

# Legislative Proposal 2026

*Ensuring safe and equitable congregate care facilities*  
*House File 4144 | Senate File 4279*

## The challenge

The northwest Twin Cities metro is home to many congregate care settings. These facilities play an essential role in supporting Minnesotans—including people with disabilities and older adults—to live with dignity, stability, and connection in the community while fulfilling the State’s commitment to providing person-centered care.

The cities of Brooklyn Center, Brooklyn Park, Crystal, Champlin, Golden Valley, Maple Grove, New Hope, and Robbinsdale collectively host more than half of Hennepin County’s congregate care homes. In Anoka County, the cities of Coon Rapids and Fridley also experience a high concentration of these facilities. This is not a reflection of the residents of these homes. It is the result of state licensing patterns, provider location decisions, and housing availability.

### This concentration creates three documented systemic challenges:



#### Uneven Access to High-Quality Support

- Some municipalities have hundreds of facilities; others have few or none.
- Residents are less likely to be integrated into the community and are inadvertently institutionalized as their neighbors are also residents of congregate care facilities.



#### Emergency Services Strain

- Cities with high concentrations of congregate care facilities experience a disproportionate share of emergency calls which affects response times, availability of units, and overall system resilience.



#### Housing Market Impacts

- When providers purchase entry-level homes quickly and/or with cash, first-time home buyers are unable to compete in already tight market conditions.
- Ensuring a balanced use of housing stock helps maintain stable, diverse neighborhoods for everyone.

## The proposal

### Minnesota Adult abuse reporting center (MAARC) reform

- Improve the intake and response process to strengthen coordination between state and local officials to better protect vulnerable residents

### Facility distancing requirements

- Establish reasonable spacing standards to prevent clustering and promote community integrations

### Municipal notification on license issuance

- Provide cities with basic information when a new license is issued or transferred within their jurisdiction to promote collaboration

### Oversight and inspections partnership

- Create a more coordinated oversight system that allows collaboration between state licensing agencies and local officials for inspections of congregate care facilities

**A joint advocacy effort of:**

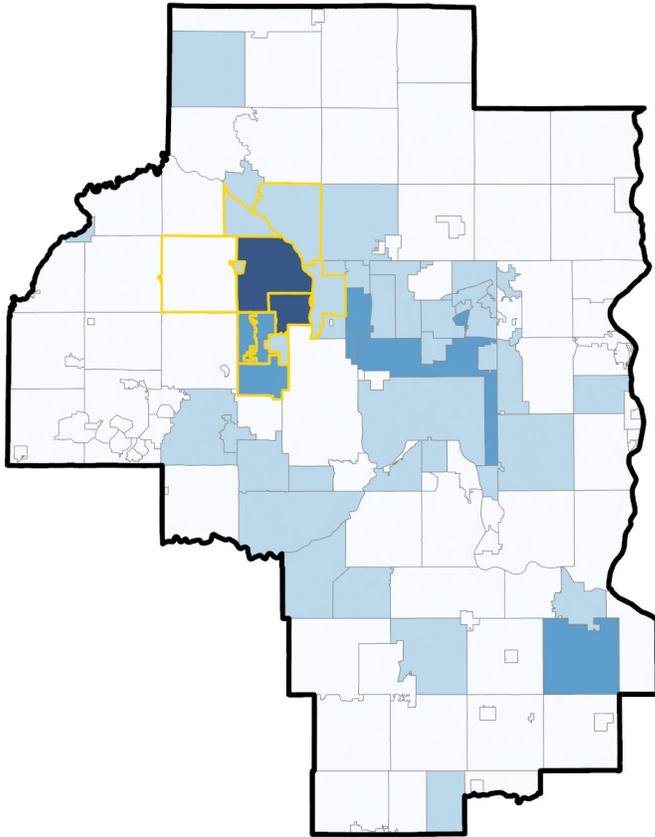


# By the numbers

Our cities are home to a disproportionate number of congregate care facilities compared to cities across the metropolitan area. Our public safety staff respond to all emergencies no matter where they occur to render aid to those in need. Congregate care facilities have shown to receive a disproportionate amount of emergency services in all of our communities.

## Congregate Care Facility Counts per 1,000 Households (2025)

5 or less   5 to < 10   10 to < 15   15 or more



Anoka, Dakota, Hennepin, Ramsey, and Washington Counties.

