GROUP RESIDENCES for the DEVELOPMENTALLY DISABLED

MINNESOTA HOUSING FINANCE AGENCY

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RESIDENTIAL GROUP HOME PROGRAM

FOR THE

DEVELOPMENTALLY DISABLED

INTRODUCTION

The Minnesota Housing Finance Agency (MHFA) provides permanent mortgage financing for the development of group homes for Developmentally Disabled persons. The program established in 1974 is financed through MHFA Housing Development Bonds sold to finance apartment developments. To be eligible for permanent financing, a loan applicant must satisfy the requirements of the MHFA Law and Rules governing multi-family development financing, and comply with the Bond Resolution which governs the use of the proceeds of the Housing Development Bonds.

The establishment of residential group home facilities depends on the joint cooperation of several State Agencies including the Departments of Health, Welfare, Planning, and Administration. For example, the development of residential facilities is dependent on approval of a per diem reimbursement for each resident by the Department of Welfare and the signing of a Pledge Agreement assuring the reimbursement of the Owner's expenses in operating the development. A regulatory agreement establishes a Development Cost Escrow Account of funds which may be expended by MHFA when appropriate for the benefit of the Development.

In addition, there are certain criteria which the Minnesota Housing Finance Agency has established for the underwriting of these mortgages.

This program guide provides a description of the process which must be completed prior to the receipt of MHFA permanent mortgage financing. The steps involving other agencies are included.

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GUIDELINES

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Program Development and Objectives

The Minnesota Housing Finance Agency is providing non-profit sponsors up to 100% permanent mortgage financing at a below market interest rate for thirty-five (35) years for the provision of residential housing for developmentally disabled persons.

The primary objectives of the program are:

1. To provide residential facilities that offer normalized life patterns maximizing the relationship of the disabled person with the surrounding population.
2. To provide a supervised living environment which permits training in self-sufficiency skills preparing the resident for more independent living.
3. To provide living conditions which respond to the unique physical, social, and psychological characteristics of the developmentally disabled residents and offer an alternative life style to institutionalization.

A "developmental disability" means a severe, chronic disability of a person which - -

a. is attributable to a mental or physical impairment or a combination of mental and physical impairments;
b. is manifested before the person attains the age of twenty-two;
c. is likely to continue indefinitely;
d. results in substantial functional limitations in three or more of the following areas of major life activity; (i) self-care (ii) receptive and expressive language (iii) learning (iv) mobility (v) self-direction (vi) capacity for independent living and (vii) economic sufficiency;
e. reflects the person's need for a combination and sequence of special interdisciplinary or generic care, treatment, or other services which are of lifelong or extended duration.

From: Developmental Disabilities Assistance and Bill of Rights Act Section 102, No. 7 of Public Law 95-602, 1979.

Project Selection Criteria

1. The existence of a need for the housing in the area in which the development is proposed.
2. The relationship of the proposed housing to orderly growth and development in the area and the impact of the housing development on the physical environment of the neighborhood.
3. The relationship of the proposed housing to public facilities, developmental achievement centers (DAC's), and services, including public transportation, if available.
4. The effect the proposed housing will have on improving the residential environment for developmentally disabled persons.
5. The relationship of the proposed residence to the housing needs within the state and within the particular area of concern; the relationship of the proposed housing to any comprehensive plans, policies, procedures, and programs adopted and approved according to law by an agency of state or local government acting pursuant to legislative authority, including but not limited to the plans, policies, and programs of the regional development commissions and the Metropolitan Council.
6. The capacity of the housing sponsor to proceed promptly toward the construction and completion of the proposed housing.
7. Whether a mortgage loan would otherwise be available wholly or in part from a private lender upon equivalent terms and conditions.
8. The assistance which the proposed housing will provide in fulfilling the purpose of the Minnesota Housing Finance Act.

Development Team

The role of the development team is to successfully expedite the development of the residential facility. The development should consist of professionals who are knowledgeable in various phases of the housing process. Members include the sponsor, a housing or program consultant, an attorney, an architect, and the contractor. Representatives of supportive community agencies also participate.

Resident Eligibility

Individuals eligible for residency are referred to the administrator of a facility by the county. Residents are expected to possess some self-care skills, and must be capable of participating in programs offered through developmental achievement centers (DAC's) or like facilities providing therapeutic programming. A certificate of self-preservation may be required for residency in a Class A facility for mobile and ambulatory developmentally disabled residents.

Owner/Sponsor Eligibility

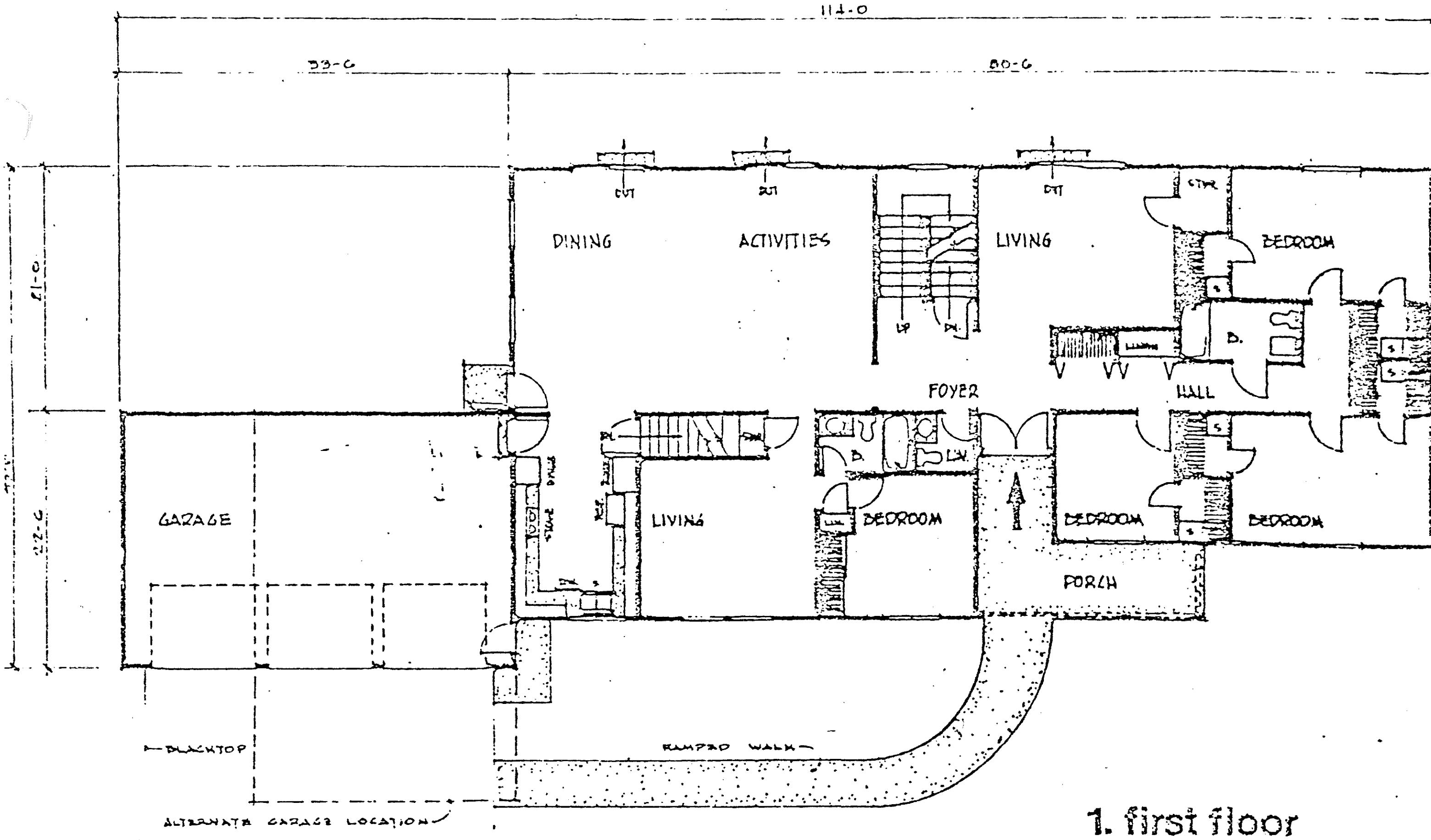
Financing is available to owner/sponsors who are non-profit entities as defined in the MHFA Rules and whose purposes and activities are permitted under Section 501 (c) 3 of the United States Internal Revenue Code.

