

2024 Mid-Session Update

April 19, 2024

Happy Third Deadline Day!

*doesn't apply to taxes, capital investments, ways and means/finance



Housing Committee Appropriations

Program	Senate	House
Family Homeless Prevention & Assistance Program	\$8,804,000	\$8,885,000
Housing Affordability and Investment Program	\$50,000,000 (\$40M from 2023 HIB cash \$13.250M from Community Stabilization)	\$50,000,000 (\$40M from 2023 HIB Cash \$10M from Community Stabilization)
Wilder Homeless Study	\$500,000	\$100,000
Emergency Rental Assistance Workgroup	\$471,000	\$270,000
HOA and CIC Workgroup		\$200,000
Judiciary for Retroactive Eviction Expungements		\$545,000
Housing Infrastructure Bonds	\$50,000,000	\$50,000,000
Wilder Senior Rehab	\$3,250,000	
Single-Exit Stairway Report	\$225,000	

Housing Policy Provisions

- Amends MHFA goal to encourage clean energy, climate resilience, greenhouse gas emission reductions, and decarbonization – Senate & House
- Various conforming changes to expand energy policies throughout programs – Senate & House
- Makes technical changes referring to MHFA relating to the eligibility of Tribes – Senate & House
- Changes re determining if a household meets rent or income requirements – Senate & House
- Replace MMB with MHFA commissioner for manufactured home relocation fund – Senate
- Specifies that were accessible units are required, at least one must have a roll-in shower- Senate & House
- Eliminates population requirements for the workforce housing development program – Senate & House
- Modifies GM Housing Infrastructure Grant Program - Senate
- Eliminates set asides in the State Housing Tax Credit Program – Senate & House
- Amends HRA law to grant authority to provide financial assistance for the capital repair or replacement of an asset with a lifespan longer than 25 yrs and a project cost in excess of \$5M – Senate
- Amends Urban Homeworks 2023 grant to be used for gap financing – Senate & House
- Amends Northland Foundation grant to assist communities in provide housing – Senate & House
- Amends Neighborworks fee-based home purchasing finance program – Senate & House
- Establishes the Housing Affordability Preservation Investment grant program to support recapitalization of distressed buildings
- Requires COLI to evaluate single-exist stairway apartment buildings – Senate



Expediting Rental Assistance

- Requires MHFA to project need , in consultation with various partners
- Requires MHFA and HHS to develop recommendations to ERA to provide assistance that is flexible and easy for individuals
- Recommendations for simplifying verification
- Requires MHFA to develop uniform e-signature options



Wage Theft Prevention

House

- Applies to all forms of financial assistance from MHFA and all LIHTC
- Requires the use of responsible contractors
- Applicants must provide a contractor and subcontractor list 30 days before the start of construction and must update the list each month
- If a contractor or subcontractor fails to pay required wages, the recipient must have a wage theft prevention plan to be eligible for further financial aid
- A developer is disqualified from receiving financial assistance for three years if any developer's contractors or subcontractors committed wage theft

Senate

- Via Labor Committee



Rent and Income Limits

Senate – requires MHFA to evaluate the financial impacts of low-income rental property tax classification and the low-income housing tax credit program, including the extent of rent increases and housing related expenses. MHFA is required to submit findings and recommendations for legislative changes to the chairs.

House – sets rent increase limits on senior affordable housing projects financed through the LIHTC at the Social Security Cost of Living Adjustment. Exempts nonprofit housing providers



Local Housing Aid Changes

House

- Maintenance of effort required
- Adds eligible uses to: pay rent, mortgage, utility and property tax arrears; support services (including case management services and legal services); down payment assistance; cost of operating emergency shelter, transitional housing, supportive housing, or publicly owned housing; new construction and rehab; and rental assistance.



Housing Stability Act/Source of Income Protections

House

- Housing Omnibus Bill
- Landlord/Tenant Omnibus Policy Bill
- Standalone



House Taxes

- Rolls over unused 2023 SHTC to 2024
- Allows local jurisdictions to provide tax abatement for housing affordable to households at or below 80% AMI and property held by a land bank
- Makes clear that local homeless aid cannot be used to remove individuals from encampments
- Clarifies that property owned by a nonprofit is eligible for property tax exemptions for rental housing only if a portion of the property is permanently used to provide services.

