



HENNEPIN COUNTY

MINNESOTA

Briefing: Housing and Homeless Response, June 27, 2024



Chris and Christian, housed June 2024

Briefing: Housing and homeless response

Briefing purpose

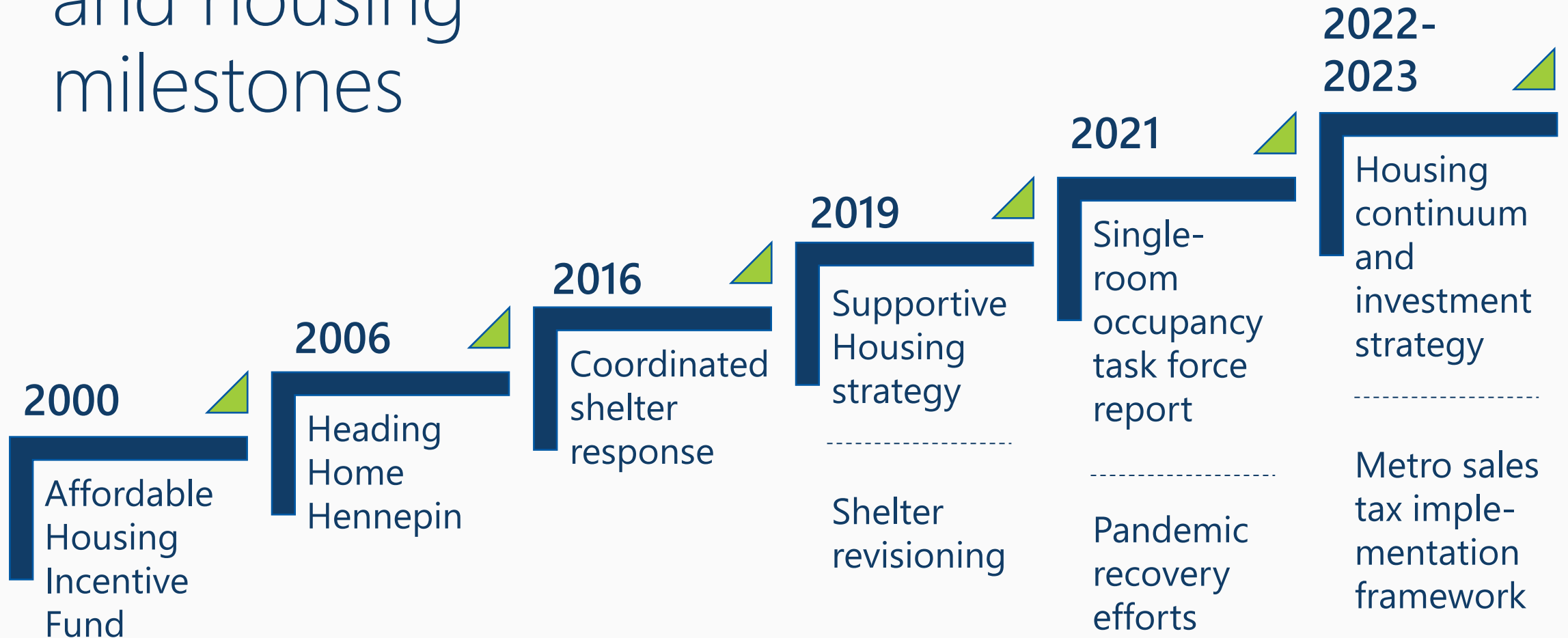
- Overview current landscape
- Highlight stories of impact
- Review next funding opportunities, challenges



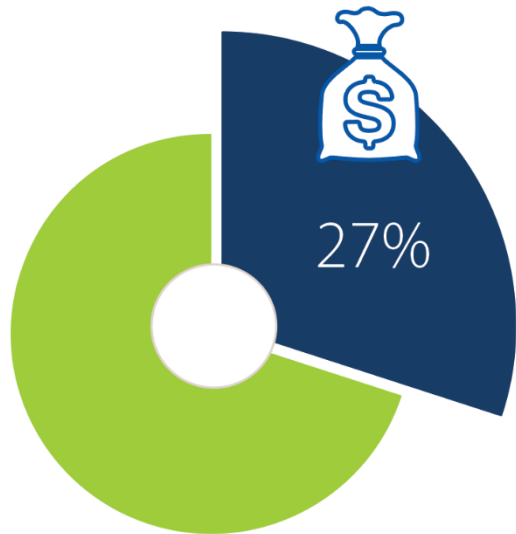
Angela, housed in 2024

Current landscape

Homelessness and housing milestones



Housing burden and impact on basic needs



- Cost-burdened households 140,807
- Non-cost-burdened households

Source: U.S. Census Bureau, 2017-2023 American Community Survey (ACS) 5-Year Estimates.

27% of households pay more than 30% of their income for housing

They are at risk of being unable to afford to meet other basic needs:

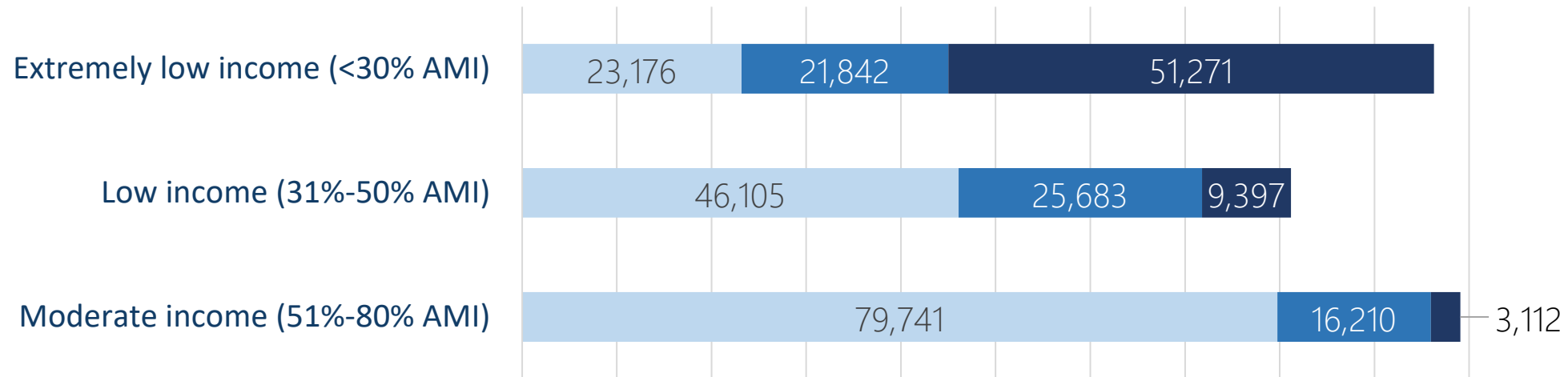
- Health care
- Food
- Transportation
- Education