Facility Design

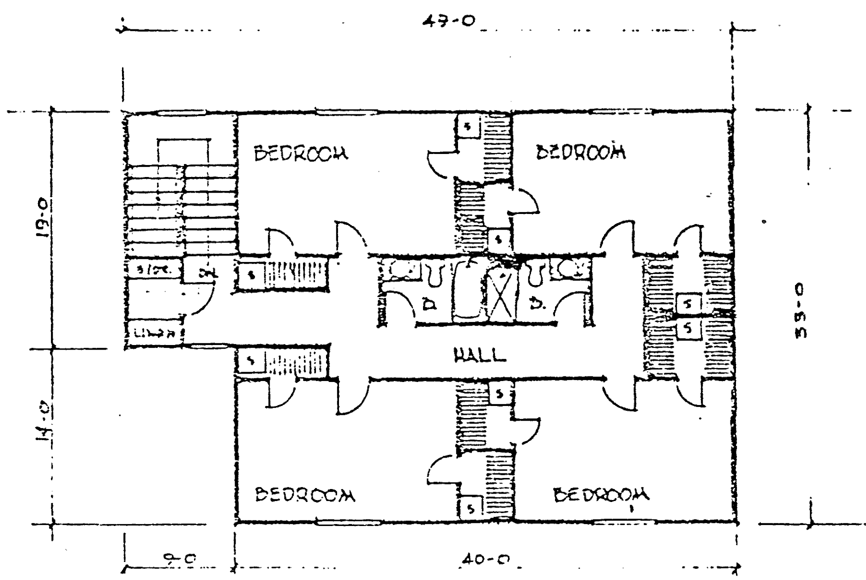
The residential facility may be designed to house 6 to 16 individuals and should blend with its residential surroundings. In new construction, every effort should be made both in the exterior and interior of the residence to maintain a typical residential atmosphere. Existing single family homes, modified to meet Minnesota State Building Code and Health Department requirements for group facilities are eligible for financing. New construction must facilitate occupancy by physically disabled persons. Site selection must involve consideration of location of programming centers, recreational activities, shopping, medical and like facilities.

The design of the intermediate care facility or group home must satisfy reviews of, and receive approvals from:

Minnesota Department of Health
Minnesota Department of Public Welfare
Minnesota Department of Administration
Local Authorized Building Official
Minnesota Housing Finance Agency



1. first floor



2. second floor

TYPICAL
RESIDENTIAL FACILITY
FOR
12 PERSONS

UNDERWRITING PROCEDURE

UNDERWRITING PROCEDURE

Minnesota Housing Finance Agency

1. The sponsoring entity organizes, establishes preliminary development plans.

* 2. The sponsor contacts Minnesota Housing Finance Agency to discuss the Developmentally Disabled Group Home Program and the sponsor's plans.

3. The sponsor initiates the program license review and the reimbursement rate review by the Department of Public Welfare, the 1122 capital expenditure review conducted by the State Planning Agency, and the certificate of need review by the Department of Health. The sponsor discusses interim (construction) financing availability with local lenders.

* 4. The sponsor requests site and design approval or review of an existing structure. An application and a schematic design are to be submitted by the owner/sponsor to MHFA at this time.

* 5. MHFA staff review the proposed site, proposed plans for construction or revisions to existing structure and issue written approval or rejection. If a rejection letter is issued, the sponsor may submit alternative site locations and designs.

6. The sponsor initiates architectural plan reviews to obtain approvals by the Minnesota Departments of Health and Administration (Building Code).

7. The sponsor should have obtained site control and verified zoning requirements with local government.

* 8. The sponsor submits completed 100% construction documents conforming to design requirements of Minnesota Departments of Health, Welfare, Administration and Minnesota Housing Finance Agency, for MHFA cost and design analysis.

9. The Provisional License (DPW Rule 34) and Tentative Reimbursement Rate (DPW Rule 52) are approved by the Department of Welfare and issued to the sponsor.

* 10. The sponsor submits additional information to Minnesota Housing Finance Agency to complete the application.
    a. Rule 34 Provisional License from the Department of Public Welfare.
    b. Notification of Rule 52 tentative rate approval from the Department of Public Welfare.
    c. Evidence of land control, survey of the property, legal description, and zoning approval.
    d. Set of complete documents for new construction or rehabilitation of an existing structure.
    e. Copies of three (3) bids, or a negotiable bid for the proposed construction
    f. Evidence of assurance of interim financing.

11. MHFA staff review the application and submit the proposal to Minnesota Housing Finance Agency Board for authorization to issue a Mortgage Loan Commitment.

* 12. Upon approval, MHFA issues a Mortgage Loan Commitment (containing requirements for permanent financing).
13. The sponsor submits the "1122" approval and the certificate of need as discussed in item 3.
14. The sponsor exercises the option and purchases the approved site (if not done earlier).
15. A construction contract is entered into; construction commences.
* 16. Construction progress is monitored by a supervisory architect.
* 17. The construction is completed and necessary approvals for occupancy are obtained from representatives of the state Building Code Division and the Department of Health.
18. Occupancy begins.
* 19. The sponsor submits documents to Minnesota Housing Finance Agency verifying development expenditures.
20. The development is inspected by MHFA and the MHFA Permanent Loan is funded after all terms of the Mortgage Loan Commitment have been completed, the documents have been recorded, and the mortgagee's policy of title insurance has been continued to date.

* Astericks note those steps in which MHFA is involved.

INTERAGENCY REVIEWS

AND

LICENSING

INTERAGENCY REVIEWS

DEPARTMENT OF PUBLIC WELFARE

Rule 34 - Provisional License (Program)

A facility is granted a provisional license prior to its first year of operation. The issuance of the license is contingent on the following:

- Facility (new or existing) design approvals from the Department of Administration (State Building Code) and the Department of Health (including Fir^ Safety Certification).

- A written determination of need for the proposed program in the particular location.