## Congregate Care Emergency Response (2025)

City	Congregate Care Calls for Service	% of citywide calls for service (Police, Fire)	Congregate care % of housing units
Brooklyn Center	3,659	8.82%	1.64%
Brooklyn Park	3,281	6.37%	1.00%
Champlin	530	5.28%	0.48%
Coon Rapids	706	1.52%	0.35%
Crystal	879	3.20%	0.70%
Fridley	603	1.58%	0.42%
Golden Valley	295	1.21%	0.41%
Maple Grove	363	0.78%	0.14%
New Hope	515	2.16%	0.57%
Robbinsdale	270	1.07%	0.35%

Emergency calls to assisted living, community residential setting, and residential services facility license types.

## Why it matters

Every person who calls the northwest metro home deserves a safe, healthy environment. As congregate care facilities continue their person-centered mission, it is imperative that the State partners in meaningful ways with cities to promote healthy outcomes for all.

Ensuring that congregate care facilities are more evenly distributed across the region increases resident safety and stability, timely emergency response for all, and inclusive communities where residents thrive.





March 11, 2026

Co-Chair Schomacker, Co-Chair Noor, and Members of the Human Services Finance and Policy Committee,

We write in support of House File 4144. Congregate care facilities provide essential services and serve as home to many of the most vulnerable members of our communities. Ensuring the health and safety of residents, both in terms of the quality of care they receive and the conditions of the properties where they live, is critically important. While this proposal does not address every concern, it represents meaningful progress and includes several important measures that support the long-term success of congregate care settings, the wellbeing of residents, and the ability of communities to effectively support them.

This legislation reflects thoughtful engagement during the interim period among providers, legislators, state agency staff, the Office of the Ombudsman, and a coalition of cities working to strengthen collaboration around congregate care policy.

HF 4144 proposes improvements in four key areas of state law. First, it reforms aspects of the Minnesota Adult Abuse Reporting Center process. Second, it extends facility distancing requirements to cities of all sizes, promoting more consistent integration of congregate care settings across the state. Third, it requires notification to local jurisdictions when new provider licenses are issued. Finally, it supports a partnership between state agencies and cities to strengthen oversight and inspections to ensure congregate care facilities meet standard health and safety building codes.

Every Minnesotan deserves a safe and healthy place to live. As congregate care providers continue their person-centered mission, it is important that the state work in partnership with cities to promote positive outcomes and ensure Minnesota remains a place where inclusive communities can grow and thrive.

Thank you for your consideration.

April Graves  
Mayor, Brooklyn Center

Hollies Winston  
Mayor, Brooklyn Park

Julie Deshler  
Mayor, Crystal

Ryan Sabas  
Mayor, Champlin

Jerry Koch  
Mayor, Coon Rapids

Dave Ostwald  
Mayor, Fridley

Roslyn Harmon  
Mayor, Golden Valley

Mark Steffenson  
Mayor, Maple Grove

John Elder  
Mayor, New Hope

A handwritten signature in black ink, appearing to read "BSutton".

Brad Sutton  
Mayor, Robbinsdale



Date: March 11, 2026

To: Co-Chair Schomacker, Co-Chair Noor, and Members of the Human Services Finance and Policy Committee,

From: Zach Walker, City Manager, City of Bloomington

Regarding: Support of House File 4144 on state-licensed congregate care facilities

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We are writing in support of House File 4144. Congregate care facilities provide valuable services and a place to call home for many of our most vulnerable in the community. In Bloomington there are 204 state-licensed houses (total bed capacity of 807) serving six or fewer residents per location.

Ensuring the health and safety of residents, both in terms of the property itself and the care they are provided, is of utmost importance. While this bill does not achieve all our goals, the proposed bill provides critical measures to support the long-term success of congregate care facilities, the wellbeing of their residents, and our communities' ability to best support all residents.

We are glad to see that this proposal was informed by meaningful engagement among partners on all sides of this discussion during the interim period. No policy can be successful without connecting with those who will be impacted by potential changes.

House File 4144 would address four key areas of state statute:

- (1) Offer reforms to the Minnesota Adult Abuse Reporting Center (MAARC) process;
- (2) Extend facility distancing requirements to cities of all sizes to ensure integration throughout the state;
- (3) Require notification to local jurisdictions upon issuance of new provider licenses; and (4) Facilitate an oversight and inspections partnership between State agencies and cities to ensure congregate care facilities meet standard health and safety building codes.

Every Minnesotan deserves a safe and healthy home. As congregate care facilities continue their person-centered mission, it is imperative that the State partners in meaningful ways with cities to promote healthy outcomes for all and ensure Minnesota is home to inclusive communities where residents thrive.