Disproportionate harm to poorest households



Cost-burdened households by income range

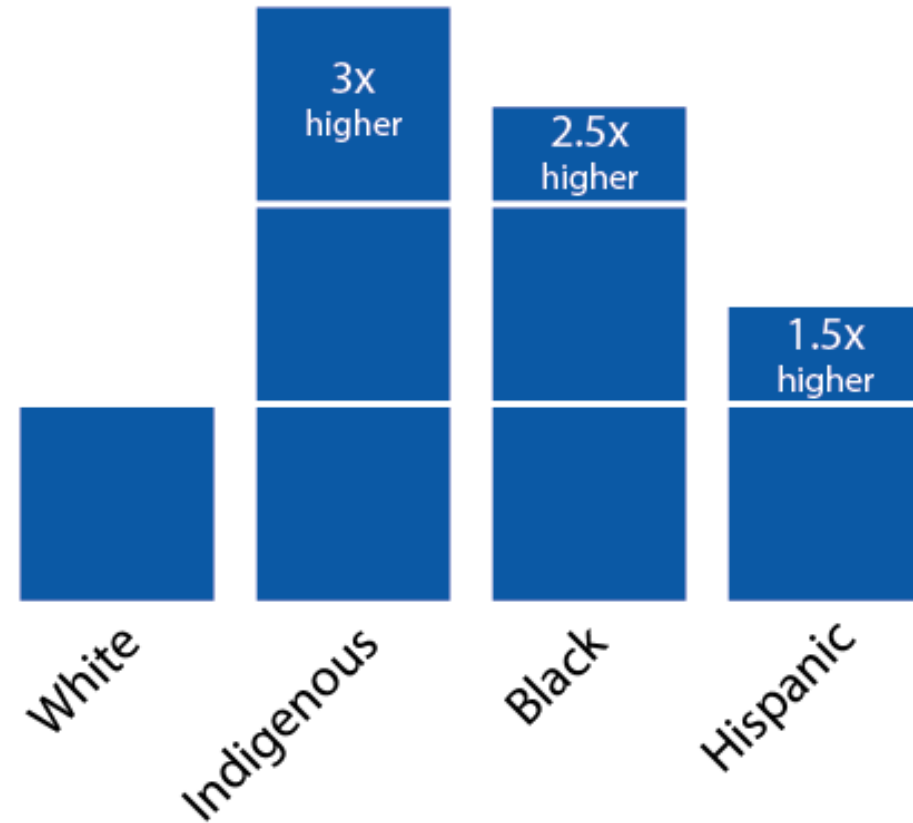


- Households without cost burden
- Households with housing cost burden (housing costs 30-50% of income)
- Households with severe housing cost burden (housing costs >50% of income)

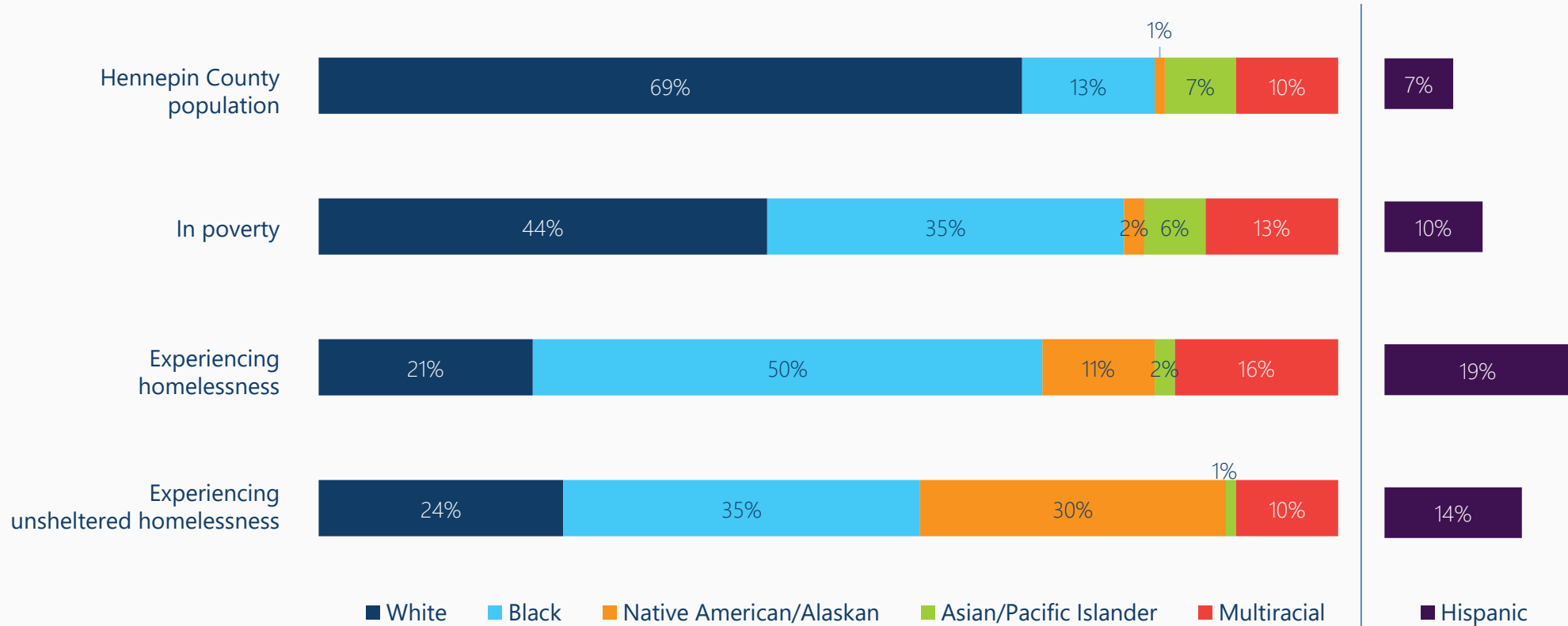
Racial disparities in housing burden

Untenable housing costs disproportionately harm households of color.