Application for provisional licensure includes completion of the following:

DPW 840 - Description of Program and Treatment
841 - Program Operations Statement
842 - Program Director's/Administrator's Background
843 - Two Week Staffing Pattern
587 - Personnel Information
591 - Personnel Information

The procedure for licensing a residential program for the developmentally disabled is as follows:

1. Obtain the informational packet from DPW for Rule 34 Licensure.
2. Make an appointment, if necessary, with your licensing consultant to discuss the licensing standards and the next steps in the licensing process. The licensing consultant is prepared to offer information and assistance through the process.
3. Contact the Area Mental Health Board serving your area to obtain an endorsement of need determination. A program outline must be made available to the Area Board.
4. After the location of the program and a possible physical facility have been chosen:
    a. Check to see if the facility meets required zoning and building standards.
    b. Ask your <u>local</u> fire marshal to inspect the facility for fire safety.
    c. Arrangements must be made to have an inspection made by the State Department of Health. Your program will need to get a license from the Department of Health, in addition to the program license from the Department of Welfare.

5. Develop a program plan as outlined in DPW Rule 34.

6. Send your application for license, plus all other required forms, to your consultant in the Licensing Division. The application is not complete until all items are in.

7. As soon as all information is complete, your licensing consultant has 90 days to make a decision about licensing your program.

8. You will be notified within 90 days about the licensing decision. If it is favorable, a license will be issued by the Department of Public Welfare specifying the maximum number of people, their ages, the location of the program, and the name of the operator/administrator. If you want to make changes in any of these, it is important that you notify your licensing consultant at least 30 days before making the change.

9. If you are not satisfied with the licensing decision, you will have 20 days to appeal.

10. The first license for a program is granted with provisions. These provisions are specific goals you must accomplish by a specific time. The licensing consultant will discuss these provisions with you if you have any questions.

11. A waiver can be requested on any condition of the Rule.

12. If you change staff members during the year, it is necessary that you fill out new medical and personnel forms so that your files are up-to-date. Additional forms are available from the Department of Public Welfare.

13. Relicensing information will be sent to you automatically about 90 days before the end of your licensing period.

14. Part of the job of your consultant is to supply resources, information, and help in solving problems. Please call whenever you need information or help.

Rule 37 Grant-In-Aid

I. Minnesota Statutes, Chapter 673, 1973 Legislative Session, established the authority of the Commissioner of Public Welfare to make grants to aid in the purchase, construction or remodeling of community residential facilities for the mentally retarded and cerebral palsied persons.

II. The terms used in this rule shall mean:

a. Commissioner - The Commissioner of Public Welfare

b. Board - The governing body of the proposed residential facility

c. Applicant for Grant - any city, village, town, county, or non-profit corporation, or any combination thereof, may apply to the Commissioner for a grant under provision of Chapter 673. Applicants must qualify according to licensing provision of M.S. 252.28, DPW Rule #34, and Minnesota Health Department Standards for Supervised Living Facilities. The determination of need and location of proposed facility shall follow the criteria and procedures developed by the Commissioner of Public Welfare.

III. State of Purpose

a. This rule is designed to aid in the development of community residential services for mentally retarded and cerebral palsied persons which:

1. Provide appropriate alternatives for such persons, including those currently in state institutions and nursing homes.

2. Allow such persons to live in a homelike atmosphere near their families.

3. Comply with the provisions of M.S. 252.28, Rule #34, and Regulations of the Minnesota State Board of Health for the Licensing of Health and Safety Component of Supervised Living Facilities when implemented.

b. This rule governs the making of grants to non-profit organizations, municipalities or local units of government.

IV. Board

a. There shall be a designated board for the facility.

b. Where a private non-profit corporation is the applicant for a grant, there shall be sufficient representation balanced among:

   1. Parents of the residents.

   2. Professional persons interested in and having responsibility for services to the mentally retarded. These professional persons may be representative of local health, education, and welfare departments; medical societies; area mental health-mental retardation program boards; state hospitals serving the mentally retarded; and associations concerned with handicapping conditions.

c. Where a public or government board is the applicant for a grant, DPW Rule #34, Part V, B. 4., is applicable:

   The facility shall provide for meaningful and extensive consumer representation and public participation in its operation. If consumer representatives, interested citizens, and relevantly qualified professionals are not represented on the governing body, an advisory body composed of such representation shall be appointed by the governing body.

d. Each board shall submit such reports as the Commissioner may require.

e. Each facility board is responsible for cooperative planning with other agencies in the community, such as special education, sheltered workshops, vocational training, county welfare departments, the area mental health-mental retardation program boards, state institutions and daytime activity centers.

f. Application shall be made on forms supplied by the Department of Public Welfare, which includes a statement of purpose and goals of the program.

V. Finances and Budget

a. Applicants shall submit statements concerning the source of all funding for the construction, purchasing or remodeling of the facility, including federal grants, local government funds, gifts, charitable sources, mortgages, and other information as required by the Commissioner.

b. Grants may be awarded to provide up to 25 per cent of the cost of constructing, purchasing or remodeling, of which one-fifth of the grant may be used for equipment and initial staff costs.

VI. Criteria for Grant Awards

a. Grant awards will be based on additional considerations, which include:

   1. How grant money would work conjunctively with other funding sources.

2. How grant money would generate other funding sources (i.e., matching with federal funds, local tax contribution, community projects).

3. Compliance with provisions for residents to live in homelike atmosphere, near their families, in facilities for no more than 16 persons, and no more than two such facilities located together.

4. Whether the application presents new, innovative, pilot or demonstrational ideas regarding developmental programs, types of persons to be served, administrative organization or other services to be provided to the community.

Rule 52 Per Diem Reimbursement

Upon issuance of a provisional license, the sponsor is required to submit a Rule 52 Cost Report to DPW to establish a per-diem reimbursement rate. Repayment of MHFA's mortgage on a developmentally disabled group home is paid out of depreciation cash payments made to the sponsor in the form of these per-diem payments. Allowable costs such as necessary and ordinary costs related to resident care, mortgage interest payments, taxes and insurance premiums determine the per-diem rate per resident.

Attached is information on Department of Public Welfare's Rule 52. Before a mortgage loan commitment is issued by MHFA, the sponsor must supply:

1. A copy of the Provisional License issued pursuant to Rule 34, and supported by DPW Forms 840-845, 587 and 591.

2. A copy of the letter from DPW providing tentative approval of a rate for reimbursement under Rule 52, supported by the Rule 52 Cost Report.

DPW Rule 52 is the regulation promulgated by the Minnesota Department of Public Welfare (DPW) under the Administrative Procedures Act for determining welfare per-diem rates for Intermediate Care Facilities for the Mentally Retarded (ICF/MR). This regulation which has been utilized for welfare rate determination since November 1, 1973 employs a methodology which recognizes cost difference between individual providers while establishing cost limitations to ensure efficient and economical use of tax dollars. The methodology establishes an effective public accountability of governmental expenditures while providing a regular review mechanism for welfare charges.

The rule requires the identification of the following major rate determination components: resident days, historical costs and known cost changes. Newly constructed facilities or newly established programs are entitled to an interim rate from DPW based on projected resident days and projected costs for the facility's first fiscal year. Based on the historical census and cost experience, a retroactive rate determination will be made for the ICF/MR provider's initial fiscal year. Subsequent rate determinations will be established by dividing the historical costs of the previous fiscal year and known cost changes of the prospective rate period by the annualized resident days of the last quarter of the previous fiscal year.

The rate determination formula separates costs into direct and indirect cost categories. The direct cost areas relate to the resident care functions of resident-living, developmental services, health services and resident-related services. The indirect cost areas relate to food services, housekeeping, laundry and linen, plant operations, property and related expenses and general and administration.

