

HENNEPIN COUNTY
MINNESOTA

Housing Support Provider Manual

Health and Human Services – Housing Stability (612) 543-2208

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<https://www.hennepin.us/business/work-with-henn-co/housing-providers>

Last revised: December 2024

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Introduction

This guide is for existing Housing Support providers and providers who are interested in pursuing Housing Support funding.

Housing Support (formerly known as GRH) is a state-funded income supplement for housing costs and, in some instances, supportive services for people with disabilities (more detailed information can be found under the [Office of the Revisor Statutes Chapter 256I](#)). Counties are responsible for ensuring a Housing Support agreement is in place with an authorized provider and for administering the funding to that provider. Housing Support is not paid directly to individuals but to an appropriate housing and/or service provider. In Hennepin County, Housing Support is used in multiple kinds of supportive housing including group settings where people share dining and recreation space as well as in individual settings where people have their own lease, their own cooking space and live in settings with people not receiving Housing Support such as apartment buildings.

In Hennepin County, the Housing Stability Area is responsible for the evaluation and the approval of all Housing Support agreements (excluding Adult Foster Care). Growth in the Housing Support program occurs generally one to two times per year through a [Request for Proposal \(RFP\) process](#).

Hennepin County will identify models of housing needed to best support the community and request providers submit proposals to support those needs. Once approved, providers will also work with Hennepin County's Economic Supports (ES), to facilitate the payments for eligible Housing Support participants. Depending on the type of setting, providers will need to secure all needed State of Minnesota (DHS and MDH) licensing/registrations prior to the approval of a Housing Support Agreement.

The providers will also need to secure all required licenses, variances and inspection certifications required by the local city/township where the facility is located.

Within this guide you will find an explanation of the process to apply to become a Housing Support provider along with the expectations that come along with entering into a Housing Support agreement in Hennepin County.

Housing Support Overview

Housing Support is a state-funded program that pays for an income supplement each month to pay for room and board for seniors and for adults with disabilities/disabling conditions and who have low income and assets. The program aims to prevent or reduce homelessness and institutionalization.

Housing Support pays rent, utilities, household needs and, under some circumstances, food and/or services for individuals found eligible for Housing Support by Hennepin County Economic Supports. The amount of a Housing Support payment is based on a federal and state standard of what an individual would need, at a minimum, to live in the community. In some cases, Housing Support may also pay a supplemental services rate in addition to the basic housing/room and board rate.

Settings that can qualify for a Housing Support Agreement can include adult foster care homes, boarding and lodging facilities, supervised living facilities, non-certified boarding care homes, supportive housing establishments (also referred to as HWS-I), assisted living facilities, and long-term homeless supportive housing.

Information for all Models of Housing Support

Client Eligibility - determined by Hennepin County Economic Supports

- Must 1) be 18 and older and disabled/have a disabling condition or 2) be age 65+.
- Must meet a basis of eligibility for General Assistance (GA) or Social Security Insurance (SSI).
- [A Professional Statement of Need \(PSN\)](#) may be used to verify basis of eligibility for clients not receiving Social Security Benefits.
- Countable income: must be less than the maximum Housing Support benefit.
 - Earned income must be reported every 6 months.
- Countable assets: must be within the asset limit for the program. \$10,000 as of 7/2022 except for SSI recipients which are lower (follow SSI rules in those cases)

More information about Housing Support Basis of Eligibility can be found [here](#).

Individuals can apply for Housing Support via the following:

- Apply online via mnbenefits.org
- Fax completed Combined Application Form (CAF) to 612-288-2981
- Email completed CAF to HHSEWS@hennepin.us
- Submit a [Change Report Form \(DHS-2402\)](#) if a person is receiving cash assistance

Required verification documents include (but may not be limited to):

- [Shelter Verification Form](#)
- Identification
- Immigration Status for non-citizens
- Gross Income
- Assets
- Basis of Eligibility - [PSN](#), State Medical Review Team SMRT certification, SSA disability benefits
- Signed Interim Assistance Agreements if not receiving SSA Benefits
- [Habitability Inspection Form](#)

Questions may be directed to:

- EZ Info Line – for clients with Housing Support eligibility and payment questions: 612-596-1300
- Business Partners Line – for providers, including payment questions: 612-596-8500
- Front Door – to connect with other Hennepin County Services (non-financial): 612-348-4111

Economic Supports Tip Sheets:

- [Board and Lodge](#)
- [Customized Living](#)
- [Community-Based](#)

*If you are unable to view these links you may request the information be emailed to you by making a request via email at: HS.Housing.GRH@Hennepin

Provider Requirements

Providers must maintain all licenses and registration respective to their housing setting. Current licenses must be submitted upon request, including as part of initial agreements and renewals.

As required by DHS, providers must submit to Hennepin County a list of residency requirements that include violations that could result in eviction.

NetStudy 2.0 background checks are required for the following:

- All employees and volunteers who have direct contact (provide face-to-face care, training, supervision, counseling, consultation, or medication assistance) with recipients, or who have unsupervised access to recipients, their personal property, or their private data.
- All Controlling Individuals and Managerial Officials.

Staff qualifications - all staff members who have direct contact with recipients must have skills and knowledge acquired through **at least one** of the following:

1. a course of study in a health or human services related field leading to a Bachelor of Arts, Bachelor of Science, or associate's degree;
2. one year of experience with the target population served;
3. experience as a certified peer specialist according to Minnesota Statutes section 256B.0615; or
4. meets the requirements for unlicensed personnel under Minnesota Statutes sections 144A.43 to 144A.483.

Staff are required to have a valid driver's license if transporting participants.

Required trainings - Provider and staff are required to complete training on [Vulnerable Adult Mandated Reporting](#) (either developed by provider or one provided by DHS)

DHS is developing additional housing support orientations. Once available, provider staff will be required to attend.

Housing Support Requirements in Various Settings

DHS has two types of [Housing Support Agreements](#): Group and Community

[Group Version](#): requires that three nutritious meals a day be prepared and served, and the provider must demonstrate a minimum of \$291 per month of the benefit is spent on food costs. Individuals being served under a group agreement are not eligible for SNAP benefits. Housing Support agreement holders are required to ensure that Room and Board standards are met (i.e. provide directly for all required items). Adult Foster Care, Board and Care, Board and Lodge, and Customized Living all use the group version of the housing agreement.

[Community version](#) - require that participants have a lease and the option to purchase and prepare their own meals. Clients have access to SNAP benefits. Housing Support agreement holders must demonstrate due diligence to ensure that Housing Support recipients all have the required Room and Board standards (i.e. provide directly OR otherwise assure provision of all required items). Demonstration Project, Housing with Services – Independent (HWS-I), and Long-Term Homeless (LTH) Housing Support settings all use the community version of the housing agreement.

Funding Process

Before funds may be authorized, the participant, the housing setting, and provider must meet statutory eligibility requirements.

- Provider eligibility for Housing Support funding is determined by Hennepin County's Housing Stability Area. Providers must have a fully executed Housing Support Agreement with Hennepin County.
- Participant eligibility is determined by Hennepin County Economic Supports and is based on income, assets and disability.
- Except for Community-Based Housing Support Programs, Housing Support is available only for eligible participants living in settings licensed or registered by the state of Minnesota through the Department of Human Services (DHS) and/or the Department of Health (MDH). See program model details for what is required in each setting.