Housing cost-burden by race / ethnicity



Racial disparities in poverty, homelessness



County role in housing ecosystem



Strategic
work to make
homelessness
rare, brief and
nonrecurring



Individual

Make 1-to-1 connections with residents in need of housing



Access to housing

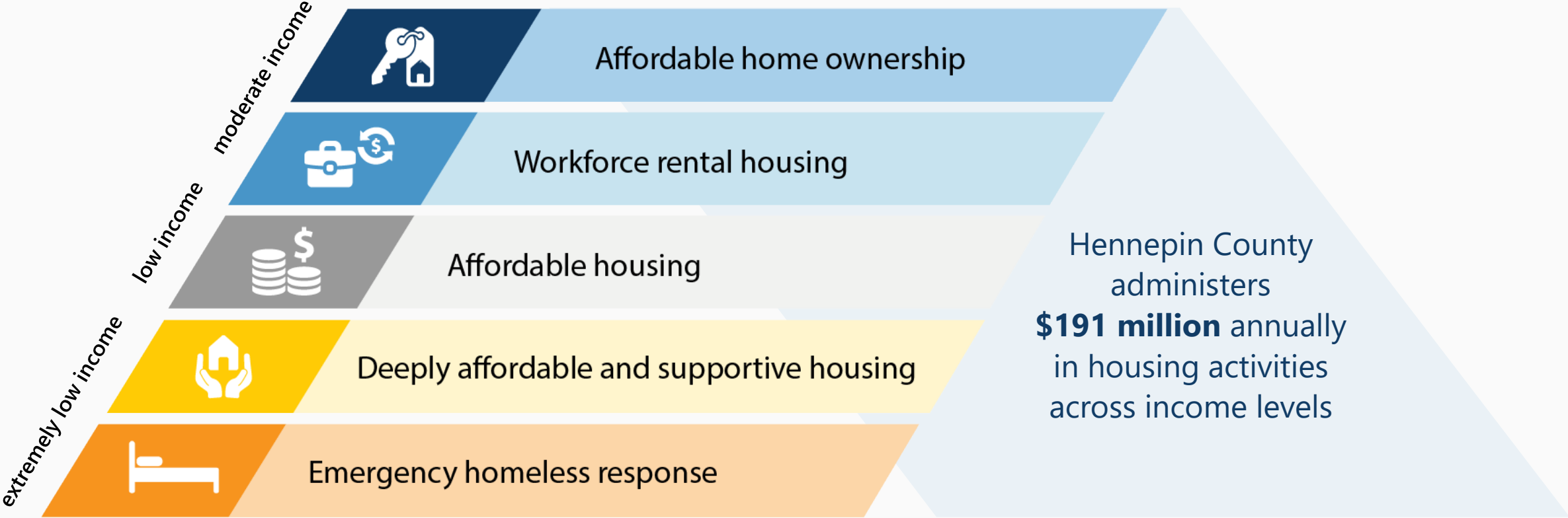
Increase quantity, quality and variety of housing opportunities to meet demand



Systems

Maintain diverse partnerships that include people with lived experience of housing instability