The debt service components are included in the property and related cost category. Depreciation expense is calculated according to the facility's historical cost basis amortized over the useful life of the asset or group assets. A newly-constructed building would be depreciated over 35 years and new equipment would be amortized over 5 years, Used facilities and equipment could be assigned useful lives no shorter than one-half of the lives provided for new facilities and equipment.

Interest expense is an allowable expense according to the actual annual incurrence of such expense for non-proprietary (non-profit) entities. Interest income is an off-set to interest expense.

A major component of the rate determination formula is a 110% rate limitation over the previous welfare rate. Such limitation does not apply to minimum, immediate requirements imposed by governmental laws and regulations. This limitation does not apply to the interim rate for newly-constructed or newly-established facilities. It does apply, however, to the retroactive rate established for such providers.

A provider agreement is signed annually between the service provider and DPW. This agreement relates to the conditions of service participation and payment which is generated directly from DPW for Medical Assistance recipients residing in ICF/MR facilities.

DEPARTMENT OF HEALTH

Intermediate Care Facility/Mentally Retarded

Each resident must receive active treatment in order to be eligible for Medical Title XIX funding through the Social Security Act. Likewise, the facility must be certified as being in compliance with ICF/MR Regulations as administered by the Minnesota Department of Health. This certification is a result of an inspection made on site by representatives of the Department of Health and the Department of Public Safety (Fire Marshal's Office).

Supervised Living Facility

The Supervised Living Facility License is issued by the Minnesota State Board of Health. A supervised living facility is defined as one which provides services such as meals, lodging, housekeeping and supervision in a homelike setting for persons who are identified as being mentally retarded, mentally ill, chemically dependent, or physically handicapped.

DEPARTMENT OF ADMINISTRATION

Construction documents and the completed residential structure must meet state and local building code requirements for the licensed facility.

MENTAL HEALTH/MENTAL RETARDATION AGENCY

Determination of Need

Identification of the people who are to be served in a residential program and assessing their needs is of prime importance. It must be established that a home is needed to serve a particular group, and that there is a reasonable assurance that there will be a number of residents available to use that home. Area Board need determination has been identified as a procedure to: 1) identify that a facility is needed to serve a group of individuals; 2) identify the supportive services necessary to meet needs of people in residential programs; and 3) to ensure that the residential program will not be an unnecessary duplication of other programs.

The formal procedure for determination of need is to contact your area Mental Health/Mental Retardation Board (sometimes called "human services board", or "mental health center").

STATE COMPREHENSIVE HEALTH PLANNING AGENCY

1122 Review

Programs that anticipate providing services to residents whose care is funded through Title XIX, Medical Assistance (MEDICAID), may need to participate in a capital expenditure review process under Section 1122 of the Social Security Act. The purpose of this review process is to determine the need for capital expenditure in communities. A capital expenditure is an expense not normally attributed to operation and maintenance. Section 1122 covers capital expenditures which:

1. Amount to over $150,000, including cost of studies, survey, planning, and other preliminary expenses; or

2. Change the bed capacity of a facility; or

3. Substantially change the services provided by the institution.

The procedure for identifying whether you come under the 1122 Review is to contact your local area-wide Comprehensive Health Planning Agency. This agency, in consultation with the State Comprehensive Health Planning Agency, will make a determination of the necessity for review.

If it is determined that a formal review is needed for your proposed program, the area-wide agency submits its findings and recommendations to the state agency. The state notifies the Region 5 office of HEW of its decision. If the proposed program is denied, there are formal processes through which the denial may be appealed.

MISCELLANEOUS

A. DEVELOPMENTS FINANCED BY BOND SALE, 1975 A (Multi Family)

MHFA Development Number	Location	Sponsor[1]	Number of Residents	Mortgage Date	Mortgage Amount
DD76-02	Chisholm	Range Center, Inc.	9	5/28/76	87,149.00
DD76-03	Shoreview	The Residence, Inc.	8	3/23/76	98,872.00
DD76-04,05	Bloomington	Lutheran Social Service	12,12[2]	7/22/76	287.820.00
DD78-33	Bloomington	Lutheran Social Service	Addition	7/31/79	87,204.00
DD76-08	West St. Paul	Dakota's Children, Inc.	8	6/6/77	133,295.00
DD76-25	Shoreview	The Residence, Inc.	8	11/1/77	79,624.00

B. DEVELOPMENTS FINANCED BY BOND SALE, 1976 B (Housing Development)

DD76-09	Starbuck	Project New Hope, Inc.	8	6/22/78	145,284.00
DD76-10	Alexandria	Project New Hope, Inc.	8	6/22/78	139,150.00
DD76-11	Alexandria	Project New Hope, Inc.	8	6/22/78	138,238.00
DD76-14	Fosston	Polk Co. Group Homes, Inc.	10	9/6/78	118,118.00
DD76-16	Red Wing	Lutheran Social Service	12	7/1/77	212,265.00
DD76-17	Wabasha	Great River Homes, Inc.	8	10/26/77	60,711.00
DD76-18	Grand Rapids	Lutheran Social Service	12	12/23/77	204,944.00
DD76-19	Little Falls	Lutheran Social Service	12	3/25/77	171,429.00
DD76-20	Virginia	Lutheran Social Service	12	11/1/78	238,607.00
DD76-21	Harmony	Fillmore Co. Handicapped	10	10/14/77	60,058.00
DD76-23	Waterville	Hope Residence, Inc.	14	6/23/77	176,947.00

NOT FINANCED (Bond Sale 1976)

DD76-13	Crookston	Polk Co. Group Homes, Inc	10		150,000.00

C. DEVELOPMENTS FINANCED BY BOND SALE, 1978 A (Housing Development)

MHFA Development Number	Location	Sponsor[1]	Number of Residents	Mortgage Date	Mortgage Amount
DD76-15	Argyle	Marshall Co. Group Homes, Inc.	10	12/6/77	121,406.00
DD77-26	Eden Prairie	Louise Whitbeck Frasier	12,12,12	12/2/77	780,004.00
DD77-29	St. Louis Park	Minnesota Jewish Group Homes, Inc.	6	5/3/78	104,068.00
DD77-31	Wayzata	Episcopal Group Homes, Inc.	6	4/4/78	102,702.00

D. DEVELOPMENTS FINANCED BY BOND SALE, 1978 B (Housing Development)

MHFA Development Number	Location	Sponsor[1]	Number of Residents	Mortgage Date	Mortgage Amount
DD76-22	Wanamingo	Riverview Manor, Inc.	12	9/8/78	169,725.00
DD77-27	Pine River	Pine River Group Homes, Inc.	10	9/28/78	172,304.00

E. DEVELOPMENTS FINANCED BY BOND SALE, 1979 A (Housing Development)

MHFA Development Number	Location	Sponsor[1]	Number of Residents	Mortgage Date	Mortgage Amount
DD77-28	Park Rapids	Heartland Homes for Retarded Citizens, Inc.	8	11/20/78	139,827.00
DD78-32	Minnetonka	Hammer School	6	1/18/79	131,197.00
DD79-33	Arlington	High Island Creek Shelter, Inc. (Commitment)	15	6/28/79	300,789.00

[1] All sponsors are Non-Profit entities

[2] September 26, 1978, Minnesota Department of Public Welfare cited St. Stephens Group Home as in need of additional storage, recreation, and garage area. MHFA Commitment for refinancing accepted August 30, 1978.