The Housing Support rate is set by the state and is automatically adjusted each year based on changes in the Federal Benefit Rate (FBR) of the Supplemental Social Security Income (SSI) program and changes in the value of food support for an individual (except for the Metro Demonstration project). Since Housing Support is an income supplement to pay for room and board, many Housing Support providers also must rely on other sources of funding for the services they provide to participants. These can include the Housing Support Supplemental Service Rate (Rate 2), [Medicaid Housing Stabilization Services](#), Adult Foster Care Difficulty of Care, payment for treatment through Minnesota Health Care Programs, Medicaid Waivered Services, County Purchase of Service funds, and private donations.

New housing programs and growth in existing programs are approved through an annual RFP process. Completing an RFP application is not a guarantee the provider will be approved for an agreement with Hennepin County and no payments can be issued until there is a signed Housing Support Agreement. Funding for eligible individuals can only begin as of the date the Housing Support Agreement is executed.

Housing Support agreements are non-transferable.

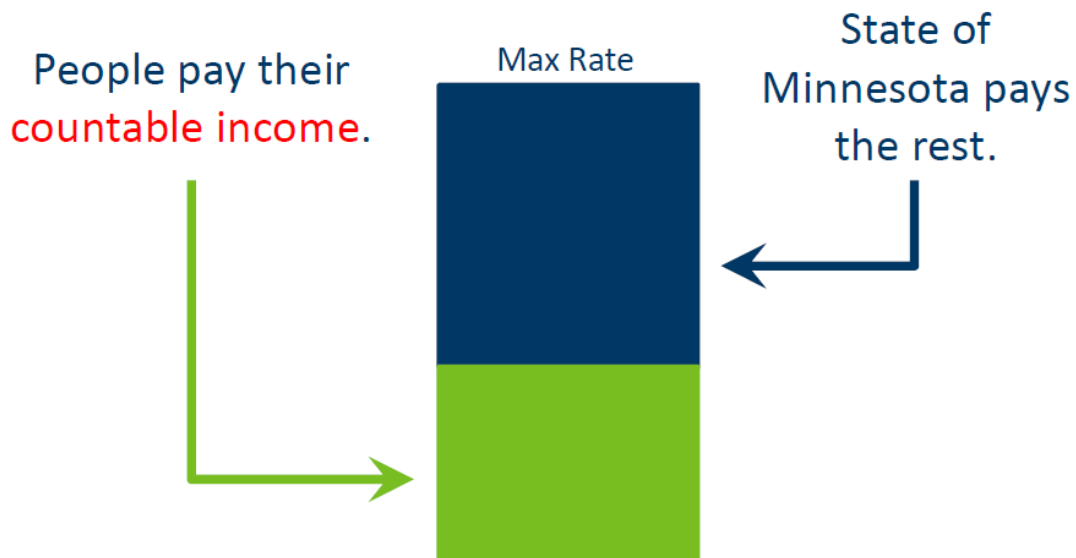
Agreements can be terminated in writing by Hennepin County *or* the provider, with or without cause, with two calendar months prior notice. Minnesota Department of Human Services has the right to suspend or terminate the Housing Support agreement immediately when it is determined the health or welfare of the housing or service recipients is endangered, or when there is reasonable

cause to believe that the provider has breached a material term of the agreement.

For more information visit the Housing Support section of the [DHS Website](#) and the MinnesotaRevisor website for the [Housing Support State Statute](#).

The following figure briefly illustrates how the Housing Support funding flows from the state to the providers. The percentage of countable income people are required to pay varies depending on the model of Housing Support.

How Housing Support Works



Description of Models

Adult Foster Care (AFC)

Program Description

Adult foster care allows people who need supportive housing services an opportunity to live and participate in the community in a residential setting with overnight supervision and support. County and state philosophy emphasize that people who need this type of care have choices in their housing and that the services they receive are person-centered. Adult foster care providers are responsible for residents' food, lodging, protection, supervision and household services.

There are two options in adult foster care settings: family or corporate.

Family:

In family homes, the license holder lives in the home and is the primary caregiver. Most adults in family adult foster care in Hennepin County qualify for either Housing Support funds or pay with private funds. Some family providers hold an additional license to accept waiver payments.

Residence in a family's home brings additional considerations in matching the needs and choices of the individual served with the provider.

Corporate:

Corporate homes are community residential settings where the license holder does not reside in the home. Residents typically receive services from the corporation licensed to operate the home or from another licensed service provider in the home or community. Most Hennepin County residents in corporate adult foster care have been pre-qualified for waived services funding to pay for residential support services. Room and Board costs may be paid for through the Housing Support program if eligible.

Building Eligibility

All homes must be licensed through 245D AND Hennepin County. The county evaluates prospective homes and recommends licenses for those that meet state standards, monitors providers for compliance, and supports quality foster homes for adults.

Family:

In family adult foster care, the license applicant opens the home where they reside to an adult with special needs. Because there are vacancies in currently-licensed homes, the county is not accepting new applications in most cases.

Check [here](#) for updates on where there is demand for family adult foster care services.

If you currently meet any of the following criteria, county licensors can assist you with an application:

- If you have an existing adult foster care license in another county and plan to move with your residents to Hennepin County.
- If you are taking over the duties of an existing provider who is retiring.
- A child in a child foster care setting needs adult foster care.

Corporate:

The State of Minnesota has a moratorium on new corporate adult foster care facilities, and has capped the number of homes allowed. Counties cannot grant licenses for corporate applicants unless those providers plan to serve specific clients who meet certain criteria.

You can find information on the moratorium exception process, exception-eligible client development and related processes [here](#).

Base Rate Funding Sources and Expectations

While some residents of adult foster care may be private pay, most residents are on a waiver which pays for their services and support. Housing Support will cover base rate/room and board. Including:

- food preparation and service for three nutritional meals a day on site;
- The vendor must be able to verify upon request that at least \$291 per month is spent for the purchase of food for each Housing Support recipient.
- a bed, clothing storage, linen, bedding, laundering, and laundry supplies or service;
- housekeeping, including cleaning and lavatory supplies or service; and
- maintenance and operation of the building and grounds, including heat, water, garbage removal, electricity, telephone for the site, cooling, supplies, and parts and tools to repair and maintain equipment and facilities.

Service Rate Funding and Expectations

Services in Adult Foster Care settings are typically paid for through the waived services program. Providers must hold a Home and Community-Based Services (HCBS) license issued by the State of Minnesota. More information on HCBS can be found [here](#).

Participant Eligibility and Application

The standard eligibility requirements for all Housing Support clients apply as described in the general section of the manual:

Program participants:

- Must be age 65+ or be age 18+ and have a disability or disabling condition
- Must have low income and assets as determined by DHS

Beyond the requirements listed in Guidelines for all Housing Support Programs: Individuals living in an adult foster care setting must have some type of functional impairment that make it difficult for them to live alone. MnCHOICES Assessments can help determine if participants would qualify for waiver programs and additional services. For additional information about MnCHOICES assessments, call Front Door for social services at (612) 348-4111. For additional information on Adult Foster Care you may contact (612) 348-2816.