Coordinated approach to housing systems

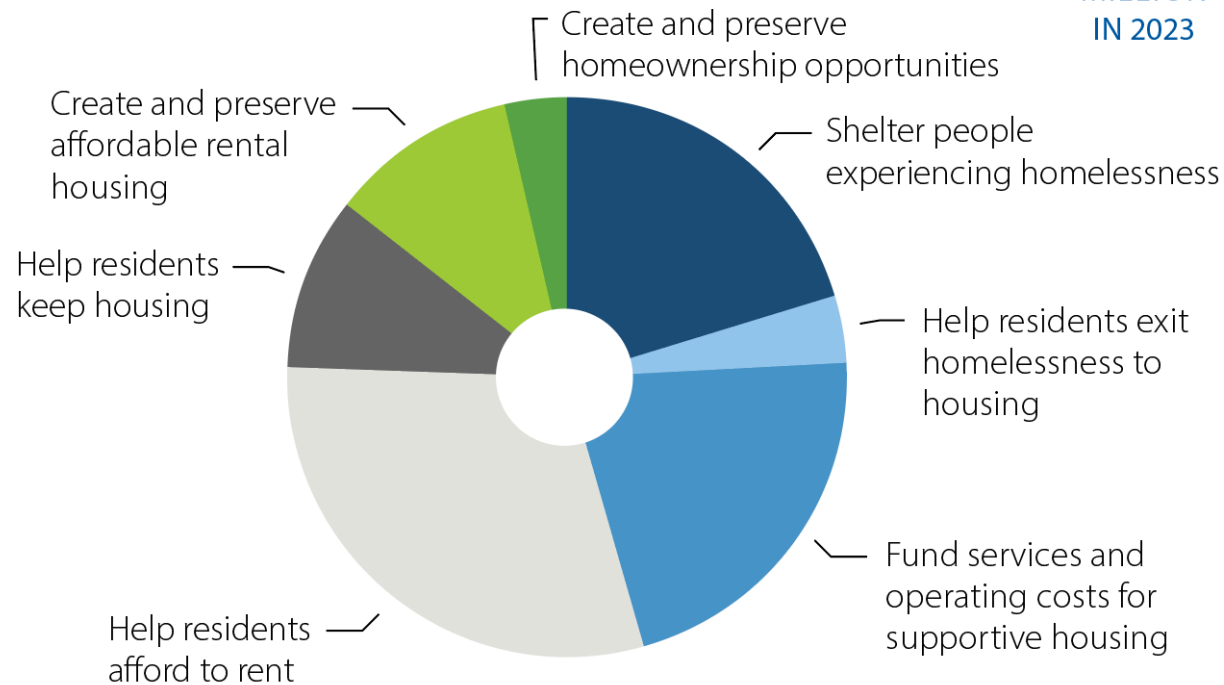


Hennepin Housing action in 2023

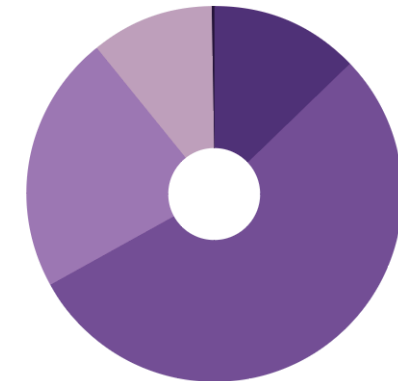


\$191
MILLION
IN 2023

Funding by activity



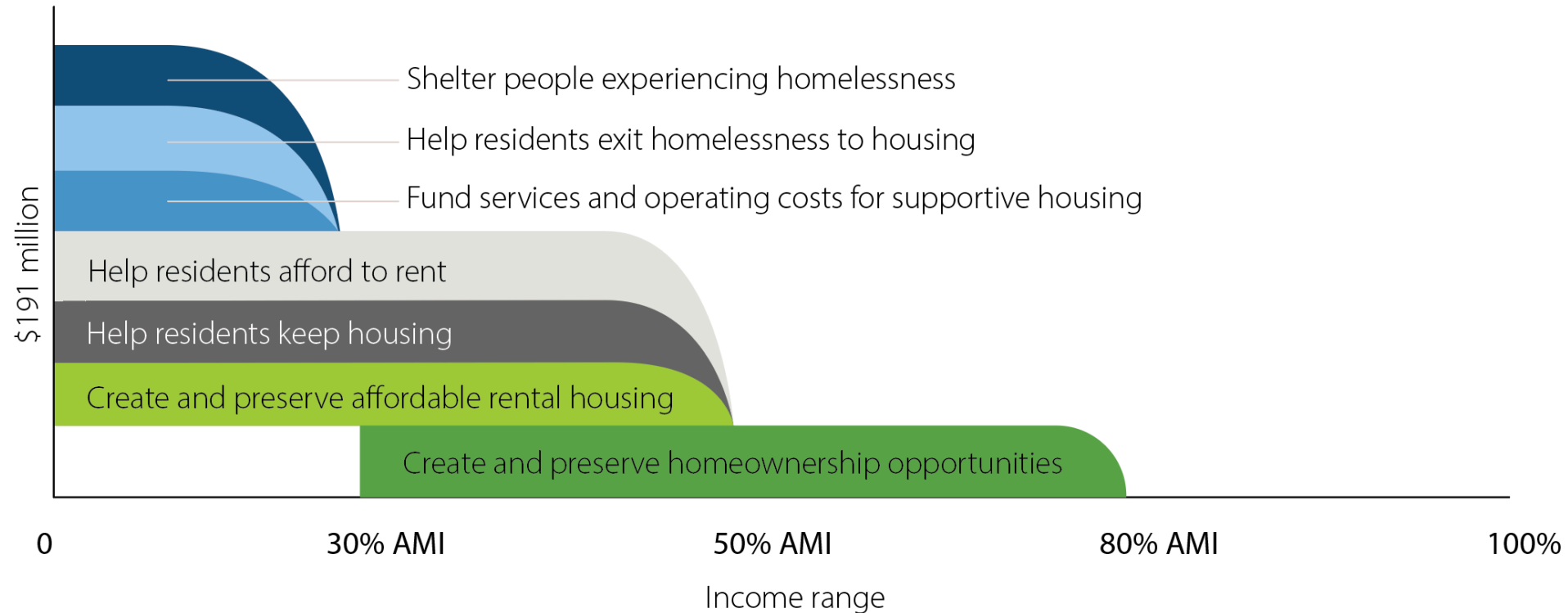
Funding by source



- Federal
- State
- Hennepin County
- HRA
- Other

Coordinated approach to spectrum of need

Housing income range



2023 accomplishments

Homelessness response

- 9,800+ nightly stays in emergency shelter
- 2,171 exits from homelessness to permanent housing
- 15,000+ served in supportive housing programs

Affordable housing

- \$22 million invested in affordable and low-barrier housing
- 2 motels fully converted to single-room occupancy housing
- Down payment assistance program launched to address systemic barriers to homeownership

Homelessness response

Core beliefs



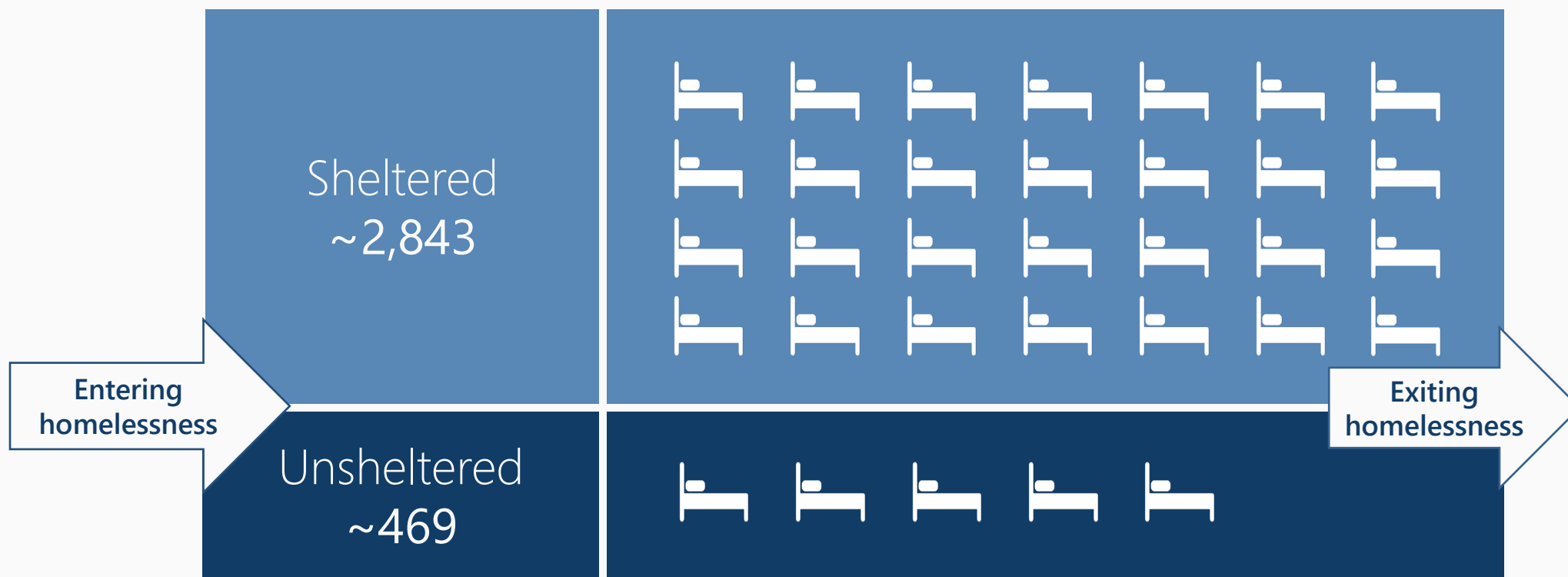
Homelessness is unacceptable

Nobody should be without the safety, security and dignity of a home.