MINNESOTA HOUSING FINANCE AGENCY

RESIDENTIAL GROUP HOME PROGRAM

FOR THE

DEVELOPMENTALLY DISABLED

DEVELOPMENT	SPONSOR
NAME: ______	NAME: ______
ADDRESS: ______	ADDRESS: ______
CITY: ______	CITY: ______ Pop. (1975) ______
COUNTY: ______	COUNTY: ______ Pop. (1975) ______

I. DEVELOPMENT DESCRIPTION

A. Number of Residents ____ Houseparents ____ Relief Personnel ____

B. Type of Resident to be Served (Limitations by Age and Sex, Present Location of Expected Occupants, etc.) ______

C. Type of Construction (New or Existing, No. of Floors, Sq. Ft. area, etc.) ______

D. Type of Units: ______ Double Rooms ______ Sq. Ft.
______ ______ Rooms ______ Sq. Ft.
______ Apartment ______ Sq. Ft., ____ ba
______ Bath

E. Parking Facilities: (Garage, off-Street, etc.) ______

F. Amenities (Appliances, Floor Coverings, etc.) ______

II. SITE INFORMATION

A. Description (Physical Characteristics of Site, Shape, Terrain, Additional Structures, etc.) ______

B. Size of Site, Purchased or Donated, etc. ______

C. Adjacent Land Uses (Distance to DAC, Commercial Facilities, etc.) ______

______

______

D. Zoning Classification ______ Rezoning Required ______

E. Utilities (Discuss the Location and Availability of Water, Sanitar
Storm Sewer, Gas, and Electric Service.) ______

______

______

F. Transportation Accessibility (Public, Private Van, etc.) ______

______

G. Unusual Site Features (✓ if yes)

______	In Flood Plain	______	Poor Drainag
______	Within 300 Feet of Railroad	______	Creek, Lake,
		______	Fills
______	High Tension Wires	______	High Water T
______	Steep Ravines or Grades	______	Unstable Soi
______	Rock Formations		

H. Please Attach

1. General location map identifying the site, nearby community facilities.
2. Plot plan of site, indicating dimensions (or existing survey).

III. DEVELOPMENT AND REVIEW TEAMS

A. Administrator ______ Telephone ______
Address ______
Relevant Experience (List or Attach) ______

______

B. Architect ______ Telephone ______
Address ______
Relevant Experience (List or Attach) ______

______

C. General Contractor ______ Telephone ______
Address ______
Relevant Experience (List or Attach) ______

D. Attorney ______________________ Telephone ______________
Address ____
Relevant Experience (List or Attach) ______________________
____

E. 1122 Review Agency ______________ Telephone ______________
Address ____
Contact Person ____

IV. ORGANIZATIONAL GOAL OF SPONSOR, MEMBERS OF BOARD OF DIRECTORS, etc. (List or Attach)

____
____
____
____

V. NEED FOR THE FACILITY AND CURRENT DEMAND FOR THE DEVELOPMENT IN THIS AREA (LIST EXISTING OR PROPOSED FACILITIES IN THE COMMUNITY OR NEARBY, STATING LOCATION, DISTANCE FROM SUBJECT DEVELOPMENT AND NUMBER AND NATURE OF RESIDENTS SERVED)

____
____
____
____

VI. COMMUNITY SUPPORT FOR THE DEVELOPMENT

____
____
____
____

VII. PROJECTED COSTS

1. Gross Construction Costs $ ______________
2. Architectural/Engineering Fees ______________
3. Legal Expenses ______________
4. Interim Financing Expenses and Carrying Charges ______________
5. Title and Recording Expenses ______________
6. Land ______________
7. Other (Specify) ______________ $ ______________ ______________

______________ ______________

______________ ______________

(Total Line 7) $ ______________ $ ______________

TOTAL $ ______________

VIII. APPLICATION COMPLETION

The Following Requirements must be Submitted with this Application to Render it Complete:

A. Copies of the Following:

1. Option, Contract to Purchase, Deed, or Other Interest in Land.
2. DPW 34 Provisional License with Forms (839, 840, 841).
3. DPW 52 Cost Report and Approval Letter.

B. Approval Dates of Architectural or Remodeling Plan Reviews

1. ______________________ Minnesota Department of Health.
2. ______________________ Fire Marshall Division, Department of Public Safety.
3. ______________________ Building Code Division, Minnesota Department of Administration.

The Foregoing Information is to the Best of my Knowledge, True Correct, and Complete.

Mortgagor/Sponsor ______________________

Date ______________________ By ______________________

MINNESOTA HOUSING FINANCE AGENCY

RESIDENTIAL GROUP HOME PROGRAM

MORTGAGOR'S CERTIFICATE OF TOTAL DEVELOPMENT COST AND MORTGAGE LOAN AMOUNT

____
(Name of Development)

____
(Name of Mortgagor)

____
(Address) (Municipality) (County)

1. Gross Construction Costs $______
2. Architectural/Engineering Fees ______
3. Legal Expenses ______
4. Interim Financing Expenses and Carrying Charges ______
5. Title and Recording Expenses ______
6. Land ______
7. Other (Specify) Total of 7 ______

______ $______ Sub-Total ______

______ ______ Less DPW Grant ______

______ ______ Sub-Total ______

8. MHFA Financing Fee - 2% of Line 11 ______
9. Development Cost Escrow - 10% of Line 11 ______
10. Total Development Cost (Total 1 - 9) ______
11. Maximum Mortgage Loan (100% of Line 10 for non-profit sponsors) ______

The undersigned hereby certifies that the information set forth above is true, correct, and complete to the best of his knowledge and belief.

IN WITNESS WHEREOF, the undersigned has caused this document to be duly executed in his name on this ______ day of ______, 19 ___

____
(Mortgagor)

By: ______________________________
(Name)

Its: ______________________________
(Title)

INSTRUCTIONS FOR COMPLETING THE MORTGAGOR'S CERTIFICATE OF TOTAL DEVELOPMENT COST AND MORTGAGE LOAN AMOUNT

1. Line 11 is to be calculated for non-profit sponsors as follows:

   $$(\text{Total of Lines } 1 - 7) \div 0.88 = \text{Line } 11$$

2. The amounts listed in Lines 1-7 must represent actual cash expenditures by the Mortgagor. Documentation (such as copies of construction contracts, bills, statements, receipts, cancelled checks, etc.) must be submitted to the Agency establishing each of these amounts. Any amount or part thereof which cannot be substantiated by documentation deemed acceptable for that purpose by the Agency shall not be included in the Mortgage Loan Amount.

3. The Agency reserves the right to disallow part or all of any amount which exceeds reasonable and necessary costs for the services performed or for the items supplied. In those cases, the amount allowed shall be the Agency's estimate of the "reasonable and necessary" amount.

4. All expenditures must be reduced by the amount of any rebates, allowances, trade or cash discounts, reimbursements pursuant to DPW Rule 52, or any other sums which Mortgagor or Sponsor has received or is to receive prior to the Closing of the Mortgage Loan.

