

1 Minnesota Housing Finance Agency

2

3 Adopted Permanent Rules Relating to Publicly Owned Transitional
4 or Battered Women or Other Crime Victims Housing Program

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6 Rules as Adopted

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PUBLICLY OWNED TRANSITIONAL OR BATTERED
8 WOMEN OR OTHER CRIME VICTIMS HOUSING PROGRAM

9 4900.3100 SCOPE.

10 Parts 4900.3100 to 4900.3130 govern the implementation of
11 the publicly owned transitional or battered women or other crime
12 victims housing program.

13 4900.3110 DEFINITIONS.

14 Subpart 1. **Scope.** The terms used in parts 4900.3100 to
15 4900.3130 have the meanings given them in this part.

16 [For text of subp 2, see M.R.]

17 Subp. 3. **Applicant.** "Applicant" means one or more
18 entities that submit an application for housing program
19 financial assistance.

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

25 Subp. 4a. **Financial assistance.** "Financial assistance"
26 means a loan for purposes of the publicly owned transitional
27 housing program or a grant for purposes of the publicly owned
28 battered women or other crime victims housing program.

29 Subp. 4b. **Housing program.** "Housing program" means the
30 publicly owned transitional or battered women or other crime
31 victims housing program.

32 [For text of subp 5, see M.R.]

33 Subp. 6. **Persons and families of low- and moderate-income.**
34 "Persons and families of low- and moderate-income" means those
35 persons and families whose income does not exceed 50 percent of

1 the greater of the statewide or area median household income as
2 estimated by the United States Department of Housing and Urban
3 Development adjusted for families of five or more.

4 [For text of subp 7, see M.R.]

5 Subp. 7a. **Shelter or facility.** "Shelter" or "facility"
6 means transitional housing or a facility that houses services in
7 conjunction with housing for battered women or other crime
8 victims.

9 Subp. 8. **Structure.** "Structure" means a building to be
10 acquired, improved, constructed, or rehabilitated for use as
11 transitional or battered women or other crime victims housing.

12 [For text of subps 9 and 10, see M.R.]

13 Subp. 11. [See repealer.]

14 4900.3120 ELIGIBILITY.

15 Subpart 1. **Applicants.** To be eligible for selection for
16 financial assistance, an applicant shall satisfy the
17 requirements in items A to E.

18 [For text of item A, see M.R.]

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

23 (1) documentation of the need for the proposed
24 housing by the population to be served by the structure;

25 [For text of subitems (2) and (3), see M.R.]

26 (4) a detailed budget for the operation of the
27 housing program for the first year and projected budgets for
28 future years; and

29 (5) a detailed budget for the construction or
30 acquisition and rehabilitation of the structure.

31 [For text of item C, see M.R.]

32 D. The applicant shall own and operate the property
33 as housing for 20 years, at which time all restrictions
34 regarding the ownership and operation of the property shall
35 cease, and the transitional housing loan shall be deemed paid in

1 full or the battered women or other crime victims housing grant
2 terms shall be fully satisfied. The property may be sold prior
3 to the expiration of the 20-year period provided the sale repays
4 the lesser of the net proceeds of the sale or the amount of the
5 financial assistance. The applicant may contract with a
6 nonprofit organization to manage the property, including the
7 improvement or rehabilitation of the property, and to operate a
8 housing program on the property on behalf of the applicant.

9 E. Where the applicant intends to contract with a
10 nonprofit organization to develop or manage the property or to
11 operate the housing program, the nonprofit organization may
12 provide any or all of the information required under items B and
13 C.

14 Subp. 2. Structures. To be eligible for selection for
15 financial assistance, the proposed housing structure must
16 satisfy the requirements in items A to D.

17 A. The structure must provide housing for persons and
18 families of low- and moderate-income.

19 [For text of items B to D, see M.R.]

20 4900.3130 SELECTION CRITERIA FOR FINANCIAL ASSISTANCE.

21 Preference shall be given to local units of government that
22 propose to acquire properties being sold by the Resolution Trust
23 Corporation or the Department of Housing and Urban Development.

24 In addition, the agency shall take the following criteria
25 into consideration when determining which applications will be
26 funded:

27 A. the extent to which the requested funds are
28 combined with funds or in-kind contributions from other public
29 and private sources;

30 B. the availability and source of funds to pay the
31 cost of acquisition, construction, or rehabilitation of the
32 structure not funded by the financial assistance;

33 [For text of items C to E, see M.R.]

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

1 G. if the applicant requests funding for a structure
2 in which a housing program is currently operating:

3 (1) the need for an additional housing program in
4 the area and the extent to which additional housing will be
5 produced if the application is funded; or

6 (2) the extent to which funding for ongoing
7 operating costs is declining and government ownership of the
8 structure will ensure continued operation of the program;

9 H. if the applicant requests funding for shelters or
10 facilities for other crime victims, priority shall be given to
11 applicants who serve victims of crimes against the person;

12 I. the capacity of the applicant to proceed promptly
13 with the acquisition, improvement, construction, or
14 rehabilitation of the structure;

15 J. the amount of the financial assistance requested
16 as compared to the total resources available from the program;

17 K. the extent to which the application receives the
18 support and participation of the local community including the
19 extent to which, if the applicant proposes to contract with or
20 lease the property to a nonprofit organization, the governing
21 board of the nonprofit organization represents the cultural
22 diversity of the community;

23 L. the geographic location of the structure in
24 relation to support services, retail facilities, recreational
25 facilities, medical facilities, and transportation;

26 M. the reasonableness of the acquisition,
27 improvement, construction, or rehabilitation cost with
28 preference given to applications that minimize the cost per
29 housing units produced; and

30 N. the experience of the applicant, or if the
31 applicant proposes to contract with a nonprofit organization,
32 then the experience of the nonprofit organization in developing
33 or managing housing, providing support services, and servicing
34 the specific target population.

35 REPEALER. Minnesota Rules, part 4900.3110, subpart 11, is

09/08/92

[REVISOR] CMR/KJ AR2073

1 repealed.