

Temporary Relocation Principles

Unless Minnesota Housing determines it is not applicable, all existing developments receiving Minnesota Housing financing must submit a relocation plan that addresses both temporary relocation (including in-place displacement) and permanent displacement. Minnesota Housing has created principles identified within this document that should be considered for all rehabilitation proposals that will include any temporary relocation. These principles do not apply to servicing requests on existing loans.

The purpose of these principles is to help in the development of a relocation plan for temporary relocation scenarios. For the purpose of this document, temporary relocation includes in-place displacement, when a tenant will need to be moved from a unit for a short period of time, resulting in a tenant's loss of use of their unit for a portion of the day.

General Considerations

Relocation plans for temporary relocation should incorporate the following principles:

- Provide fair and equitable treatment of tenants who are temporarily relocated from their units for any length of time.
- Consider different needs of the person, including special populations housed at the development that may require reasonable accommodations. For example, reasonable accommodations may include provisions for tenants with specific accessibility needs such as ramps into alternate accommodations.
- To the extent feasible, limit temporary relocation that results in restricted access to units. If temporary displacement results in daytime restrictions to units:
 - Complete such repairs and renovations impacting tenants as quickly as possible.
 - Provide safe access to sleeping areas, bathrooms, and kitchen facilities at the end of each day.
 - Provide reasonable daytime provisions and access to other suitable accommodations while tenants are temporarily out of their unit. For example, provide onsite access to community kitchen facilities, laundry rooms, bathrooms, etc.
- Tenants should be fairly compensated for the time they do not have access to their units. Compensation should be clearly identified and equitable among tenants and could include food vouchers or other monetary stipends.
- It is the owner's obligation to comply with the requirements and covenants in lease agreements with existing tenants who are subject to temporary relocation.