MINNESOTA HOUSING FINANCE AGENCY

RESIDENTIAL GROUP HOME PROGRAM

GROUP HOME INSPECTION

PROJECT: ______________________ DATE: ______________________

MHFA PROJECT NUMBER: ______________________ PRESENT FOR INSPECTION:

OBSERVATIONS:

ITEMS TO VERIFY:

INFORMATION OR ACTION REQUIRED:

REPORTED BY: ______________________

DEFINITIONS

Ambulatory	The ability to walk independently and negotiate any barrier such as ramps, doors, stairs, corridors, etc., without assistance as may be necessary to get in and out of the facility.
ANSI Regulations	An American National Standards Institute Code. ICF/MR regulations require facilities to meet the ANSI for making buildings and facilities available to, and usable by, persons who are physically handicapped .
Certificate of Need/ 1122 Capital Expenditure Review	Review of a proposed residential project required before any capital expenditures for residential facilities may be made through Title XIX Medicaid.
Cost of Care	Minnesota rule governing the administration of reimbursement to county welfare boards for the cost of boarding care outside state institutions for children who are mentally retarded. Cost of Care is: (1) An eligibility procedure for determining the maximum financial liability of parents for their children (up to age 18) residing in private residential facilities; and (2) An administrative procedure for the reimbursement to county welfare boards of up to 90% of the cost of residential care not borne by the parents or other resources.
Developmental Achievement Center	A day program of less than 24 hours serving more than four persons who have cerebral palsy or mental retardation. Centers providing formal, structured classes for retarded preschool-age children who have been demitted from the public school system.
Developmental Disability	Defined p. 4

Direct Care Staff	Staff who work directly with persons who are mentally retarded.
Governing Body	The policy-making authority, whether an individual or group, that exercises general direction over the affairs of a facility and establishes policies about its operation and the welfare of the individuals it serves.
Health and Safety Component	Means those elements of a facility which influence all residents including, but not limited to, physical plant design, general sanitation, nutritional requirements, medication handling procedures and practices relating to health, such as provisions for health care arrangements, emergency care and phusician's orders.
ICF/MR Regulations	Regulations promulgated by the Federal Department of Health, Education and Welfare under the Social Security Act governing Intermediate Care Facilities for persons who are mentally retarded and related conditions.
Independent Living Skills	Behavior necessary for living in the community. Skills include transportation, maintenance of clothes and living area, personal hygiene, money management, group living and recreation, etc.
Interdisciplinary Team	A team of persons representing professions, disciplines, or service areas as are relevant in each particular case, often including parents, the resident, and the referring agency. The interdisciplinary team shall evaluate the resident's needs, plan an individualized program to meet identified needs and periodically review the resident's response to his program.
Licensing	State rules and regulations which must be met to qualify as a legal operation of a service.
Life Safety Code	Regulations which govern fire and emergency safety measures in both new and existing construction. This model has been adopted in the ICF/MR regulations.

MR Generalist/MR Coordinator	The staff person designated responsible for planning and coordination of services for persons who are mentally retarded at the Area Board level. This person is responsible for assessing area need for day and residential program development.
Medical Assistance/Title XIX	The federal funding base that provides a percentage of federal per diem reimbursement for eligible residents in certified Intermediate Care Facilities.
Mental Retardation	Significant subaverage general intellectual functioning which originates during the developmental period and is associated with impairment in adaptive behavior.
Mental Retardation Program Division	The division of the Department of Public Welfare that is mandated to coordinate those services relating to mental retardation.
Mobile	Ability to move independently from place to place with the use of devices such as walkers, crutches, wheelchairs, wheeled platforms, etc.
Multiple Handicapped	An incoordinative or sensory disability (that may or may not include mental retardation) that culminates in significant reduction of mobility, flexibility, coordination or perception and interfers with an individual's ability to function independently.
Non-ambulatory	Inability to walk independently or without assistance.
Non-mobile	Inability to move independeltly from place to place.
Nonprofit, corporation or Organization	One in which no part of the net earnings may lawfully financially benefit any private stockholder or individual.
Normalization Principle	Philosophy that the patterns and conditions of everyday life, as well as the norms of the mainstream of society, are available as close to the norm as possible to people who developmentally disabled.

Physically Handicapped — "Physically handicapped" encompasses those orthopedic, incoordinative, sight and hearing disabilities that result in the significant reduction of mobility, flexibility, coordination, or perceptiveness and that, singly or in combination, interfere with the individual's ability to live independently; that are not the result of the normal aging process that are considered to be chronic conditions.

Resident — Individual who receives service from a residential facility.

Residential Facility — A residential service that has a physical plant and an administrative organization and/or structure for the purpose of providing room, board, training and supervision for more than four individuals who are mentally retarded.

Rule 34 — Minnesota licensing regulations governing the programmatic operation of any facility or service engaged in the provision of residential services for more than four persons who are mentally retarded.

Rule 52 — Minnesota funding regulation for determining per diem reimbursement rates for ICF/MR providers under the Title XIX Medical Assistance Program and for providers reimbursed through Cost of Care.

Rule 80 — Minnesota licensing regulation which establishes standards for residential facilities and services providing for five or more persons who are physically handicapped.

Supervised Living Facility — A facility which provides lodging, meals, supervision and developmental habilitative services in accordance with provisions of rules of the Department of Public Welfare (i.e., Rule 34, Rule 52) to five or more persons who are mentally retarded, chemically dependent, mentally ill or physically handicapped.

Supervised Living Facility License - SLF — Regulations of the Minnesota State Board of Health for construction, equipment, maintenance and operation of Supervised Living Facilities.

Supportive Services — Program and/or services provided by the community in conjunction with the facility program. Services offered by a community may include health services, schools, recreation, DACs, mental health services, etc.

APPENDIX

STATE OF MINNESOTA

License

Department of Public Welfare

ISSUED TO:

KNOWN AS:

LOCATED AT:

CONDITIONS OF LICENSE: TO PROVIDE RESIDENTIAL CARE AND MENTAL RETARDATION SERVICES FOR 6 RESIDENTS, AGES 18 YEARS AND OVER, UNDER THE. STANDARDS OF DPW RULE 34 AND SPECIFIC CONDITIONS IN THE LICENSING LETTER

PROVISIONAL

This license shall be in force from to

This license is issued subject to the provisions of Minnesota Statutes Annotated and to the rules and regulations of the Commissioner of Public Welfare. It is subject to revocation for cause.

Edward J. Dirkswager Jr.

Commissioner of Public Welfare

John S. Buzzell, Director

Licensing Division

DPW-765
(1-70)

STATE OF MINNESOTA
DEPARTMENT OF PUBLIC WELFARE
CENTENNIAL OFFICE BUILDING
ST PAUL, MINNESOTA 55155

OFFICE OF THE
COMMISSIONER
612/296-2701

GENERAL
INFORMATION
612/296-6117

June 9, 1977

Reply to (612)296-4761
Tom Neumann

TO : Fillmore County Welfare Dept.
Attn: Director

FROM : Robert J. Rau, Audit Director
Provider Cost Analysis Section

SUBJECT: DPW Rule 52 Rate Adjustment

We have received the DPW Rule 52 report from the ________________ ____________________________ and will therefore approve the welfare rate of __________ per day effective ______________________________.

