

Subject Minnesota Housing Finance Agency Policy Bill

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Overview

This bill is the Minnesota Housing Finance Agency's policy and technical bill and would make several policy changes both to the chapter governing the agency and to prior appropriations to the agency.

Summary

Section	Description
1	Energy decarbonization and climate resiliency. Amends a statement of the public purpose of the agency to conserve energy in housing to include promulgating clean energy, greenhouse gas emissions reduction, climate resiliency, and other qualified projects.
2	Rehabilitation loans. Makes conforming changes related to the expanded energy policy in the rehabilitation loans subdivision of the agency powers section.
3	Rehabilitation loans; existing owner-occupied residential housing. Makes conforming changes related to the expanded energy policy in the existing owner-occupied residential housing rehabilitation loans subdivision of the agency powers section.
4	Energy decarbonization and climate resiliency loans. Makes conforming changes related to the expanded energy policy and renames the subdivision of the agency powers section to be energy decarbonization and climate resiliency loans.
5	Rehabilitation grants. Makes conforming changes related to the expanded energy policy in the rehabilitation grants subdivision of the agency powers section.

Section	Description
6	<p>Energy conservation decarbonization and climate resiliency grants.</p> <p>Makes conforming changes related to the expanded energy policy and renames the subdivision of the agency powers section to be energy decarbonization and climate resiliency grants.</p>
7	<p>Rental property loans.</p> <p>Makes conforming changes related to the expanded energy policy in the rental property loans subdivision of the agency powers section.</p>
8	<p>Insuring financial institution loans.</p> <p>Makes conforming changes related to the expanded energy policy in the insuring financial institution loans subdivision of the agency powers section.</p>
9	<p>Indian Tribes.</p> <p>Expands the programs for which Indian Tribes are eligible from all programs governed by the Minnesota Housing Finance Agency (MHFA) chapter to all agency programs, including those governed by session law.</p>
10	<p>Rent and income limits.</p> <p>Allows MHFA, without following the rulemaking requirements of chapter 14, to adjust the rent and income limits of its programs to meet federal standards for the low-income housing tax credit or the exempt-facility bond.</p>
11	<p>Eligibility for agency programs.</p> <p>Allows MHFA to determine that a household meets rent or income requirements if the household receives means-tested public assistance benefits.</p>
12	<p>Energy efficiency loans.</p> <p>Makes conforming changes related to the expanded energy policy in the energy efficiency loans subdivision of the housing development fund section.</p>
13	<p>Debt ceiling.</p> <p>Raises the agency general obligation debt ceiling from \$5,000,000,000 to \$7,000,000,000.</p>
14	<p>Expending funds.</p> <p>Conforms a section dealing with the manufactured home relocation trust fund to changes made in the 2023 legislative session.</p>

Section	Description
15	Authorization. Clarifies that a roll-in shower for a recipient of housing infrastructure bonds is only required in one accessible unit in the building.
16	Definitions. Removes population limitations for the workforce housing development program.
17	Use of funds; grant and loan program. Removes a set-aside from the Minnesota housing tax credit program.
18	Eligible recipients; definitions; restrictions; use of funds. Conforms disqualifications for grant and loan recipients of the Minnesota housing tax credit. Reworks definitions of disqualified individuals and expands eligibility for the credit to include individuals whose family members are officers or principals of a business entity receiving the credit or whose family members have power to vote 20 percent or more of the outstanding securities of a business entity receiving the credit. Allows the agency to rely on the disclosure of a grant or loan recipient to ensure their eligibility.
19	Challenge program. Allows a set-aside of a 2023 appropriation of the challenge program for Urban Homeworks to be used on gap financing and on a broader range of low-income households.
20	Northland Foundation. Expands the eligible uses of a Northland Foundation appropriation from 2023 to include assisting and supporting communities in providing housing locally.
21	Eligible homebuyer. Removes a geographic requirement from the definition of “eligible homebuyer” for the purposes of the fee-based down payment assistance program enacted in the 2023 legislative session.



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