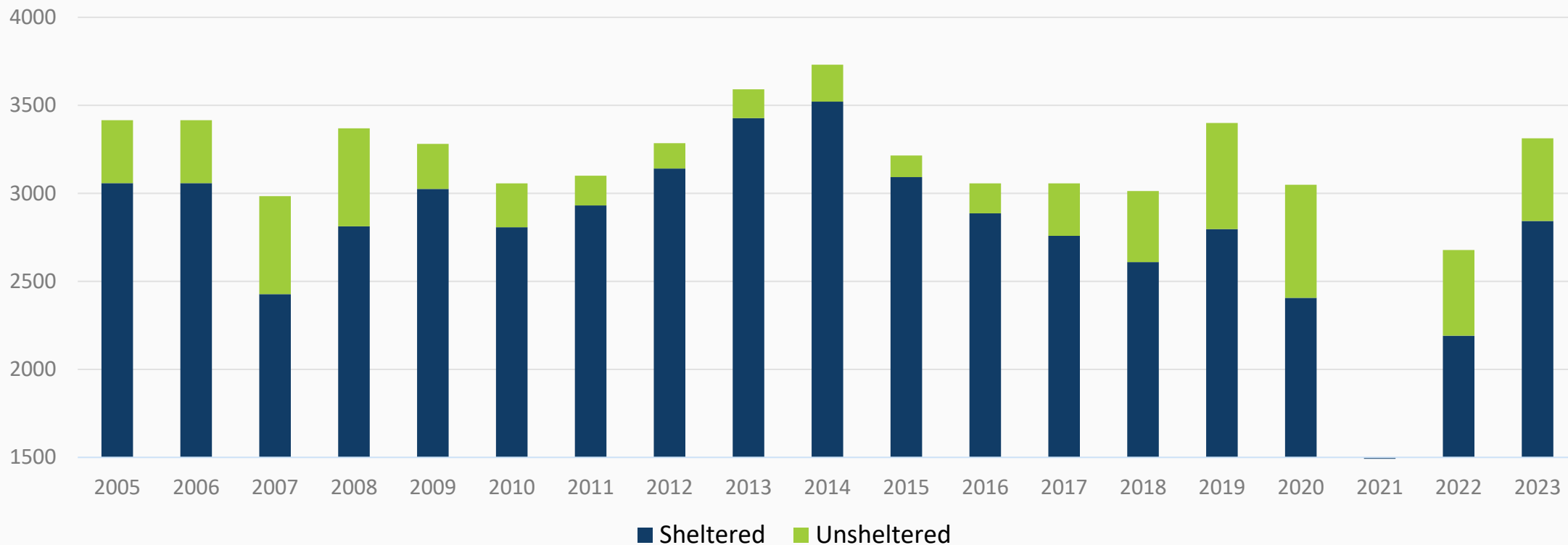
We have solutions to homelessness

Our committed and collaborative efforts have shown we are capable of mobilizing resources to help keep people in their homes or help them find and sustain new homes.

Homelessness in Hennepin County, 2023



Point in Time County historic trend



Ratios of people without shelter, 2023

Community	Population	Unsheltered	% population unsheltered	Change from 2020
Multnomah County (Portland)	0.8M	3,944	0.48%	94%
Alameda County (Oakland)	1.7M	7,135	0.42%	13%
King County (Seattle)	2.3M	7,685	0.34%	38%
Travis County (Austin)	1.3M	1,266	0.10%	-20%
Metro Denver (7 county region)	3.2M	2,763	0.09%	77%
Hennepin County	1.3M	469	0.04%	-27%



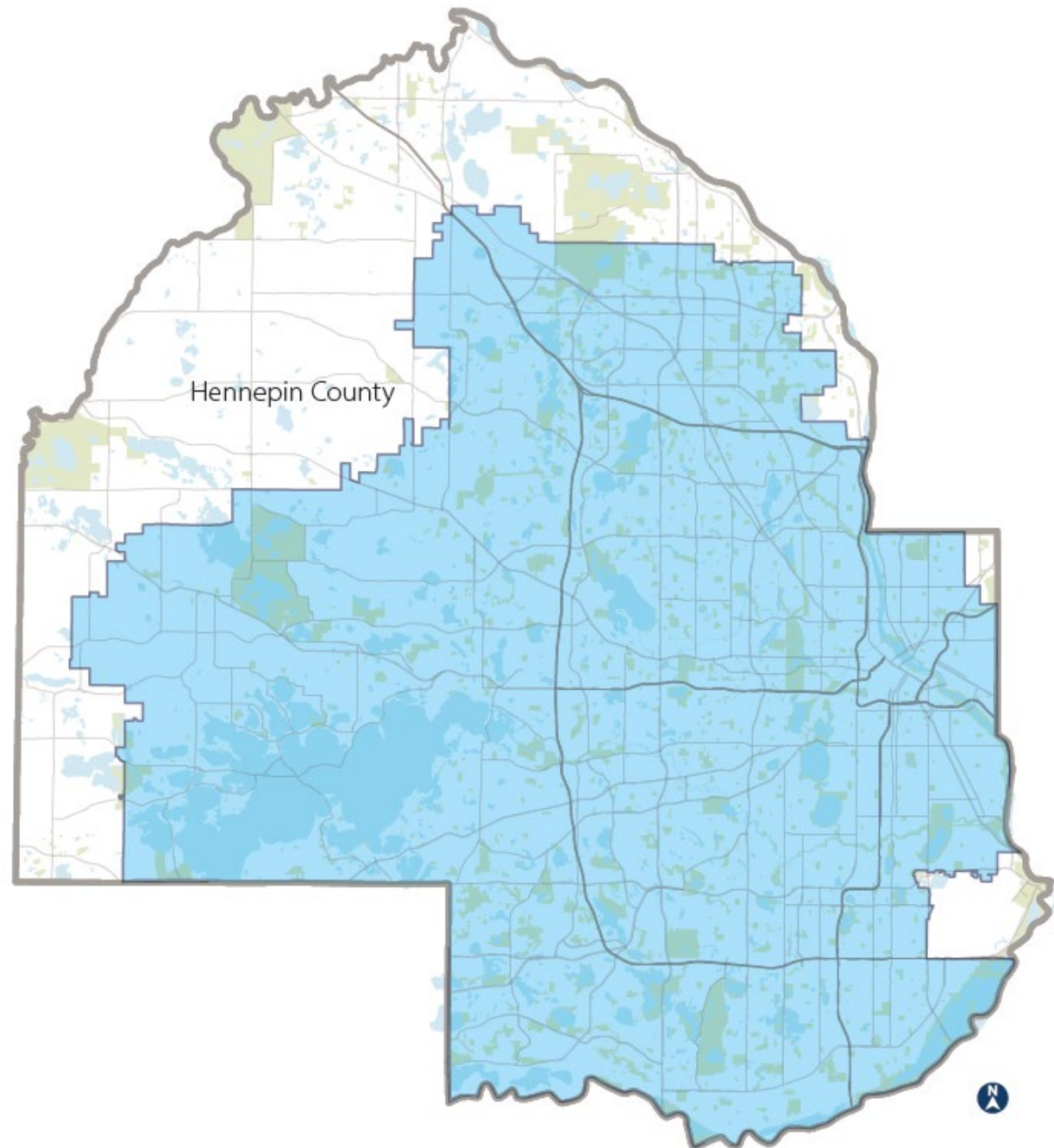
Stories of impact: Homelessness response