Comments:

Final

Robert J. Rau

RJR/jb
cc:

DEPARTMENT OF PUBLIC WELFARE

Certificate of Self-Preservation:

Under provisions of ICF/MR regulations 45 CFR, 249.12(a)(5)(i), Facilities of 15 Beds or Less - the State agency may apply (Section 11-5, 1967 edition of NFGA 101, Life Safety Code lodging and rooming houses) the residential occupancy requirements of the Life Safety Code for mentally retarded (or related conditions), if certified by a physician or psychologist as:

A. Ambulatory (the ability to walk independently and at least negotiate any barriers, such as ramps, stairs, corridors, doors, etc., without assistance as may be necessary to get in and out of the facility);

B. Engaged in and receiving active treatment; and

C. Capable of following directions and taking appropriate action for self-preservation under emergency conditions. Recommended criteria:

   1. Responds to a fire alarm or hearing someone shout "fire" by moving from the residence without special assistance.
   2. Gestures or states the meaning of the following signs of danger, smoke, flame, audible fire alarm, or hearing someone shout fire.
   3. Leaves the residence in which he/she resides from the bedroom by the main and alternate routes of exit.

M______________________________is capable of following directions and taking appropriate action for self-preservation under emergency conditions.

DATE___________________________ Signed_____________________________________
Physician or Psychologist

Certificate must be on file in the facility within 30 days after admission. This 30-day period allows for training of the resident in the residential facility.

This form will be used as a part of a new revised DPW Form 1503A, (for mentally retarded and related conditions).

MINNESOTA DEPARTMENT OF HEALTH

HEREWITH GRANTS A LICENSE TO

(Licensee) BOARD OF DIRECTORS

to operate the GROUP HOME

located at

For the following beds:

12 Supervised Living Facility - Class A

Issued at Minneapolis, Minnesota

Effective Date: 1-1-79

Expiration Date: 12-31-79

COPY

Commissioner

Not transferable as to licensee or location

No 1548

STATE OF MINNESOTA
DEPARTMENT OF PUBLIC SAFETY
Fire Marshal Division
Inspection Report

City ______________________ County ______________ Date __________

Name ______________________________________ Phone __________

Address ____

Owner ______________________________________ City __________

Correspondence to ____

Person Accompanied ______________________ Title ______________

Occupancy Class ________________________ Const. Type __________

Number of Stories ________________________ Year of Const. ______

Meets Fire Marshal Minimum Code: Yes_____ No_____
Licensure is Recommended: Yes_____ No_____
If no, explain below

Comments: This facility meets the minimum Fire Marshal Code subject to correction of the deficiencies cited on the Federal Certification report dated

PS 6011-02 (11/77) ______________________ Signature

minnesota housing finance agency

September 15, 1980

Subject: GROUP RESIDENCES for the DEVELOPMENTALLY DISABLED

The attached status report presents financed, committed, and proposed Residential Group Home Facilities for the Developmentally Disabled by regions.

Regions I - X	31 Residences	326 Residents	$ 6,044,265 *
Region XI	14 Residences	127 Residents	$ 2,451,404 *
TOTAL	45 Residences	453 Residents	$ 8,495,669 **

* Including Estimated Mortgage Commitments

** Estimated Total Mortgage Amount

MINNESOTA HOUSING FINANCE AGENCY
GROUP RESIDENCES FOR THE
DEVELOPMENTALLY DISABLED BY REGION
FINANCED, COMMITTED, AND PROPOSED

September 15, 1980

DEVELOPMENT NO.	LOCATION	SPONSOR	NO. of RESIDENTS	COMMITMENT OR MORTGAGE DATE	COMMITMENT OR MORTGAGE AMOUNT	COMMENTS/ CLASSIFICATION
REGION I						
DD 76-14	Fosston	Fosston Group Home Polk County Group Homes, Inc.	10	9/06/78	118,118	Class "A", New Construct
DD 76-15	Argyle	Marshall County Group Home Marshall County Group Homes, Inc.	10	12/06/77	121,406	Class "A", New Construct
DD 79-37	East Grand Forks	East Grand Forks Group Home Polk County Group Homes, Inc.	10	4/29/80	144,566	Class "A", Remodeling
TOTAL	3 Residences		30		384,090	
REGION II						
DD 77-28	Park Rapids	Heartland Homes for Retarded Citizens Heartland Homes for Retarded Citizens, Inc.	8	11/20/78	139,827	Class "A", New Construct
DD 80-41	Bemidji	North Star Group Home North Star Group Homes, Inc.	14	3/27/80 (c)	347,393	Class "B", New Construct
DD 80-44	Bemidji	Wilderness Farms Wilderness Farms, Inc. (Withdrawn)	6	5/22/80	(150,000)	Class "A", New Construct
TOTAL	2 Residences		22		487,220	
REGION III						
DD 76-02	Chisholm	Range Center Range Center, Inc.	9	5/28/76	87,149	Class "A", New Construct
DD 76-18	Grand Rapids	Christus Group Home Lutheran Social Service of MN	12	12/23/77	204,944	Class "A", New Construct

MINNESOTA HOUSING FINANCE AGENCY
GROUP RESIDENCES FOR THE
DEVELOPMENTALLY DISABLED BY REGION
FINANCED, COMMITTED, AND PROPOSED

REGION III (continued)

DEVELOPMENT NO.	LOCATION	SPONSOR	NO. of RESIDENTS	COMMITMENT OR MORTGAGE DATE	COMMITMENT OR MORTGAGE AMOUNT	COMMENTS/ CLASSIFICATION
DD 76-20	Virginia	Gethsemane Lutheran Social Service	12	11/01/78	238,607	Class "A", New Construct
TOTAL	3 Residences		33		530,700	

REGION IV

DEVELOPMENT NO.	LOCATION	SPONSOR	NO. of RESIDENTS	COMMITMENT OR MORTGAGE DATE	COMMITMENT OR MORTGAGE AMOUNT	COMMENTS/ CLASSIFICATION
DD 76-09	Starbuck	Starbuck Group Home Project New Hope, Inc.	8	6/22/78	145,284	Class "A", New Construct
DD 76-10	Alexandria	Scenic Heights Group Home Project New Hope, Inc.	8	6/22/78	139,150	Class "A", New Construct
DD 76-11	Alexandria	Victoria Heights Group Home Project New Hope, Inc.	8	6/22/78	138,238	Class "A", New Construct
DD 79-34	Breckenridge	Wilkin County Group Home Wilkin County Group Homes, Inc.	6	9/11/80	124,444	Class "A", New Construct
DD 80-42	Moorhead	Clay County Residence Clay County Residence, Inc.	6	4/24/80 (c)	142,045	Class "A", New Construct
TOTAL	5 Residences		36		689,161	

REGION V

DEVELOPMENT NO.	LOCATION	SPONSOR	NO. of RESIDENTS	COMMITMENT OR MORTGAGE DATE	COMMITMENT OR MORTGAGE AMOUNT	COMMENTS/ CLASSIFICATION
DD 76-19	Little Falls	Christus Group Home Lutheran Social Service	12	3/25/77	171,429	Class "A", New Construct
DD 77-27	Pine River	Pine River Group Home Pine River Group Homes, Inc.	10	9/28/78	172,304	Class "A", New Construct
DD 79-35	Wadena	Pembina Trail Group Home Pembina Trail, Inc.	8	9/27/79 (c)	219,927 *	Class "A", New Construct

MINNESOTA HOUSING FINANCE AGENCY
GROUP RESIDENCES FOR THE
DEVELOPMENTALLY DISABLED BY REGION
FINANCED, COMMITTED, AND PROPOSED

