

## **H4A 2024 Policy Additions**

### **Landlord-Tenant Law Reform (contact: Michael Dahl, HOME Line, [michael@homelinemn.org](mailto:michael@homelinemn.org))**

Landlord-Tenant law should be clarified, modernized, and made more equitable in order to reduce the power imbalance between tenants and landlords. The proposal is a significant revamp of existing law. For those who want more information, follow this link: <https://homelinemn.org/10431/proposed-landlord-tenant-law-reforms-for-the-2024-legislative-session/>

This is a Policy Only proposal. Bill is being drafted for introduction.

### **Shelter Residents Bill of Rights (contact: Sue Watlov Phillips, MICAH, [suewatlovp@aol.com](mailto:suewatlovp@aol.com) or [sue@micah.org](mailto:sue@micah.org))**

This bill, developed with people that have used shelters, creates basic standards for shelters. People using shelters will understand their rights and responsibilities and be included in decision making processes.

This is a Policy & Funding proposal. Bill has been written and introduced (HF2636/SF2880).

### **Housing Cooperative Package (contact: Kelly Law, MCCD, [klaw@mccdmn.org](mailto:klaw@mccdmn.org))**

This package contains two bills related to the development of housing cooperatives across MN. The first establishes a share purchasing assistance program targeted to first-time homebuyers, and the second is a technical assistance program intended to build statewide knowledge and expertise to support the development of housing co-ops.

This is a Policy & Funding proposal. Bill is being drafted for introduction.

### **4d Class-Rate Reduction for Community Land Trusts (contact: Andy Pomroy, [apomroy@fredlaw.com](mailto:apomroy@fredlaw.com))**

Lower the property tax rate for community land trust homes. Matches the lower rate approved last session for rental properties.

This is a policy & Funding proposal. Bill is being drafted for introduction.

### **Strengthening the Safety Net (contact: Andy Pomroy, [apomroy@fredlaw.com](mailto:apomroy@fredlaw.com))**

Speeding up and increasing funding for emergency assistance programs including FHPAP.

This is a Policy & Funding proposal that is still under development.

### **Non-Profit Housing Organizations and Tenants Stabilization (contact: Andy Pomroy, [apomroy@fredlaw.com](mailto:apomroy@fredlaw.com))**

A significant portion of MN's affordable rental stock is under threat of loss due to ongoing changes resulting from the pandemic. This package of proposals aims to avert those losses to stabilize the non-profit entities and the residents living in these properties. The package includes clarifying metro sales tax language, adding preservation & recapitalization uses within HIBs, appropriations set-asides within HIBs,

Pool 3, and other funding programs, insurance cost reduction task force, and MHFA administrative adjustments.

This is a Policy & Funding proposal. Bill is being drafted for introduction.

**Municipal Comp Plan Clarity (contact: Andy Pomroy, [apomroy@fredlaw.com](mailto:apomroy@fredlaw.com))**

Cities like Minneapolis, St. Paul, and Bloomington adopted comp plans which allow for greater by-right density to future development in their cities. The Minneapolis plan was challenged in court under bad-faith argument of future environmental harm from more housing within the city. This proposal clarifies existing law to allow cities to keep their plans in place.

This is a Policy Only proposal. Bill has been written and introduced (HF2004/SF2159).

**Limits on Corporate Ownership of Single-Family Homes Used as Rentals (contact: Andy Pomroy, [apomroy@fredlaw.com](mailto:apomroy@fredlaw.com))**

Establish limits on corporations, especially larger out of state entities, from owning single-family homes used as rental properties. We need to protect single-family homes and keep them affordable ownership opportunities.

This is a Policy Only proposal. Bill has been written and introduced (HF685/SF365); amendments are being drafted by chief authors.

**Minnesota Homeless Study (contact: Adrián Rafael Magaña, Wilder Foundation, [adrian.magana@wilder.org](mailto:adrian.magana@wilder.org))**

An ongoing, \$900,000 per year appropriation to fund the Minnesota Homeless Study.

This is a Funding proposal. Bill is being jacketed for introduction.