

1 Minnesota Housing Finance Agency

2

3 Adopted Permanent Rules Relating to the Low Income Persons

4 Living Alone Housing Program

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6 Rules as Adopted

7 4900.1900 SCOPE.

8 Parts 4900.1900 to 4900.1915 govern the implementation of
9 the Low Income Persons Living Alone Housing Program.

10 4900.1905 DEFINITIONS.

11 Subpart 1. Scope. The terms used in parts 4900.1900 to
12 4900.1915 have the meanings given them in this part.

13 Subp. 2. Agency. "Agency" means the Minnesota Housing
14 Finance Agency.

15 Subp. 3. Applicant. "Applicant" means one or more
16 entities that submit an application to the agency for a grant to
17 assist in the development of housing for low income persons
18 living alone.

19 Subp. 4. Application. "Application" means a submittal
20 requesting a grant of funds to pay up to 50 percent of the
21 development costs of residential housing for low income persons
22 living alone.

23 Subp. 5. Low Income Persons Living Alone Housing Program
24 or program. "Low Income Persons Living Alone Housing Program"
25 or "program" means the agency's plan and procedures designed to
26 provide grants to eligible applicants for the development of
27 residential housing for low income persons living alone.

28 Subp. 6. Low income persons living alone. "Low income
29 persons living alone" means those persons:

30 A. who do not share a residence with a minor child;

31 B. who are not eligible for admission to lower income
32 housing under United States Code, title 42, section 1437a, as an
33 elderly, disabled, or handicapped person; and

34 C. whose annual gross income does not exceed 150
35 percent of the poverty line established by the United States

1 Office of Management and Budget.

2 4900.1910 ELIGIBILITY.

3 Subpart 1. Applications. To be eligible for selection as
4 a recipient of a grant under the program, the application must
5 satisfy the following requirements:

6 A. The proposed residential housing must be
7 exclusively for the use of low income persons living alone.

8 B. The occupants of the residential housing must be
9 offered a written lease that:

10 (1) complies with Minnesota Statutes, section
11 325G.31;

12 (2) offers the occupant the option to renew;

13 (3) prohibits eviction of an occupant without
14 good cause; and

15 (4) does not require the occupant to accept board
16 as well as lodging.

17 C. The amount of the grant requested must not exceed
18 50 percent of the total development cost of the proposed
19 residential housing.

20 D. The application must include a comprehensive plan
21 for the development and management of housing for low income
22 persons living alone and document the ability of the applicant
23 to develop and maintain that housing for a period of time
24 specified by the agency. At a minimum, this plan must include:

25 (1) documentation of a need for this type of
26 housing in the proposed geographic area;

27 (2) a description of the applicants' goals and
28 objectives in meeting the area's need for this type of housing;

29 (3) a detailed description of how this housing
30 will be developed and managed, including:

31 (a) a description of the proposed site for
32 the housing;

33 (b) preliminary architectural plans for the
34 development;

35 (c) qualifications of the development and

1 management staff; and

2 (d) a proposed tenant selection plan;

3 (4) a detailed budget for the development of the
4 proposed housing showing all development costs and the sources
5 of funds to pay them;

6 (5) a detailed budget for the operation of the
7 housing showing all anticipated operating costs and the proposed
8 rents and other income;

9 (6) documentation of the experience and fiscal
10 responsibility of the applicant in developing similar housing;
11 and

12 (7) evidence of community support for the
13 proposed development.

14 Subp. 2. Applicant. To be eligible for selection as a
15 recipient of a grant under the program, an applicant must be
16 either:

17 A. a Minnesota city;

18 B. a joint powers board established by two or more
19 Minnesota cities;

20 C. a Minnesota Housing and Redevelopment Authority
21 created under Minnesota Statutes, sections 462.415 to 462.705;
22 or

23 D. a Minnesota nonprofit entity as defined in part
24 4900.0010, subpart 21.

25 4900.1915 SELECTION CRITERIA.

26 The agency will take the following criteria into
27 consideration when determining whether an application and
28 applicant will be selected for a grant under the program:

29 A. the prior experience of the applicant in
30 development and managing similar residential housing;

31 B. the extent to which grant funds are combined with
32 other funds from private or public sources to make the
33 development economically feasible;

34 C. the ability of the applicant to proceed
35 expeditiously with the development;

1 D. the documented need for this type of residential
2 housing in the proposed geographic area;

3 E. the cost and quality of the proposed housing;

4 F. the extent to which the amount of rent to be
5 charged is less than 30 percent of the income of the low income
6 person leasing the housing unit;

7 G. the geographic area to be serviced, to the end
8 that a reasonable distribution of low income housing for persons
9 living alone can be achieved; and

10 H. the extent of community support for this type of
11 development.