Expand partnerships with and build capacity in systems that interact with at-risk households:
School to housing

Participating districts cover most of Hennepin County.

Bloomington, Robbinsdale, Richfield, Hopkins, Eden Prairie and Intermediate 287, Minneapolis, Brooklyn Center, Osseo





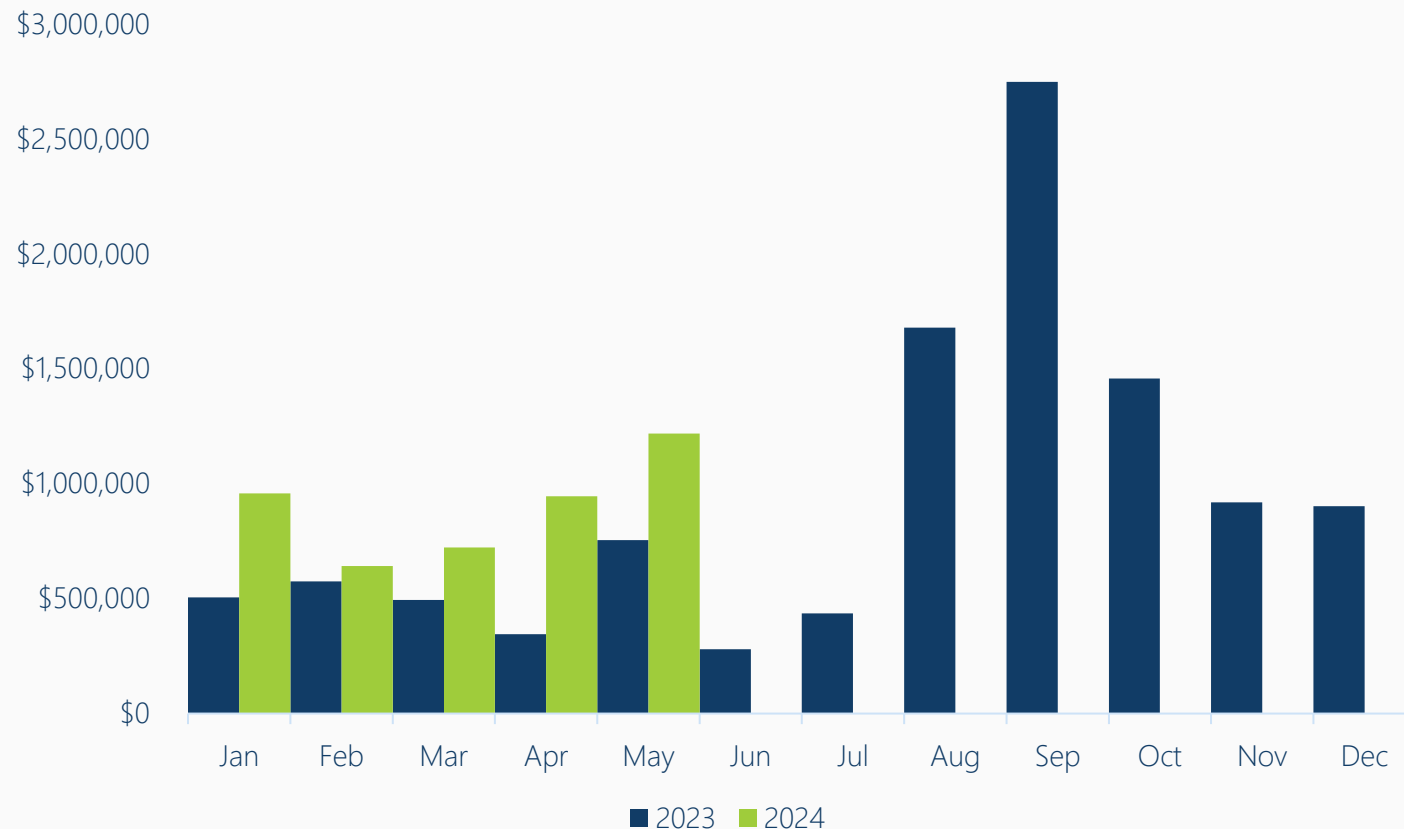
Simplify and streamline delivery of emergency financial assistance

2023 total: \$11M

2024 total (projected): \$11M



Rent assistance administered, Hennepin County and partners





Our goal: People in stable housing

Most people experiencing homelessness want housing.

Each of them walks a different path to make the transition.

Hennepin County staff walk with them.