Boarding Care Homes

Program Description

Boarding care homes are licensed facilities or units used to provide care for aged or infirm persons who require personal or custodial care and related services. Nursing services are not required, but can be provided as part of other services. Residents often require a nursing level of care. Examples of personal or custodial care: board, room, laundry, and personal services; supervision over medications which can be safely self-administered; plus a program of activities and supervision required by persons who are not capable of properly caring for themselves.

There is currently a moratorium on the development of new Boarding Care Homes. No new providers are expected to be approved. Any new programs would first require a variance from the State of Minnesota Department of Health.

You can find more information about Boarding Care Facilities at [MDH Licensing](#).

Building Eligibility

Boarding Care Homes maintain a Boarding Care License which also makes them an eligible setting for Housing Support.

Base Rate Funding Sources and Expectations

Expectations are that providers will comply with:

- [Group version of Housing Support agreement \(including Provider Requirements by Model\)](#)
- All rules and expectations of any additional licensure held by the provider

Housing Support will cover base rate/room and board. Including:

- Food preparation and service for three nutritional meals a day on site;
- The vendor must be able to verify upon request that at least \$291 per month is spent for the purchase of food for each Housing Support recipient.
- A bed, clothing storage, linen, bedding, laundering, and laundry supplies or service; Housekeeping, including cleaning and lavatory supplies or service; and
- Maintenance and operation of the building and grounds, including heat, water, garbage removal, electricity, telephone for the site, cooling, supplies, and parts and tools to repair and maintain equipment and facilities.

Service Rate Funding and Expectations

Service rates are not automatically provided in this setting but may be allowable based on conditions or exceptions outlined in the general sections.

Participant Eligibility and Application

The standard eligibility requirements for all Housing Support clients apply as described in the general section of the manual:

Program participants:

- Must be age 65+ or be age 18+ and have a disability or disabling condition
- Must have low income and assets as determined by DHS

Client eligibility is determined by a Hennepin County ES worker. For more information about how to apply for Housing Support, please go [here](#).

Boarding Care Homes also have their own eligibility/intake procedures, subject to their separate licensing, and manage their own intakes.

Board and Lodge

Program Description

Board and Lodging facilities are licensed, congregate settings that offer a room (often shared) and three meals a day to eligible adults and, occasionally, families. Board and Lodges can vary in size, with five or more people living together. Some settings are short-term, time-limited; others may be supportive housing with no specific time limit. Any established time limits are a function of the provider's model of service and not dictated by Housing Support funding. Board and Lodges can require participation in skills training or other programming; others have no service requirements. Each Board and Lodge setting can look very different.

Building Eligibility

Board and Lodge settings are required to be licensed by the city where they are located or Environmental Services for a Lodging Establishment License, and/or a Food and Beverage Establishment License when staff prepare food for participants. Board and Lodge settings with a Service Rate must also have a Special Services Registration with the Minnesota Department of Health (MDH).

- [Hennepin Food and Establishment Licensing](#)
- [MDH Licensing Forms](#)

Base Rate Funding Sources and Expectations

Expectations are that providers will comply with:

- Sign Annual Housing Support Agreement with Hennepin County, including supporting documents
- [Group version of Housing Support agreement \(including Provider Requirements by Model\)](#)
- Requirements set out in Hennepin County monitoring tool unless deemed Not Applicable
- Inform Hennepin County about potential closure, change in ownership, or changes in program contact information
- Housing Support Agreements are not transferable, new owners must apply for an Agreement with Hennepin County
- All rules and expectations of any additional licensure held by the provider.

Housing Support will cover base rate/room and board. Including:

- Food preparation and service for three nutritional meals a day on site;
- The vendor must be able to verify upon request that at least \$291 per month is spent for the purchase of food for each Housing Support recipient.
- A bed, clothing storage, linen, bedding, laundering, and laundry supplies or service;
- Housekeeping, including cleaning and lavatory supplies or service;
- Maintenance and operation of the building and grounds, including heat, water, garbage removal, electricity, telephone for the site, cooling supplies, and parts and tools to repair and maintain equipment and facilities.
- Board and Lodge providers are expected to attend Hennepin County sponsored provider meetings as scheduled.

Service Rate Funding and Expectations

Supplemental Service Standards:

- If authorized by the Agency, the vendor shall provide supplemental services to eligible Housing Support recipients including, but not limited to, oversight and up to 24-hour supervision, medication reminders, assistance with transportation, arranging for meetings and appointments, and arranging for medical and social services.
- Additional service requirements may apply if the provider is authorized in Minn. Stat. 256I.04 or 256I.05 to receive a special Housing Support Supplemental Service rate due to serving a special needs population or providing specialized services.
- All vendors providing supplemental services must maintain case notes with date and description of services provided to individual recipients. Best practices for writing a case note based on the Professional Statement of Need can be found [here](#).
- Vendor billing staff, along with managers and owners, are required to complete the [Minnesota Health Care Programs Supplemental Service Rate Provider Billing Training](#) within six months of enrollment or employment start.

Participant Eligibility and Application

The standard eligibility requirements for all Housing Support clients apply as described in the general section of the manual:

Program participants:

- Must be age 65+ or be age 18+ and have a disability or disabling condition
- Must have low income and assets as determined by DHS
- Providers may serve a specialty population if negotiated with the agency and approved to do so (i.e. person with chemical dependency or mental health diagnoses)

Client eligibility is determined by a Hennepin County ES worker. For more information about how to apply for Housing Support, please go [here](#).

Customized Living

Program Description

Customized/Assisted Living Housing Support programs are site-based settings that are licensed as assisted living facilities. These settings house individuals who need support services. They provide three meals per day and 24-hour supervision. They range from large apartment buildings where individuals have their own apartment to shared homes where individuals only have their own bedroom. Services are individualized and paid for by insurance/private pay or by waived funding such as Community Access for Disability Inclusion (CADI), Elderly Waiver (EW) or Brain Injury (BI). Housing Support funds may pay for the room and board for qualified individuals.

Building Eligibility

Program uses the Group Setting version of the Housing Support Agreement. All buildings where clients are housed must be licensed by the Minnesota Department of Health (MDH) as an assisted living facility. Each provider must license their own buildings; licenses cannot be shared/transferred among providers. Licenses must then be renewed annually.

DHS does not allow for Housing Support Agreements for Remedial Care only. Providers must enter into an Agreement for Base Rate funding to be eligible to service remedial care only residents.

Providers with a Housing Support Agreement must go through a Request for Proposal (RFP) process to add units to an existing site or to add a site.

City license may also be required.

Base Rate Funding Sources and Expectations

Housing Support will cover base rate/room and board. Expectations are that providers will comply with:

- Sign Annual Housing Support Agreement with Hennepin County, including supporting documents
- [Group version of Housing Support agreement \(including Provider Requirements by Model\)](#)
- Requirements set out in Hennepin County monitoring tool unless deemed Not Applicable
- Inform Hennepin County about potential closure, change in ownership, or changes in program contact information
- Housing Support Agreements are not transferable, new owners must apply for an Agreement with Hennepin County
- All rules and expectations of any additional licensure held by the provider.