Thank you for your consideration.



March 17, 2026

To: Senator John Hoffman, Rep. Danny Nadeau

CC: Members of the Senate Human Services Committee  
Members of the House Human Services Committee

RE: SF4279 / HF4144

Dear Sen. Hoffman and Rep. Nadeau,

We are writing to offer caution with respect to legislation that creates proximity standards for small, residential assisted living services in Minnesota.

We appreciate the intent of the bill to address community considerations and oversight related to small assisted living and residential programs, and we recognize the thoughtful work that has been done to try to balance those concerns.

At the same time, we want to highlight the important role that smaller residential care settings play within Minnesota's long-term care continuum. These homes often serve individuals whose needs are best met in a highly individualized environment, particularly older adults living with dementia, behavioral health conditions, or other complex needs that may not be well suited to larger congregate settings. Small settings can provide stability, familiarity, and personalized care that allows residents to live and thrive in ways that support their dignity and quality of life.

We encourage careful consideration of potential unintended consequences related to limiting the availability or geographic placement of these homes. Provisions that restrict proximity between facilities with six or fewer residents, for example, may have the effect of reducing access to certain types of specialized care in communities where demand already exceeds available options.

We recognize that efforts have been made in the bill to mitigate some of these concerns, and we appreciate the willingness to consider practical exceptions and local input. We stand ready to work with the bill authors and other stakeholders to ensure that policies both address community concerns and preserve access to the diverse range of care settings that many Minnesotans rely upon.

It is also important to note that HF4144/ SF4279 does not address assisted living providers' inability to relocate a resident who may be causing harm to other residents or staff. While the protections of coordinated moves, relocation and contract termination were created to protect

residents, we have growing examples of staff and residents who have experienced real harm due to these requirements. Our respective associations are consistently taking calls from providers whose staff and/or residents are experiencing fears of personal safety as a result of a resident who has already caused or threatened harm, yet will not consent to move to another facility that could better serve their needs. This undoubtedly contributes to calls to emergency services, seeking assistance from the OOLTC, or other attempts at resolution. We hope that future policy conversations can include reasonable reforms to MN Stat 144G.52 and 144G.55 to find a better balance between protecting resident rights and providing safety for our staff.

We appreciate your commitment to understand and fairly address the concerns of all stakeholders involved with this complicated issue. Providers must work in partnership with their city and state officials in ensuring the safety and well-being of all residents, including those who live in licensed facilities within our communities.

Respectfully,

Erin Huppert  
VP Advocacy, LeadingAge MN  
LTC Imperative

Kyle Berndt  
Sr. Director Advocacy, Care Providers MN  
LTC Imperative



March 17, 2026

**Re: HF 4144 – Group assisted living facility policy reforms**

On behalf of our 842 member cities, the League of Minnesota Cities appreciates the opportunity to provide comments in support of HF 4144 (Nadeau). The bill includes several important provisions, including allowing cities to ensure reasonable property maintenance standards for group assisted living facilities, improving communication between state licensing agencies and local governments, strengthening reporting transparency in vulnerable adult investigations, and expanding on existing proximity considerations for certain licensed facilities.

HF 4144 restores the ability for cities to ensure reasonable property maintenance standards continue to apply to these facilities. Local inspections are an important tool for protecting residents by ensuring buildings remain safe and habitable and that issues related to building conditions, sanitation, and life safety are addressed in a timely manner. Cities are often the first point of contact when residents, neighbors, or first responders identify concerns and are typically able to respond more quickly than state agencies to address issues that may arise between periodic state inspections.

The bill also improves coordination by requiring licensing agencies to notify cities before a provisional license is issued and by requiring consideration of a facility's proximity to other licensed programs before issuing a license for assisted living facilities with six or fewer residents. Notification and proximity review support better coordination between state and local governments and help cities respond to community questions while carrying out local planning responsibilities.

Finally, the bill establishes a 650-foot proximity standard to help address the clustering of residential programs within a small geographic area. Reasonable spacing requirements help distribute supportive housing more evenly throughout communities and support the goal of integrating individuals with disabilities into residential neighborhoods, while still allowing flexibility through local approvals or a certificate of need process.

Together, these provisions strengthen the partnership between state agencies and local governments while ensuring that group assisted living facilities remain safe, well maintained, and integrated within communities.

Thank you for your consideration, and we respectfully urge members to support HF 4144.

A handwritten signature in black ink that reads "Daniel Lightfoot". The signature is written in a cursive, flowing style.

