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[REVISOR ] DSN/SA AR0760

1 Housing Finance Agency

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3 Adopted Rules Governing the Temporary Housing Program

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5 Rules as Adopted

6 4900.1700 SCOPE.

7 Parts 4900.1700 to 4900.1703 govern temporary housing  
8 program grants for the construction, acquisition, or  
9 rehabilitation of residential housing for occupancy by persons  
10 of low and moderate income in immediate need of temporary  
11 housing.

12 4900.1701 DEFINITIONS.

13 Subpart 1. Scope. The terms used in parts 4900.1700 to  
14 4900.1703 have the meaning given them in this part.

15 Subp. 2. Agency. "Agency" means the Minnesota Housing  
16 Finance Agency.

17 Subp. 3. Applicant. "Applicant" means one or more  
18 entities that submit an application for a temporary housing  
19 program grant.

20 Subp. 4. Application. "Application" means a submittal  
21 requesting a temporary housing program grant to pay the cost of  
22 the acquisition, construction, or rehabilitation of a structure  
23 to provide temporary housing for low and moderate income persons.

24 Subp. 5. Persons and families of low and moderate  
25 income. "Persons and families of low and moderate income"  
26 means, with respect to temporary housing program grants, those  
27 persons and families whose income does not exceed 50 percent of  
28 the statewide median household income as estimated by the United  
29 States Department of Housing and Urban Development.

30 Subp. 6. Structure. "Structure" means a building to be  
31 constructed, acquired, or rehabilitated for use as temporary  
32 housing.

33 Subp. 7. Support services. "Support services" means an  
34 assessment service that identifies the needs of individuals for  
35 independent living and arranges or provides for the appropriate

1 educational, social, legal, advocacy, child care, employment,  
2 financial, or information and referral services to meet these  
3 needs.

4 Subp. 8. Temporary housing. "Temporary housing" means  
5 housing provided for a limited duration not exceeding six months  
6 and available for occupancy on a continuous 24-hour basis.

7 Subp. 9. Temporary housing program grant or  
8 grant. "Temporary housing program grant" or "grant" means an  
9 appropriation of money to an eligible applicant under the  
10 authority granted in Minnesota Statutes, section 462A.05,  
11 subdivision 20.

12 4900.1702 ELIGIBILITY.

13 Subpart 1. For applicants. To be eligible for selection  
14 for a grant, an applicant shall satisfy the following  
15 requirements:

16 A. The applicant must be a nonprofit entity as  
17 defined in part 4900.0010, subpart 21.

18 B. The applicant must provide a comprehensive plan  
19 for meeting the existing need for temporary housing and for the  
20 placement of persons in independent housing. At a minimum this  
21 plan must include:

22 (1) documentation of a need for temporary housing  
23 by the population to be served by the structure;

24 (2) a description of the applicant's goals and  
25 objectives for meeting the special needs of the population to be  
26 served;

27 (3) documentation of an ability to provide  
28 support services to assist persons in moving into independent or  
29 appropriate supportive living situations; and

30 (4) a detailed budget for the first year and  
31 projected budgets for future years.

32 C. The applicant shall document fiscal responsibility  
33 and the ability to complete the construction, acquisition, or  
34 modification of the structure and to maintain the structure in  
35 accordance with its funded use for a specific period of time.

36 Subp. 2. For structures. To be eligible for selection for

1 a grant, a proposed temporary housing structure must satisfy the  
2 following requirements:

3 A. The structure must provide temporary housing for  
4 persons and families of low and moderate income.

5 B. The structure must provide a physical environment  
6 that is responsive to the needs of the population to be served.

7 C. The structure must comply with applicable state  
8 and local codes, zoning ordinances, land use provisions, and  
9 laws.

10 D. The structure must be located in Minnesota.

11 4900.1703 SELECTION CRITERIA FOR GRANTS.

12 The agency shall take the following criteria into  
13 consideration when determining which applications will be funded:

14 A. the extent to which the grant is combined with  
15 funds or in-kind contributions from other public and private  
16 sources;

17 B. the availability and source of funds to pay the  
18 cost of acquisition, construction, or rehabilitation of the  
19 structure not funded by the grant;

20 C. the availability and source of funds to pay the  
21 ongoing costs of the support services;

22 D. the distribution of funds to service a variety of  
23 populations, including but not limited to, families with  
24 children, couples, single persons, and persons leaving a shelter  
25 for family abuse;

26 E. the geographic distribution of the funded  
27 applications within the state;

28 F. the immediacy of the need documented for temporary  
29 housing in the area in which the structure is located;

30 G. the capacity of the applicant to proceed promptly  
31 with the acquisition, construction, or rehabilitation of the  
32 structure;

33 H. the amount of the grant requested as compared to  
34 the total resources available for these grants;

35 I. the extent to which the application receives the  
36 support and participation of the local community;

1           J. the geographic location of the structure in  
2 relation to support services, recreational facilities, medical  
3 facilities, and transportation;

4           K. the reasonableness of the acquisition,  
5 construction, or rehabilitation cost with preference given to  
6 applications that minimize the cost per temporary housing units  
7 produced;

8           L. the extent to which the application uses  
9 innovative cost-effective support services that are appropriate  
10 to the needs of the population served; and

11           M. the experience of the applicant in developing or  
12 managing housing, providing support services, and servicing the  
13 specific target population of homeless persons.