Service Rate Funding and Expectations

Customized Living sites do not offer supplemental services through the Housing Support program. Instead, Customized Living sites offer assisted living services, which are typically paid for through Medicaid waivers - Elderly, Brain Injury, and Community Access for Disability Inclusion. Providers must be enrolled as a Minnesota Health Care Programs provider to provide waived services under the Minnesota Department of Human Services (DHS). Monitoring of waived services is done by DHS. Customized Living/Assisted Living providers are expected to attend Hennepin County sponsored provider meetings as scheduled.

Participant Eligibility and Application

The standard eligibility requirements for all Housing Support clients apply as described in the general section of the manual:

Program Participants:

- Must be age 65+ or be age 18+ and have a disability or disabling condition
- Must have low income and assets as determined by DHS
- Some sites may restrict their population to the elderly

Client eligibility is determined by a Hennepin County ES worker. For more information about how to apply for Housing Support, please go [here](#).

Demonstration Project

Program Description

The Metro Demonstration Project (Demo) provides long term supportive housing in site-based and scattered-site settings. This program can serve both individuals and families. 70% of the head of households must have a mental illness, a substance abuse problem, or human immunodeficiency virus, or acquired immunodeficiency syndrome. They must also be living on the streets, in a shelter or discharged from a regional treatment center, community hospital, or residential treatment program and have no appropriate housing available and lack the resources and support necessary to access appropriate housing at the time of intake.

Building Eligibility

This program uses the Community Setting version of the Housing Support Agreement. All clients must have a lease and the option to prepare their own meals. Each unit must pass a habitability inspection prior to clients moving in.

Base Rate Funding Sources and Expectations

Housing Support will cover base rate/room and board. Expectations are that providers will comply with:

- Sign Annual Housing Support Agreement with Hennepin County, including supporting documents
- [Community version of Housing Support agreement \(including Provider Requirements by Model\)](#)
- Requirements set out in Hennepin County monitoring tool unless deemed Not Applicable
- Housing Support Agreements are not transferable, new owners must apply for an Agreement with Hennepin County
- All rules and expectations of any additional licensure held by the provider.

Providers are expected to regularly attend monthly community-based provider meetings.

Service Rate Funding and Expectations

Supplemental Service Standards:

- If authorized by the Agency, the vendor shall provide supplemental services to eligible Housing Support recipients including, but not limited to, oversight and up to 24-hour supervision, medication reminders, assistance with transportation, arranging for meetings and appointments, and arranging for medical and social services.
- Additional service requirements may apply if the provider is authorized in Minn. Stat. 256I.04 or 256I.05 to receive a special Housing Support Supplemental Service rate due to serving a special needs population or providing specialized services.
- All vendors providing supplemental services must maintain case notes with date and description of services provided to individual recipients. Best practices for writing a case note based on the Professional Statement of Need can be found [here](#).
- Vendor billing staff, along with managers and owners, are required to complete the [Minnesota Health Care Programs Supplemental Service Rate Provider Billing Training](#) within six months of enrollment or employment start.

Participant Eligibility and Application

The standard eligibility requirements for all Housing Support clients apply as described in the general section of the manual.

Program participants:

- Must be age 65+ or be age 18+ and have a disability or disabling condition
- Must have low income and assets as determined by DHS
- Participants receiving a Supplementary Service rate must have an annual signed Professional Statement of Need

Client eligibility is determined by a Hennepin County ES worker. For more information about how to apply for Housing Support, please go [here](#).

Housing with Services - Independent (HWS – I)

Program Description

The Housing with Services - Independent program (also known as general Supportive Housing) creates housing opportunities for individuals with disabilities to live independently in the community. Program participants may come from group housing, shelters, or other segregated settings and lack other independent housing options.

As the result of living in group housing settings or more restricted housing settings, many individuals can stabilize their homelessness, address mental and chemical health issues, and otherwise (re)gain the ability to live independently. They may then want to move toward more independent living with fewer rules and greater community integration. However, they often lack the income to pay for that housing, particularly in a tight housing market with rising rents.

Housing with Services - Independent clients will work with Housing Support providers on housing search and placement in rental units throughout the community. Providers then administer monthly housing support payments (base rate only) on participants' behalf. Housing Support payments cover rent, utilities, and other eligible costs of independent housing. Rather than being tied to a building or project, Housing Support funding can follow the client over time if they change units, providing maximum financial stability and client choice.

Clients can receive both tenancy supports and broader supportive services, but there is no service funding attached to Housing with Services - Independent. Instead, providers managing Housing with Services - Independent caseloads are expected to either leverage other funding to provide supportive services ([Medicaid Housing Stabilization Services](#), waived services, grant funds, etc.) OR to connect clients to other community partners that can provide needed services.

Building Eligibility

This program uses the Community Setting version of the Housing Support Agreement. All clients must have a lease and the option to prepare their own meals. Each unit must pass a habitability inspection prior to clients moving in.

Base Rate Funding Sources and Expectations

Housing Support will cover base rate/room and board. Expectations are that providers will comply with:

- Sign Annual Housing Support Agreement with Hennepin County, including supporting documents.
- [Community version of Housing Support agreement \(including Provider Requirements by Model\)](#)
- Requirements set out in Hennepin County monitoring tool unless deemed Not Applicable
- Inform Hennepin County about potential closure, change in ownership, or changes in program contact information
- Housing Support Agreements are not transferable, new owners must apply for an Agreement with Hennepin County
- All rules and expectations of any additional licensure held by the provider.
- Providers are expected to regularly attend monthly community-based provider meetings

Service Rate Funding and Expectations

There are no Housing Support funds for services in this setting. Because Housing Support does not pay for services in this program, clients need to obtain supportive services through Medicaid Housing Stabilization Services, waived programs, grant funded efforts, or other means. Providers are expected to comply with the requirements of those services.

Participant Eligibility and Application

The standard eligibility requirements for all Housing Support clients apply as described in the general section of the manual:

Program participants:

- Must be age 65+ or be age 18+ and have a disability or disabling condition
- Must have low income and assets as determined by DHS

Client eligibility is determined by a Hennepin County ES worker. For more information about how to apply for Housing Support, please go [here](#).

Long Term Homeless (LTH) Housing Support

Program Description

The Long-Term Homeless program is a community-based housing program that serves clients who have a qualifying disability and have experienced at least 52 consecutive weeks of homelessness or 4 episodes in the last 3 years, meeting the Federal definition of long-term homeless. Referrals are taken through Hennepin County's Coordinated Entry system and all providers utilize Housing First and Harm Reduction philosophies. Clients are housed within the community and have their own apartment and lease, unless shared space is desired. Providers who utilize this program also receive Housing Support supplemental service funding to provide case management for clients. Case management services are targeted toward maintaining housing and working toward independence. While the program works best for singles, families are also housed within the LTH program.

Building Eligibility

This program uses the Community Setting version of the Housing Support Agreement. All clients must have a lease and the option to prepare their own meals. Each unit must pass a habitability inspection prior to clients moving in.