Daniel Lightfoot  
Senior Intergovernmental Relations Representative  
League of Minnesota Cities

March 17, 2026

House File 4144: Ensuring Safe and Equitable Congregate Care Facilities

Thank you Co-chairs Schomaker, Noor and members of the Human Services Finance and Policy Committee for the opportunity to testify in support of Ensuring Safe and Equitable Congregate Care Facilities. My name is Lori Halbur. I am a Licensed Clinical Social Worker employed by the City of Coon Rapids serving in the Coon Rapids Police Department as a Mental Health Professional. Our department currently employs two Mental Health Professionals who respond on scene to calls with officers and follow up after incidents. This also includes calls to Congregate Care Facilities like we are talking about today.

When I joined our Police Department 3 years ago, officers expressed concern about going to the same Congregate Care Facilities repeatedly for the same, often non-emergency issues, and expressed that they hoped I could help alleviate some of these calls. I have a unique understanding of Congregate Care Facilities. I have 19 years of experience working in Adult Foster Care Licensed Facilities with individuals with Intellectual Disabilities. I have a personal understanding of the complicated nature of the needs of the individuals that live in these settings, and the challenges that staff face in providing high-level person-centered care.

My experience included helping individuals move out of large State Hospitals into community-based homes. As more Congregate Care Facilities have been disproportionately concentrated in North Metro Cities, including Coon Rapids, they have also become concentrated in certain neighborhoods of those cities causing a loss of that intended community integration. A distancing requirement will ensure individuals get what they need to thrive and achieve the goal of community integration.

In 2025, our Mental Health Team responded on scene or followed up 139 times with 27 different Congregate Care Facilities in our city. With each of those contacts, we have been able to build relationships with the staff and the residents at the facilities we are called out to. My conversations with staff include how to partner with them to ensure that the residents are getting the level of care that they need and deserve. If municipalities receive notification on license issuance, we can start those relationships proactively as facilities are established in our city instead of reacting after a 911 call.

We, as Mental Health Professionals in our police department, can help ensure residents of the facilities are getting the dignified quality care they need but we need the Minnesota Adult Abuse Reporting Center to communicate with us when they are going to investigate a report of abuse or neglect and who the assigned investigator will be. With that communication, we will be able to provide collateral information or know if an additional report will need to be submitted if similar concerns continue.

Thank you for your consideration of this legislative proposal.



March 16, 2026

Dear Chair Schomacker, Chair Noor, and Members of the House Human Services Committee:

Metro Cities appreciates the opportunity to comment on HF 4144 (Nadeau). Metro Cities supports this bill.

Municipal officials recognize the services that residential programs provide and are responsible for safeguarding the health, safety, and welfare of residents in group homes as well as other types of housing.

Metro Cities supports the notification requirements contained in Section 2 and Section 4 of the bill. These requirements will help cities become and remain aware of licensed services operating within their community and help local city staff proactively develop positive working relationships with operators before any potential concerns arise.

A significant amount of the state's residential programs and assisted living facilities with six or fewer residents are in the metropolitan area, with higher concentrations found in several of the region's suburbs. Cities have reasonable concerns about high concentrations of these facilities because of the potential impacts on city services and a desire to maintain balance between residential programs and other uses in neighborhoods. Metro Cities supports the establishment of appropriate non-concentration standards such as those found in Section 1 and Section 6 of HF 4144.

Legislation passed in 2024 exempted community residential programs and assisted living facilities with licensed capacities of six or fewer residents from local rental licensing regulations. Metro Cities' policies support the repeal of this statutory language. In lieu of a repeal, the language contained in Section 3 and Section 5 of HF 4144 allows the state to delegate inspection authority to local units of government to ensure that facilities are meeting safety and livability standards. Metro Cities supports allowing city officials who request this authority the ability to inspect facilities for compliance with applicable codes and zoning ordinances.

This bill will help cities better partner with state agencies, counties, and operators of residential programs and assisted living facilities with six or fewer residents. We look forward to working with the author, committee, and other stakeholders as this legislation is further considered. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Mike Lund". The signature is written in a cursive style.