REGION V (continued)

DEVELOPMENT NO.	LOCATION	SPONSOR	NO. of RESIDENTS	COMMITMENT OR MORTGAGE DATE	COMMITMENT OR MORTGAGE AMOUNT	COMMENTS/ CLASSIFICATION
DD 80-45	Browerville	Todd County Group Home Todd County Group Homes, Inc.	10	7/24/80 (c)	241,368 *	Class "A", New Construct
	Brainerd	Brainerd Group Home Lutheran Social Service of MN	10	10/ /80 (c)	301,210 *	Class "A", New Construct
TOTAL	5 Residences		50		1,105,538 **	

REGION VI

NO DEVELOPMENTS

REGION VII

DEVELOPMENT NO.	LOCATION	SPONSOR	NO. of RESIDENTS	COMMITMENT OR MORTGAGE DATE	COMMITMENT OR MORTGAGE AMOUNT	COMMENTS/ CLASSIFICATION
DD 80-40	Sandstone	Pine County Group Home Community Involvement Programs, Inc.	8	2/28/80	138,409 *	Class "A", Remodeling
	St. Cloud	O. T. C. Group Home Opportunity Training Center, Inc.	12	10/ /80 (c)	250,000 *	Class "A", New Construct
	Cold Spring	Cold Spring Group Home Catholic Charities of St. Cloud	13	11/ /80 (c)	305,000 *	Class "A", New Construct
TOTAL	3 Residences		33		693,409 **	

REGION VIII

NO DEVELOPMENTS

MINNESOTA HOUSING FINANCE AGENCY
GROUP RESIDENCES FOR THE
DEVELOPMENTALLY DISABLED BY REGION
FINANCED, COMMITTED, AND PROPOSED

REGION IX

DEVELOPMENT NO.	LOCATION	SPONSOR	NO. of RESIDENTS	COMMITMENT OR MORTGAGE DATE	COMMITMENT OR MORTGAGE AMOUNT	COMMENTS/ CLASSIFICATION
DD 76-23	Waterville	Hope Residence Hope Residence, Inc.	14	6/23/77	176,947	Class "A", New Construct
DD 79-33	Arlington	High Island Creek Shelter High Island Creek Shelter, Inc.	15	8/15/80	340,647	Class "A", New Construct
TOTAL	2 Residences		29		517,594 **	

REGION X

DEVELOPMENT NO.	LOCATION	SPONSOR	NO. of RESIDENTS	COMMITMENT OR MORTGAGE DATE	COMMITMENT OR MORTGAGE AMOUNT	COMMENTS/ CLASSIFICATION
DD 76-16	Red Wing	Red Wing Group Home Lutheran Social Service of MN	12	7/1/77	212,265	Class "A" New Construct
DD 76-17	Wabasha	Wabasha Group Home Great River Homes, Inc.	8	10/26/77	60,711	Class "A" Remodeling
DD 76-21	Harmony	Sunshine Place Fillmore County Handicapped Services, Inc.	10	10/14/77	60,058	Class "A" Remodeling
DD 76-22	Wanamingo	Riverview Manor Riverview Manor, Inc.	12	9/08/78	169,725	Class "A" New Construct
DD 80-43	Wanamingo	Riverview Manor Addition Riverview Manor, Inc.	3	4/24/80	74,511	Class "A" New Construct
DD 79-36	Caledonia	Houston County Group Home Houston County Group Homes, Inc.	14	9/27/79 (c)	274,741 *	Class "A", New Construct
DD 79-38	Adams	Serpco Residential Group Home (Serpco, Inc.) Lutheran Social Service of MN	16	10/25/79 (c)	379,759 *	Class "B", New Construct
DD 79-39	Lake City	Lake City Group Home Great River Homes, Inc.	8	9/12/80	153,479	Class "A", Remodeling
DD 80-46	Winona	Winona Group Home Group Homes of Winona, Inc.	10	7/24/80	251,304	Class "A", Remodeling
TOTAL	8 Residences		93		1,636,553 **	

GROUP RESIDENCES FOR THE
DEVELOPMENTALLY DISABLED BY REGION
FINANCED, COMMITTED, AND PROPOSED

DEVELOPMENT NO.	LOCATION	SPONSOR	NO. of RESIDENTS	COMMITMENT OR MORTGAGE DATE	COMMITMENT OR MORTGAGE AMOUNT	COMMENTS/ CLASSIFICATION
REGIONS One - Ten	31 Residences		326		6,044,265 **	

* Estimated Mortgage Amount

** Estimated Mortgage Amount(s) per Region(s)

(c) Actual or Estimated Commitment Date

MINNESOTA HOUSING FINANCE AGENCY
GROUP RESIDENCES FOR THE
DEVELOPMENTALLY DISABLED BY REGION
FINANCED, COMMITTED, AND PROPOSED

EGION XI

EVELOPMENT NO.	LOCATION	SPONSOR	NO. of RESIDENTS	COMMITMENT OR MORTGAGE DATE	COMMITMENT OR MORTGAGE AMOUNT	COMMENTS/ CLASSIFICATION
D 76-03	Shoreview (I)	Residence I The Residence, Inc.	8	3/23/76	98,872	Class "A", New Construct
D 76-04	Bloomington (I)	St. Stephens A. Lutheran Social Service of MN	12	7/22/76	287,820	Class "A", New Construct
D 76-05	Bloomington (II)	St. Stephens B. Lutheran Social Service of MN	12	-	-	Class "A", New Construct
D 78-33	Bloomington (Addition)	St. Stephens Addition Lutheran Social Service of MN	-	7/31/79	87,204	Class "A", New Construct
D 76-08	West St. Paul	Thompson Avenue Group Home Dakota's Children, Inc.	8	6/06/77	133,295	Class "A", New Construct
D 76-25	Shoreview (II)	Residence II The Residence, Inc.	8	11/01/77	79,624	Class "A", New Construct
D 77-26	Eden Prairie	Charlston House Louise Whitbeck Fraser School, Inc.	12	12/02/77	780,004	Class "A", New Construct
-	Eden Prairie	Westby House Louise Whitbeck Fraser School, Inc.	12	12/02/77	-	Class "A", New Construct
-	Eden Prairie	Fraser House Louise Whitbeck Fraser School, Inc.	12	12/02/77	-	Class "A", New Construct
D 77-29	St. Louis Park	Minnesota Jewish Group Home Minnesota Jewish Group Homes, Inc.	6	5/03/78	104,068	Class "A", Remodeling
D 77-31	Wayzata	Episcopal Group Home Episcopal Group Homes, Inc.	6	4/04/78	102,702	Class "A", Remodeling
D 78-32	Minnetonka	Gleason Lake Residence Hammer School, Inc.	6	1/18/79	131,197	Class "A", Remodeling
D 80-47	Minneapolis	People, Inc. Group Home	13	8/28/80	246,618 *	Class "A" Remodeling
	Long Lake	The Woodlands Orono Woodlands, Inc.	6	10/ /80 (c)	250,000	Class "B" New Construct
	Minnetonka	Hammer School Group Home Hammer School, Inc.	6	11/ /80 (c)	150,000	Class "A", Remodeling
OTAL	14 Residences		127		2,451,404	
EGION One - Eleven	45 Residences		453		8,495,669	