Base Rate Funding Sources and Expectations

Housing Support will cover base rate/room and board. Expectations are that providers will comply with:

- Sign Annual Housing Support Agreement with Hennepin County, including supporting documents
- [Community version of Housing Support agreement \(including Provider Requirements by Model\)](#)
- Requirements set out in Hennepin County monitoring tool unless deemed Not Applicable
- Inform Hennepin County about potential closure, change in ownership, or changes in program contact information
- Housing Support Agreements are not transferable, new owners must apply for an Agreement with Hennepin County
- All rules and expectations of any additional licensure held by the provider.
- [Fidelity Standards](#) implemented by the LTH collaborative partners
- Providers are expected to regularly attend monthly community-based provider meetings.

Service Rate Funding and Expectations

Supplemental Service Standards:

- If authorized by the Agency, the vendor shall provide supplemental services to eligible Housing Support recipients including, but not limited to, oversight and up to 24-hour supervision, medication reminders, assistance with transportation, arranging for meetings and appointments, and arranging for medical and social services.
- In addition, vendors must ensure that recipients have, at a minimum, assistance with services needed according to their Professional Statement of Need.
- Additional service requirements may apply if the provider is authorized in Minn. Stat. 256I.04 or 256I.05 to receive a special Housing Support Supplemental Service rate due to serving a special needs population or providing specialized services.
- All vendors providing supplemental services must maintain case notes with date and description of services provided to individual recipients. Best practices for writing a case note based on the Professional Statement of Need can be found [here](#).
- Vendor billing staff, along with managers and owners, are required to complete the [Minnesota Health Care Programs Supplemental Service Rate Provider Billing Training](#) within six months of enrollment or employment start.
- Providers are expected to comply with all Fidelity Standards created by the LTH collaborative partners.

Participant Eligibility and Application

The standard eligibility requirements for all Housing Support clients apply as described in the general section of the manual:

Program participants:

- Must be age 65+ or be age 18+ and have a disability or disabling condition
- Clients must be referred through Hennepin County's Coordinated Entry
- Clients must meet the State definition of Long-Term Homelessness
- Must have low income and assets as determined by DHS

Client eligibility is determined by a Hennepin County ES worker. For more information about how to apply for Housing Support, please go [here](#).

Intensive Residential Treatment Services (IRTS)

Effective July 2020, room and board costs for IRTS programs are no longer covered through Housing Support. For more information on IRTS, click [here](#).

Employment and Housing Support

Recent legislation aims to reduce the disincentive to work for Housing Support recipients. This legislation allows clients to keep a greater portion of earnings by providing Earned Income Disregards. The formula for determining a client’s obligation when they have earned income is:

1. Total Gross Income - \$65 = Client keeps the \$65
2. Remainder of income is divided by 2 = Client keeps half
3. Remaining half - \$125 = Client keeps the \$125
4. Remaining income is what the client will contribute to their housing costs

The following figure further demonstrates how employment and Housing Support works.

Please note: this figure is an example and may not reflect the most current Housing Support rates.

| Housing Support and Work - Community Setting | | | |
|--|-------------|--------------|--------------|
| | Not Working | Working Some | Working More |
| Monthly Gross Earned Income | \$0.00 | \$323.00 | \$2,759.00 |
| Client Initially Keeps | \$0.00 | \$65.00 | \$65.00 |
| Remaining Amount | \$0.00 | \$258.00 | \$2,694.00 |
| Divide remained in half | \$0.00 | \$129.00 | \$1,347.00 |
| Countable Earned Income | \$0.00 | \$129.00 | \$1,347.00 |
| Personal Needs Allowance | \$128.00 | \$128.00 | \$128.00 |
| Amount Residents Pays | \$0.00 | \$1.00 | \$1,219.00 |
| State Housing Support Payment | \$1,220.00 | \$1,219.00 | \$1.00 |
| Resident's Available Cash | \$128.00 | \$322.00 | \$1,540.00 |

| Housing Support and Work - Group Setting | | | |
|--|-------------|--------------|--------------|
| | Not Working | Working Some | Working More |
| Monthly Gross Earned Income | \$0.00 | \$323.00 | \$2,659.00 |
| Client Initially Keeps | \$0.00 | \$65.00 | \$65.00 |
| Remaining Amount | \$0.00 | \$258.00 | \$2,594.00 |
| Divide remained in half | \$0.00 | \$129.00 | \$1,297.00 |
| Countable Earned Income | \$0.00 | \$129.00 | \$1,297.00 |
| Personal Needs Allowance | \$128.00 | \$128.00 | \$128.00 |
| Amount Residents Pays | \$0.00 | \$1.00 | \$1,169.00 |
| State Housing Support Payment | \$1,170.00 | \$1,169.00 | \$1.00 |
| Resident's Available Cash | \$128.00 | \$322.00 | \$1,490.00 |

| | |
|---------------------------|-------------|
| Personal Needs Allotment: | \$ 128.00 |
| Community Base Rate 1: | \$ 1,220.00 |
| Group Base Rate: | \$ 1,170.00 |

There are other circumstances that could affect a client’s obligation, so all final calculations are made by Hennepin County’s Economic Supports. Other helpful income calculators can be found [here](#).

Clients are required to report to Hennepin County’s Economic Supports when they start/stop working and are required to submit paystubs to determine what their contribution will be toward their housing costs. Once a client contribution has been determined, they are not required to report income again for 6 months. If a client’s income goes up during that 5-month period, they are still not required to report the increase until the next 6-month reporting period. However, if a client’s income goes down, they are able to resubmit paystubs and a new contribution will be calculated for the remainder of the 6-month reporting period.

The asset limit for Housing Support clients was raised from \$2,000 to \$10,000 to allow clients to save money while still remaining eligible for Housing Support.

Please note: Housing Support eligibility requirements may change. Please consult with Hennepin County Economic Supports for the most updated eligibility criteria.

Available Training

Information and Breakout Sessions for Prospective Providers from Hennepin County

Hennepin County offers information and breakout session for prospective providers. The information sessions offer a general overview of Housing Support but focus primarily on Hennepin County housing priorities and on working with Hennepin County's Housing Support program. The breakout sessions offer an opportunity for more specific, technical questions about different types of housing such as Board & Lodge, Community-Based programs, and Customized Living.

Individuals and organizations wishing to attend a session can find information about upcoming sessions on the county's housing website [here](#). Organizations planning to apply to become a Housing Support provider are strongly encouraged to attend at least one session prior to submitting an application.

Housing Support 101 from Minnesota Department of Human Services (DHS)

Providers looking for a more general overview of Housing Support, including state program requirements, overall program design, and general compliance, can attend a Housing Support 101 with the Department of Human Services. Providers can e-mail dhs.dhs.grh@state.mn.us to find out about upcoming trainings.

Request for Proposal (RFP and RFA Specific Trainings)

As outlined in the next section, providers are selected using a competitive RFP process. Each RFP opportunity will include a specific bidder meeting that covers information specific to the Housing and Services being solicited under that particular RFP. Providers should enroll in the provider portal when an RFP is launched [here](#).

