

4900.3705 DEFINITIONS.

Subpart 1. **Scope.** The terms used in parts 4900.3700 to 4900.3769 have the meanings given them in this part.

Subp. 2. **Administrator.** "Administrator" means an entity that has applied for and has been awarded funds from the housing trust fund program for rental assistance.

Subp. 3. **Agency.** "Agency" means the Minnesota Housing Finance Agency created by Minnesota Statutes, chapter 462A.

Subp. 4. **Application guide.** "Application guide" means the informational materials developed by the agency for the purposes of soliciting applications for and releasing funds under the housing trust fund program.

Subp. 5. **Assisted unit.** "Assisted unit" means a unit of housing that complies with part 4900.3727 in a housing development for which the agency has made a loan or grant under the housing trust fund program.

Subp. 6. **Continuum of care plan.** "Continuum of care plan" means a community plan prescribed by HUD to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency and includes action steps to end homelessness and prevent a return to homelessness.

Subp. 7. **Cooperatively developed plan.** "Cooperatively developed plan" means a plan that encompasses multiple affordable housing and related service initiatives in a geographically defined area that is developed through the cooperation and input of a city or county, or agency thereof, or a regional unit of government and one or more of the following entities:

- A. a neighborhood group or community group;
- B. housing providers; and
- C. housing funders.

Subp. 8. **Deferred loan.** "Deferred loan" means a non- or low-interest-bearing loan made without periodic payments and repaid in full at the end of the loan term.

Subp. 8a. **Gross income.** "Gross income" means total annual household income received by members age 18 and older from all sources, including, but not limited to wages, salaries, tips, interest, dividends, and self-employment, and subject to exclusions as approved by agency board members and available to applicants in writing.

Subp. 9. **Gross rent.** "Gross rent" means the sum of the rent paid to the owner or management agent, plus the utilities for which the tenant is responsible.

Subp. 9a. **Homeless.** "Homeless" means a household lacking a permanent place to live.

Subp. 10. **Household at risk of becoming homeless.** "Household at risk of becoming homeless" means a household that is faced with a situation or set of circumstances that is likely to cause the household to become homeless in the future, including living in substandard housing, living in housing that is inadequate for the size of the household, living in housing with a person who engages in domestic violence, paying more than 50 percent of household income for rent, or having insufficient household resources to pay for current housing and meet other basic needs.

Subp. 10a. **Households experiencing long-term homelessness.** "Households experiencing long-term homelessness" means persons, including individuals, unaccompanied youth, and families with children, lacking a permanent place to live continuously for one year or more or at least four times in the past three years. Any period of institutionalization or incarceration shall be excluded when determining the length of time a household has been homeless.

Subp. 11. **Metropolitan area.** "Metropolitan area" means the area defined in Minnesota Statutes, section 462A.03, subdivision 23.

Subp. 12. **Permanent rental housing.** "Permanent rental housing" means housing for which the term of tenancy may be extended indefinitely beyond the initial lease term and consists, at minimum, of a private room having sleeping accommodations.

Subp. 13. **Permanent supportive housing.** "Permanent supportive housing" means permanent rental housing affordable to the population served where support services are available to residents. Permanent supportive housing is available to individuals and families with multiple barriers to obtaining and maintaining housing, including those who are formerly homeless or at risk of homelessness and those with mental illness, substance abuse disorders, HIV/AIDS, or a combination of these conditions.

Subp. 14. **Project-based rental assistance.** "Project-based rental assistance" means a rental subsidy provided for an individual household that resides in a specific housing development owned by the administrator of the project-based rental assistance.

Subp. 15. **Public housing agency.** "Public housing agency" means any state, county, municipality, or other governmental entity or public body, or agency thereof, that is authorized to engage or assist in the development or operation of low-income housing.

Subp. 16. **Rental housing.** "Rental housing" means housing that is used to provide living accommodations to persons or families on a rental basis. This definition does not include owner-occupied housing.

Subp. 17. **Rental subsidy.** "Rental subsidy" means that portion of the gross rent paid to an owner or management agent on behalf of a tenant.

Subp. 18. **Sponsor-based rental assistance.** "Sponsor-based rental assistance" means a rental subsidy provided for an individual household through a sponsor organization that owns or leases rental housing units in various locations and that has contracts with property owners or management agents to make the rental housing units available to eligible households.

Subp. 19. **Super request for proposals (RFP) round.** "Super request for proposals (RFP) round" means the agency's multifamily request for proposals as authorized by the agency board members.

Subp. 20. **Tenant-based rental assistance.** "Tenant-based rental assistance" means a rental subsidy provided for an individual household that chooses its own rental housing unit.

Subp. 21. **Underserved populations.** "Underserved populations" means individuals or households of color, single female heads of households with minor children, and disabled individuals.

Subp. 22. **Utilities for which the tenant is responsible.** "Utilities for which the tenant is responsible" means one or more of the following utilities, as specifically provided for in the lease agreement between an owner or management agent and a tenant:

- A. water;
- B. sewer;
- C. gas; and
- D. electric.

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