The secret sauce:
A person-centered approach





Help people access
community-based resources
as **alternatives to shelter**

Hennepin Shelter Hotline

1 in 4

households diverted from
shelter every week



Improve emergency shelter

Single adults 18+

- Investing in 24/7 shelter options
- Completing capital improvements at shelters to increase safety and dignity
- Bringing new shelters online
- Focusing on specialty subpopulations

Families with children

- Eliminating self-pay
- Maintaining shelter-all practice for families despite unprecedented demand
- Keeping real-time data and by-name list
- Increasing services and staffing to be responsive to cultural needs and trends



Help people, wherever they are

Streets to Housing team

- Initial contact with people experiencing unsheltered homelessness
- Help meeting basic needs
- Connection to housing case management



The Streets to Housing team



Optimize Coordinated Entry

In 2023, we collaborated on making stronger housing referrals:

- 150 projects/ 50+ providers seeking referrals
- 2,235 referrals made during our improvement project

Resulting achievements

- 3,284 households added to priority list
- 0.28 days to referral (families)
- 1.12 days to referral (singles)





Reach 'Functional zero' housing milestones

Today: 94 veterans are homeless

Since January 2023:

321 veterans housed

Goal: End of 2024

Today: 313 households are
chronically homeless

Since January 2018

1,759 housed from chronic list

95% retention rate

Goal: End of 2025



Larry, housed in 2023



Provide person-centered, housing-focused case management

County staff and community partners helped house **2,171** people from shelter and unsheltered settings in 2023.



1,099

Housed just by Homeless to Housing since 2022

97%

Stay out of the homelessness system





Partner to increase
supportive housing
opportunities for people
exiting homelessness

538

new opportunities for people
who exit from homelessness
in 2023

- 43% site-based
- 33% scattered site
- 24% rapid rehousing

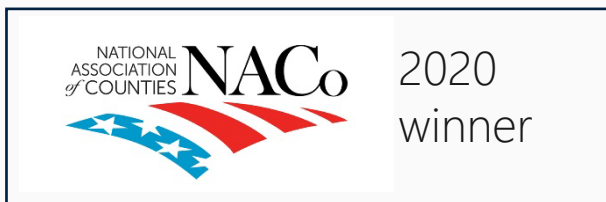


Seek reforms and alternatives in the Housing Support program

Housing Support
(‘GRH’ reform)

Rent = 30% income

This will benefit 2,000+ households in permanent supportive housing





Missions Lodge: Before

23 people slept in common space, divided by plastic curtains and old furniture





Missions Lodge: After

28 private bedrooms with large windows and refreshed furniture



What we need to sustain progress

Hennepin Shelter Hotline

Identifying safe shelter alternatives

24/7 operations

Ongoing at six partner locations

AICDC Homeward Bound

Serving Native American community

Shelter-all policies for families

Ensuring no child sleeps outside

Avivo Village

Serving people with behavioral health needs

Housing-focused case management

Helping transition people from shelter and streets to permanent housing

Affordable housing finance

Strategic work to address housing disparities



Opening doors

Creating and preserving rental and homeownership opportunities along the affordability continuum



Reducing disparities

Prioritizing housing resources to populations with greatest barriers to housing stability



Stabilizing housing for the long term

Reducing operating costs of affordable housing through deferred loans, deed restrictions



Deeply affordable

Data-driven approach

- Responding to data and people with lived experience of homelessness, housing instability
- Setting aside units for people at greatest health and safety risks when unhoused

Impacts of innovation

- 83 units of Single Room Occupancy Housing
- 575 Supportive Housing units financed



Deeply affordable



2022
winner



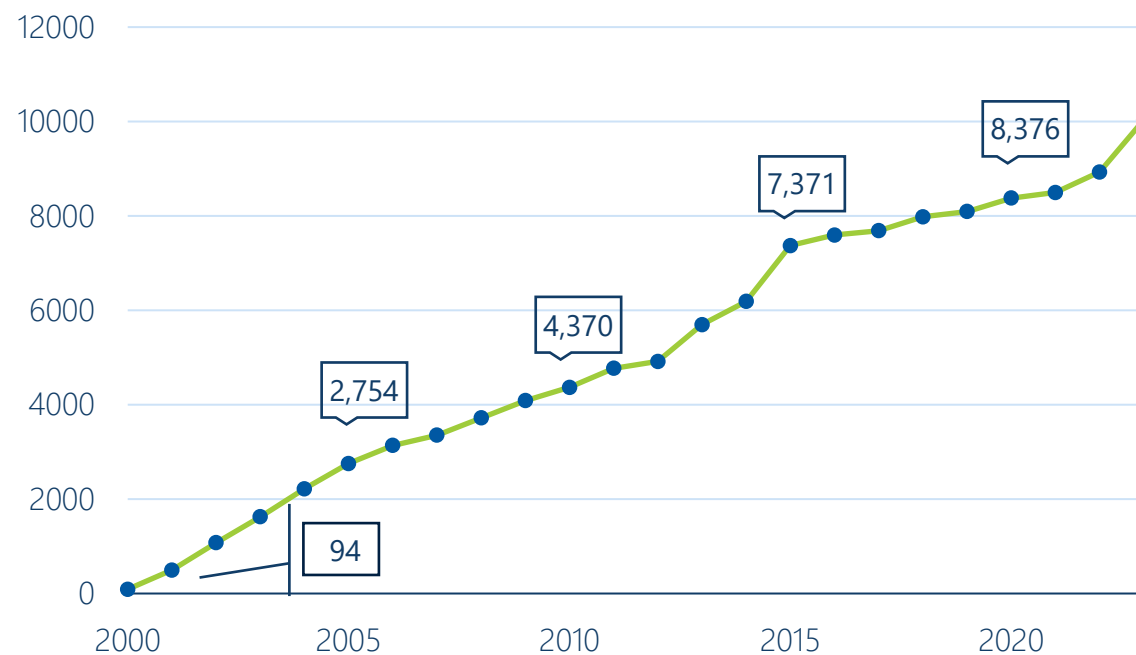


Affordable housing

Affordable housing pipeline production

- Strategic and reliable
- In 2023, Affordable Housing Investment Fund financed 10,000th unit

Cumulative units funded over time





Affordable housing

Accelerating housing production

- Provided high-powered awards to projects rebuilding neighborhoods and affordable housing ecosystem
- Expedited development of 1,200 units