Establishing a New Housing Support Agreement

Becoming a Housing Support Provider or Adding an Additional Site in Hennepin County

In Hennepin County, Housing Support Providers:

- Are selected by following a Request for Proposal (RFP) process
- Must have a Housing Support Agreement with the county

Please note that having any of the following **does not** automatically qualify organizations to be a Housing Support provider in Hennepin County or to receive Housing Support funds

1. Licensure or meeting an approved setting from the state related to the provision of supportive services (PCA, 245D, Comprehensive Homecare, ICS, [Medicaid Housing Stabilization Services](#), etc.)
2. A contract with the State of Minnesota to provide Home and Community Based Services/waivered services or with Hennepin County to provide assessment and case management as part of Community Based Services/waivered services
3. Provision of supportive services to an individual who is eligible for Housing Support
4. A Housing Support Agreement with another Minnesota county

Before they can become a Housing Support provider, or add a new site, and receive funding, providers **MUST** submit a written proposal as part of a Hennepin County RFP process, be selected as a provider, and receive a fully executed Housing Support agreement.

Request for Proposal (RFP) Process

- RFPs are typically issued every January; they may be issued at other times as needed:
 - All Hennepin County RFPs are posted on the county's Supplier Portal [here](#).
 - Providers must register with the Supplier Portal to receive funding announcements/requests for proposals and to submit proposals. Instructions on registering are available [here](#). During registration, select procurement category 952 (human services) to be notified about Housing Support RFPs.
 - Providers should plan to attend an RFP specific bidders conference (sometimes called a pre-proposal conference) to better understand requirements and ask questions. Details on these conferences are included with each RFP. A document called an Addendum I will be posted after the pre-proposal conference with the answers to questions asked at this conference, as well as written questions that have been submitted to Vendor Selection regarding the RFP prior to the closing date for RFP questions. The closing date for questions will be included within the RFP.
 - Providers should then carefully review all written materials and complete an application via the online Supplier Portal by the deadline. RFPs will list all required information and attachments that need to be included in an online submission.

Target populations included in RFPs are selected based on unmet needs of priority populations including low income and disabled individuals.

- RFPs are developed with input from Hennepin County staff experienced with the target population(s). Service Area staff consulted typically include individuals with background in adult mental and chemical health, Adult Foster Care, foster care, youth issues, homelessness, etc.

Provider Selection

- Proposals are reviewed, scored, and recommended for funding by teams of reviewers. Review teams include county staff from these same Service Areas to assure that proposed program models will meet the needs of the target population. Review teams also include county staff with expertise in housing, Housing Support, and people with lived experience. Depending on need for technical input, review teams may also include staff with the state of Minnesota. Review teams may also request input from Hennepin Health for proposals that indicate a provider will bill health insurance for services.
- Proposals selected during RFP process may have additional conditions that they must then meet before receiving a final approval or may be subject to further negotiations.

Establishing a Housing Support Agreement

Once they receive an approval, providers will need to complete documentation necessary to comply with provider requirements outlined in their approval letter and the [Provider Requirements by Model](#).

Providers will then be issued an electronic version of the Housing Support Agreement via Adobe Sign.

Both the provider and Hennepin County representatives sign the agreement electronically with each receiving a fully executed agreement. Initial Housing Support agreements are valid until June 30th of each year.

In addition to an agreement, providers will also receive a Hennepin County Provider Requirements document to execute and that outlines additional requirements for the Housing Support program being administered.

Before payments can be issued, providers must then document that they have an eligible housing setting and clients must meet eligibility requirements as described in [Client Eligibility](#).

As sites are identified (or if already identified), providers will submit proof of appropriate licensure or inspection for each site along with a request for a vendor number.

This entire process takes time – it is not uncommon to take three to six months from the time an application is submitted to when the provider can start housing individuals.

Renewing Housing Support Agreements

After being selected through Hennepin County's RFP process, each Housing Support provider enters into a Housing Support agreement with Hennepin County that expires on June 30th. Prior to the expiration of the current agreement, Hennepin County will initiate a renewal process that contains the following documents:

- 1) Vendor Profiles: Each active vendor number a provider is utilizing has a profile that contains all information regarding the site, the population served, Housing Support Rate, and Payee information.
- 2) Housing Support Agreement: Minnesota Department of Human Services requires that each provider sign an agreement with the agency who administers the Housing Support funds (Hennepin County).
- 3) Hennepin County Provider Requirements: In accordance with the Housing Support Agreement, Hennepin County has created a requirements document that outlines additional expectations of providers who utilize Housing Support funding.

Renewal packets start with providing vendor profiles for each active vendor number a provider has. After the profiles are reviewed, each provider is sent an electronic version of their new Housing Support Agreement and Provider Requirements document via Adobe Sign. Both the provider and Hennepin County representatives sign the agreement electronically with each receiving a fully executed copy. Housing Support packets are valid from July 1st through June 30th of the following year. All Housing Support rate changes are executed through legislation and will be announced prior to the renewal process being initiated.

HB101 Places

Hennepin County recommends [HB101 Places](#) to connect people *looking for* housing with people *providing* housing. This collaboration tool allows providers to efficiently maintain their inventory as well as helping people find the right housing quickly and conveniently.

Attachments

Housing Support Agreements (including Provider Requirements by Model)

[Housing Support Agreement – BOARD AND LODGE Version](#)

[Housing Support Agreement – CUSTOMIZED LIVING Version](#)

[Housing Support Agreement – COMMUNITY-BASED Version](#)

Vendor Profiles

[Vendor Profile Form](#)

Housing Support Figures (updated as of December 2024)

Please note: the following figures are to be used as an example and may not reflect the most current Housing Support rates.

