obligation bonds.

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

Section 1. BLOOMINGTON AND SOUTH ST. PAUL, CITIES OF; HOUSING FINANCE PROGRAMS. 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 cities of Bloomington and South St. Paul that do not meet the applicable housing codes, some of which can be rehabilitated; that a need exists to provide in a timely fashion affordable housing to persons of low and moderate income existing and expected to reside in these cities; 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 market rate of interest or obtain mortgage credit because the mortgage credit market is severely restricted.

Sec. 2. Subdivision 1. The cities of Bloomington and South St. Paul each may 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 for rehabilitation and new construction;

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

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

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

(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; and

(g) Whether the need for programs to finance housing is consistent with the city's housing assistance plan or amendments thereof.

Subd. 2. The city councils of the cities of Bloomington and South St. Paul each 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 councils of the cities of Bloomington and South St. Paul each may, by resolution, authorize, issue, and sell general obligation bonds of the city in accordance with the provisions of Minnesota Statutes, Chapter 475, provided that an election authorizing that the issuance of obligation is not required. The total amount of all general obligation bonds outstanding for the program provided for in this section shall not exceed \$4,000,000 in each city. The amount of all bonds outstanding shall not be included in the net indebtedness of the city for the purpose of any statutory or 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 cities of Bloomington and South St. Paul each may 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 councils of the cities of Bloomington and South

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St. Paul each may, by resolution, authorize, issue, and sell revenue bonds or obligations, which are payable solely from the revenues of the programs authorized by this act.

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 other obligations pursuant to section 3, the cities of Bloomington and South St. Paul each may exercise, or may by ordinance authorize an existing agency or an agency created by such ordinance to exercise, within the corporate limits of the city, any and all of the same powers as 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 bonds or obligations authorized by this act are issued, to the detriment of the holder of such bonds or obligations.

Sec. 5. This act applies to the cities of Bloomington and South St. Paul and is effective for either city upon approval by a majority of its city council and compliance with Minnesota Statutes, Section 645.021.

Approved May 17, 1975.

CHAPTER 196—H.F.No.1156

[Not Coded]

An act authorizing the city of Duluth to negotiate contracts for maintenance of city parks and public works under terms and conditions as will promote the employment of needy elderly citizens; limiting the amount of total annual compensation for individuals under such contracts.

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

Section 1. **DULUTH, CITY OF; EMPLOYMENT OF NEEDY ELDERLY.** Notwithstanding any other provision of law, city ordinance or charter, the city of Duluth may negotiate contracts for maintenance of city parks and other public works within the city of Duluth. The terms and conditions of such contracts shall be as agreed upon and shall be such as to promote the employment of needy, elderly persons. No individual shall receive a total amount in excess of \$3,000 in any twelve month period under the terms of one or more contracts negotiated and executed under the terms of this act.

Sec. 2. This act is effective upon its approval by the Duluth city council, and upon compliance with the provisions of Minnesota Statutes, Section 645.021.

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