Mike Lund  
Government Relations Specialist  
Metro Cities



March 16, 2026

Rep. Mohamud Noor, Co-Chair  
Rep. Joe Schomacker, Co-Chair  
House Human Services Finance & Policy Committee  
Centennial Office Building  
St. Paul, MN 55155

**RE: Small Provider Concerns with H.F. 4144 (Nadeau)**

Dear Co-Chair Noor, Co-Chair Schomacker, and members of the House Human Services Committee,

The Residential Providers Association of Minnesota (“RPAMN”) is a non-profit trade association that represents small, residential customized living and waivers service providers in Minnesota. The vast majority of RPAMN members are small culturally-specific service providers who might not otherwise be engaged in the policy development and legislative processes. We are writing to thank Rep. Nadeau for the collaboration and engagement throughout the interim and to provide the committee RPAMN’s feedback on H.F. 4144 (Nadeau) as introduced.

In general, RPAMN understands and empathizes with communities, particularly those in the northwestern suburbs, which have become home to a disproportionate number of small assisted living facilities and community residential setting (CRS) group homes. However, RPAMN believes it is important that any legislative solutions consider the root causes behind setting concentration and looks to expand opportunities rather than simply close doors for folks seeking to live in settings of their choosing. We appreciate the work Rep. Nadeau has done, but would like to offer the following feedback on the proposals contained in H.F. 4144:

- **Proximity of Settings (Sec. 1 & 6):** RPAMN believes strongly in the rights of individuals with disabilities seeking a provider-controlled setting to reside in the settings and communities of their choice. RPAMN also knows that the cost of housing, particularly as many providers struggle to enroll as vendors of housing support, is a major barrier to operating a setting in many Twin Cities communities. Further, transit accessibility also has a major impact on workforce recruitment. Therefore, while RPAMN does not believe it is in anyone’s best interest for communities to have a high-density of settings in close proximity, RPAMN does not believe the Legislature should limit options without simultaneously expanding them elsewhere. As such, RPAMN has concerns with these sections as currently drafted.
- **Municipal Notice (Sec. 2 & 4):** RPAMN has no objection to the idea that the licensing agency be required to provide notice to the host municipality of the issuance of a new license. That is currently publicly available information. However, RPAMN does believe that the notice should be provide after the issuance of the license and not in advance (as the bill currently contemplates). This avoids a situation outside parties attempt to intervene or influence the licensing process in order to exclude an otherwise appropriate provider.
- **Vulnerable Adult Abuse & Neglect Changes (Sec. 7):** RPAMN supports efforts to streamline and improve the vulnerable adult investigation process and enhance communication and transparency between the parties involved. In reviewing the language in the proposal, RPAMN’s primary note of caution would be to ensure that the new requirements created in Section 7 do not conflict with the Minnesota Government Data Practices Act and data privacy protections for individuals who may be parties to or the subject of an investigation. We respectfully request that legislators review that issue if this proposal is going to advance.

We look forward to working with you and the committee as the bill advances through the legislative process and greatly appreciate work with RPAMN leadership this session.

Thank you for the work you do and for your support of Minnesotans with disabilities.

Sincerely,

Zahnia Harut, President  
Residential Providers Association of Minnesota

4929-3709-5320, v. 3

March 17, 2026

Representative Mohamud Noor  
Representative Joe Schomacker  
Co-Chairs of the Committee on Human Services Finance and Policy

Re: HF 4144 — Nadeau: Location requirements for assisted living facilities with a licensed resident capacity of six or fewer persons and licensed residential programs modified, commissioners allowed to delegate authority, and various notification requirements modified.

Dear Chair Noor, Chair Schomacker and Committee Members,

The City of Minneapolis appreciates the opportunity to comment in support of HF 4144.

Residents of group homes and assisted living facilities are some of our most vulnerable. We aim to ensure our housing stock meets life and safety standards, especially for those with fewer options who may be less likely to advocate for themselves. We believe all residents should have access to protections through the same accountability measures as other renters.

During the 2024 legislative session, state-licensed facilities under Minnesota Statutes 144G.45 and 245D.02 with six or fewer residents became exempt from local rental licensing requirements. HF 4144 provides, through the Commissioners of Health and Human Services, delegated inspection authority for counties and local governments once every six months. The ability to inspect these facilities provides us with the opportunity to be proactive. We can remediate issues before they become systemic. Examples of the types of things we inspect for include presence of working smoke and carbon monoxide detectors, overoccupancy, illegal bedrooms, rodent infestations, improper egress, and other livability issues such as clutter and unsanitary conditions.

We appreciate the notification requirements to help us become and remain aware of licensed services operating within our City. This will help us stay informed of operators within our City and develop relationships with them before any potential concerns arise. In addition, this will ensure we are working closing with state agencies in the regulation of group homes and assisted living facilities with six or fewer residents.

Thank you for your consideration.

Sincerely,



Enrique Velázquez  
Director  
Regulatory Services