Figure 1. Housing Support group setting with no income

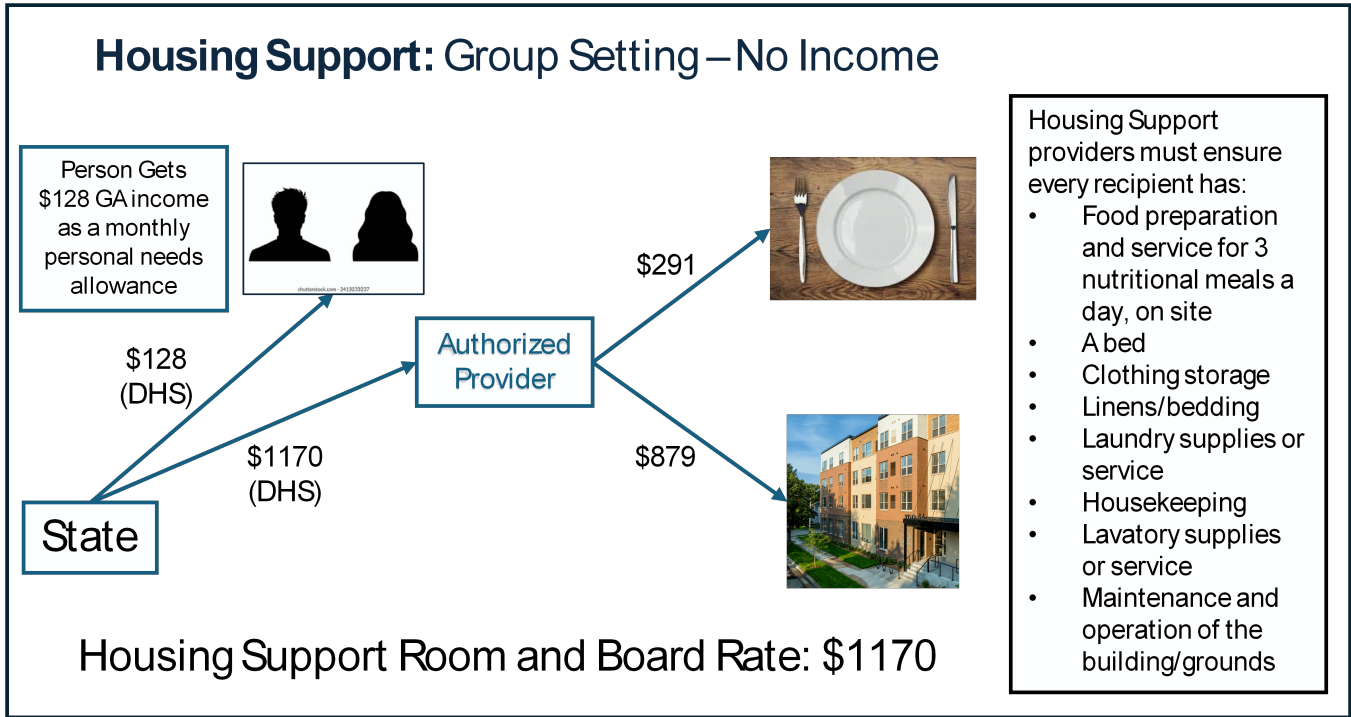


Figure 2. Housing Support group setting with Supplemental Service income (SSI)

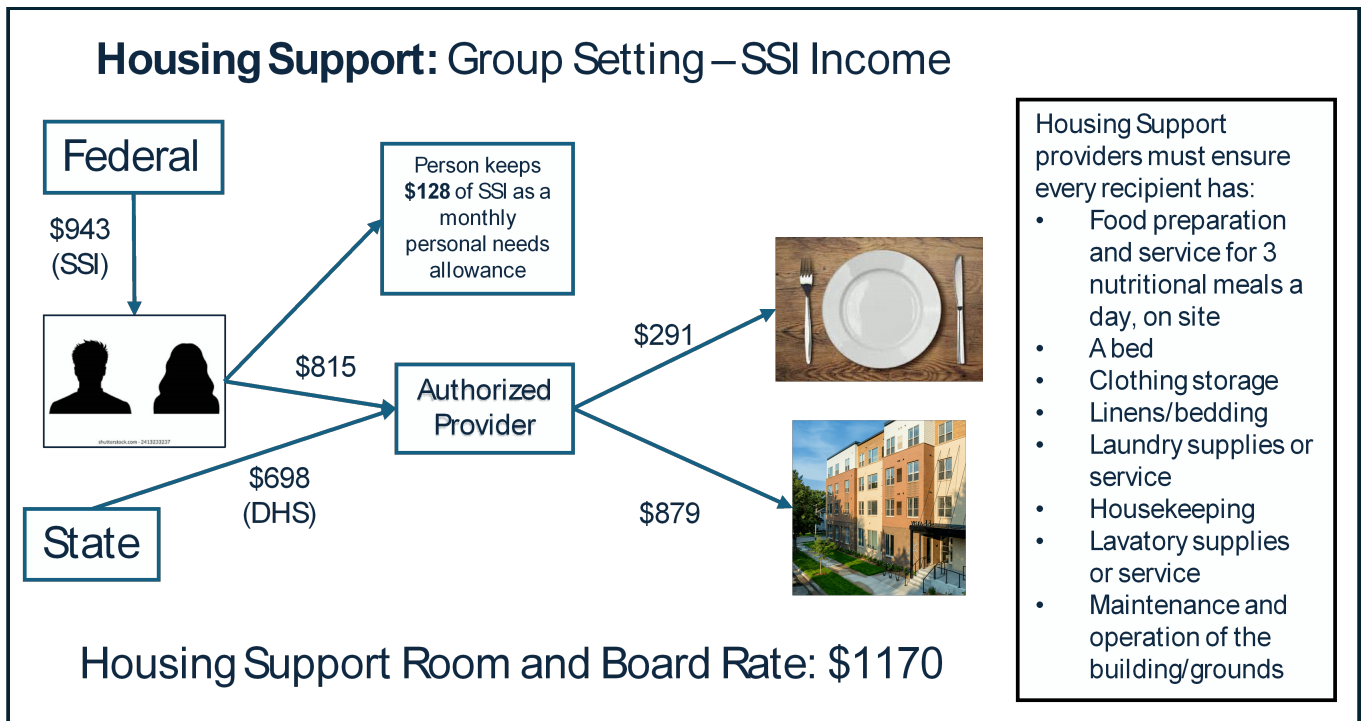


Figure 3. Housing Support community setting with no income

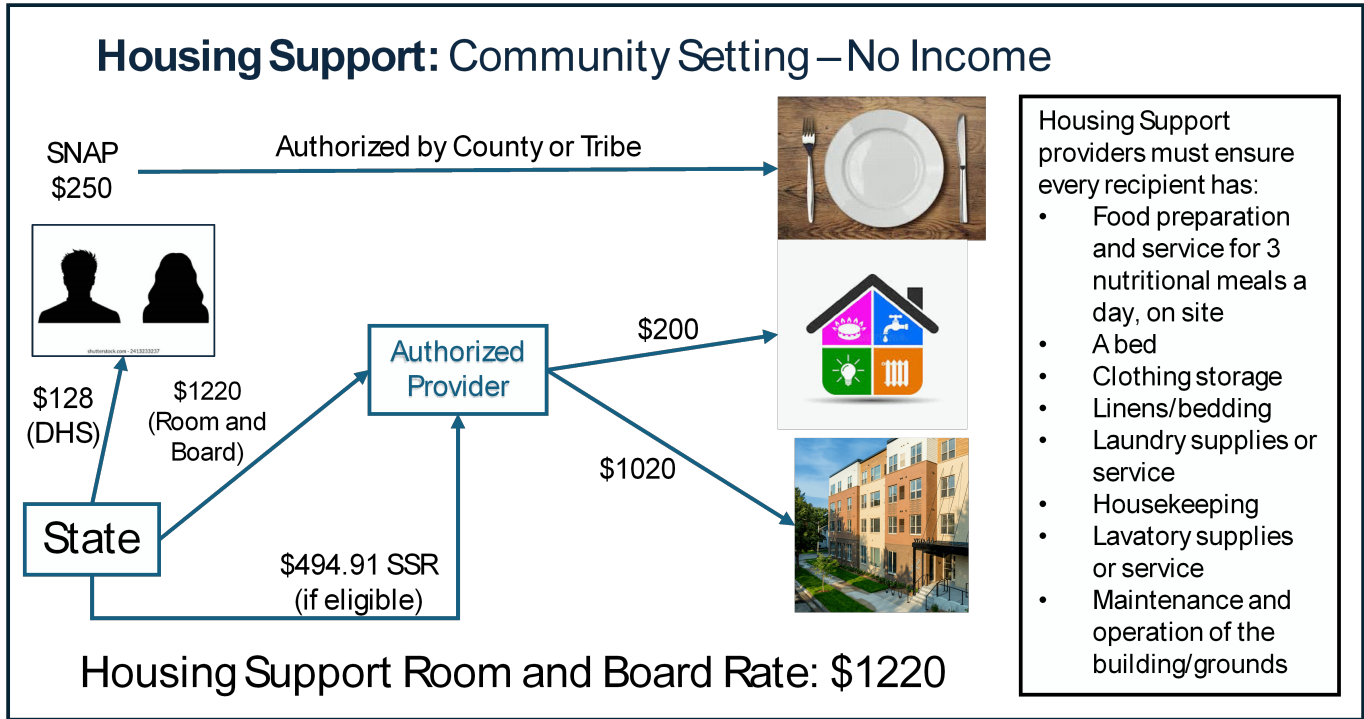
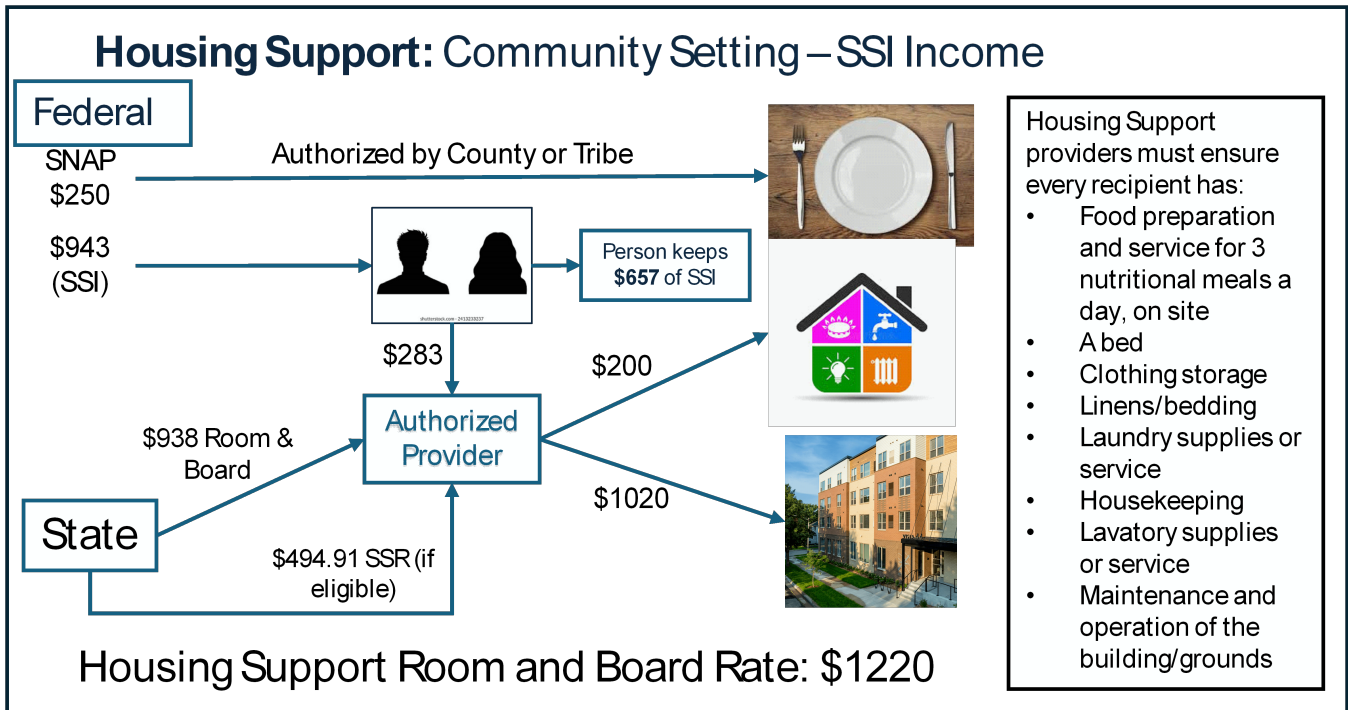


Figure 4. Housing Support community setting with Supplemental Service income (SSI)



*Metro Demonstration participants are eligible for food supports in addition to the Housing Support base rate. Rental rates operate differently from all other Housing Support programs. Demo providers should check with their ES contact with questions and more information.

Figure 5. Housing Support Setting Characteristics Chart

Housing Support Setting Characteristics

DHS-0292-ENG 12-22

| Housing Support Setting Type (MAXIS VND2 CODE DHS or Health Dept License) | Group Setting | Community Setting | DHS License Required | MDH License Required | MDH Registration Required | Lease Required | Meals Provided | SNAP eligible | Habitability Inspection Required | Supplemental Service Rate (SSR) available? | SSR using "Banked Beds"? |
|--|---------------|-------------------|----------------------|----------------------|---------------------------|----------------|----------------|--------------------|----------------------------------|--|--------------------------|
| Adult Foster Care (04 ¹) | X | | x | | | | X | | | No | No |
| Boarding Care Home (02 ²) | X | | | x | | | X | | | Maybe ⁴ | No |
| Board and Lodge (04 ²) | X | | | x | | | X | | | No | No |
| Board and Lodge with Special Services (06 ²) | X | | | x | X | | X | | | Maybe ⁴ | If available |
| Hotel/Restaurant (05 ²) | X | | | x | | | X | Maybe ³ | | Maybe ⁴ | If available |
| Supervised Living Facility (03 ²) | X | | | x | | | X | | | Maybe ⁴ | If available |
| Assisted Living (09 ²) | X | | | x | | | X | Maybe ³ | | Maybe ⁴ | If available |
| Supportive Housing - GENERAL (10 ²) | | X | | | | X | | X | X | Maybe ⁴ | If available |
| Supportive Housing - LTH (10 ²) | | X | | | | X | | X | X | Yes | No |
| Metro Demonstration Project (08 ²) | | X | | | | X | | X | X | Yes | No |
| Tribe Certified Housing - group (07 ²) | X | | | | | | X | | | Maybe ⁴ | If available |
| Tribe Certified Housing - independent living (07 ²) | | X | | | | X | | X | | Maybe ⁴ | If available |

1 = DHS License Type on VND2 panel

2 = MDH License Type on VND2 panel

3 = People staying in an emergency shelter operated out of a hotel/motel OR a licensed assisted living facility may be eligible for SNAP. People in these settings may receive 1 meal per day from the facility and still remain eligible for SNAP. The Housing Support provider is always responsible for ensuring the provision of 3 nutritious meals per day. This standard can be met from different sources (from the facility, SNAP, meal delivery service, or any combination). If the person receives MA services in an assisted living setting and wants to opt out of meals, additional guidance may be needed before determining SNAP eligibility. Contact SNAP policy staff with questions at DHS.SNAP-POLICY.QA@state.mn.us

4 = Providers may access the supplemental service rate through a county or tribe's banked beds OR through statutory authorization in MN Statutes Chapter 256I.04 or 256I.05. Contact the Housing Support team at dhs.dhs-grh@state.mn.us with questions about service rate authorization.

Contact Information

Housing Support – General Contact

612-543-2208

HS.Housing.GRH@hennepin.us

Kristi Olzeske – Program Manager

Housing Stability

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Kristi.Olzeske@hennepin.us

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Nathan D. Nyren – Principal Planning Analyst

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Abbey Fahnhorst – Principal Planning Analyst

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