Affordable home ownership

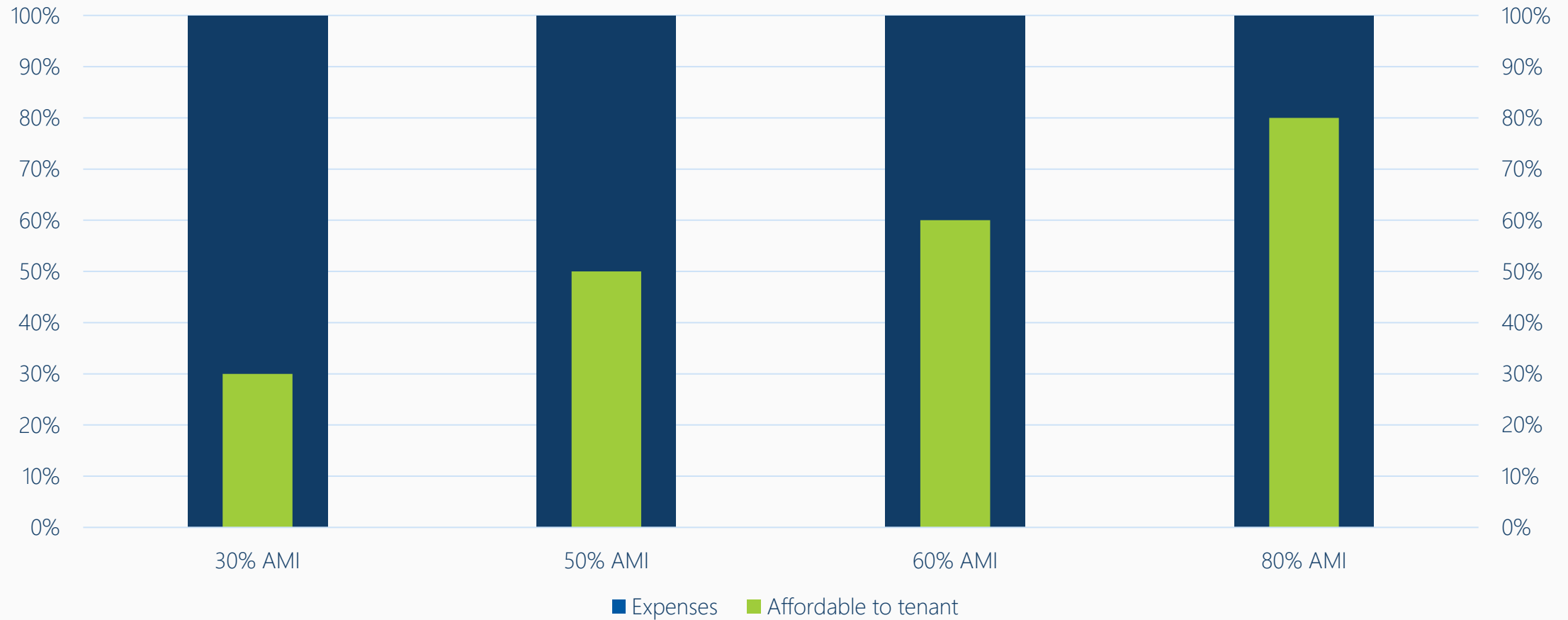
Removing systemic barriers to homeownership

- Preservation: Health, safety and livability repairs
- Production: Financing to create more affordable for-sale homes
- Access: Homebuyer assistance

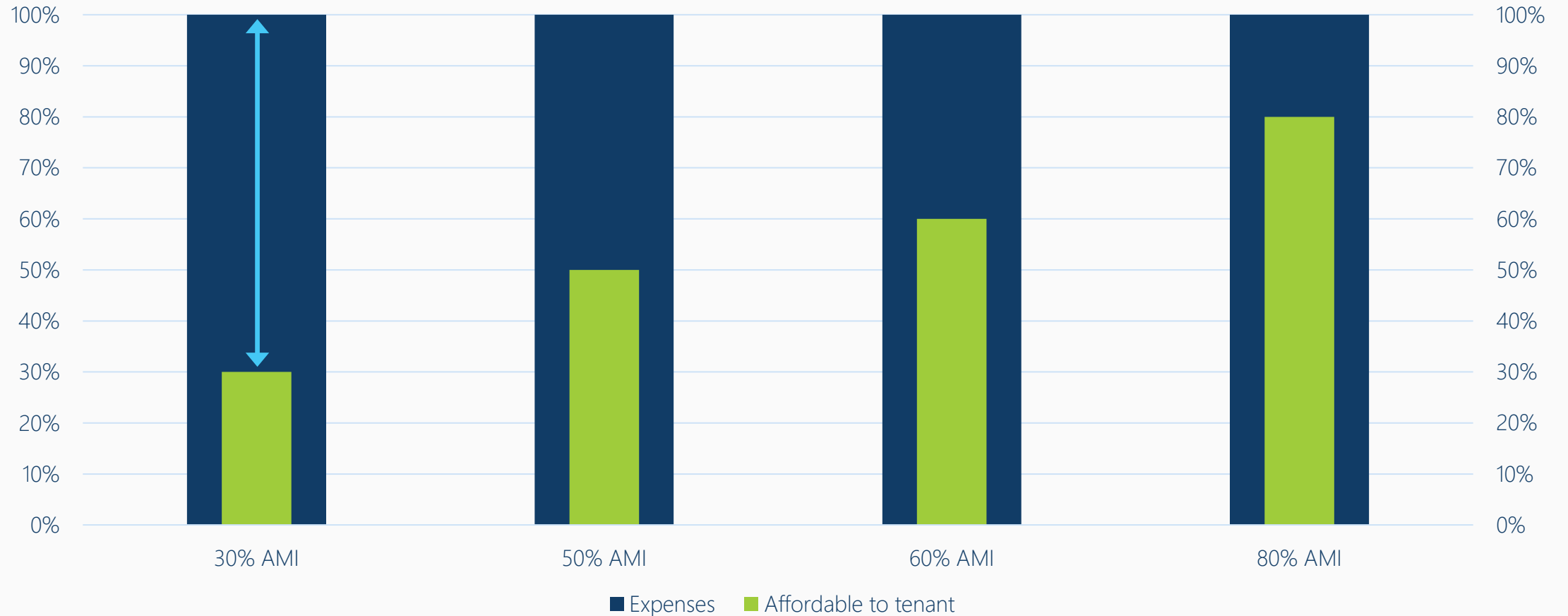


Kennitra, lead removal

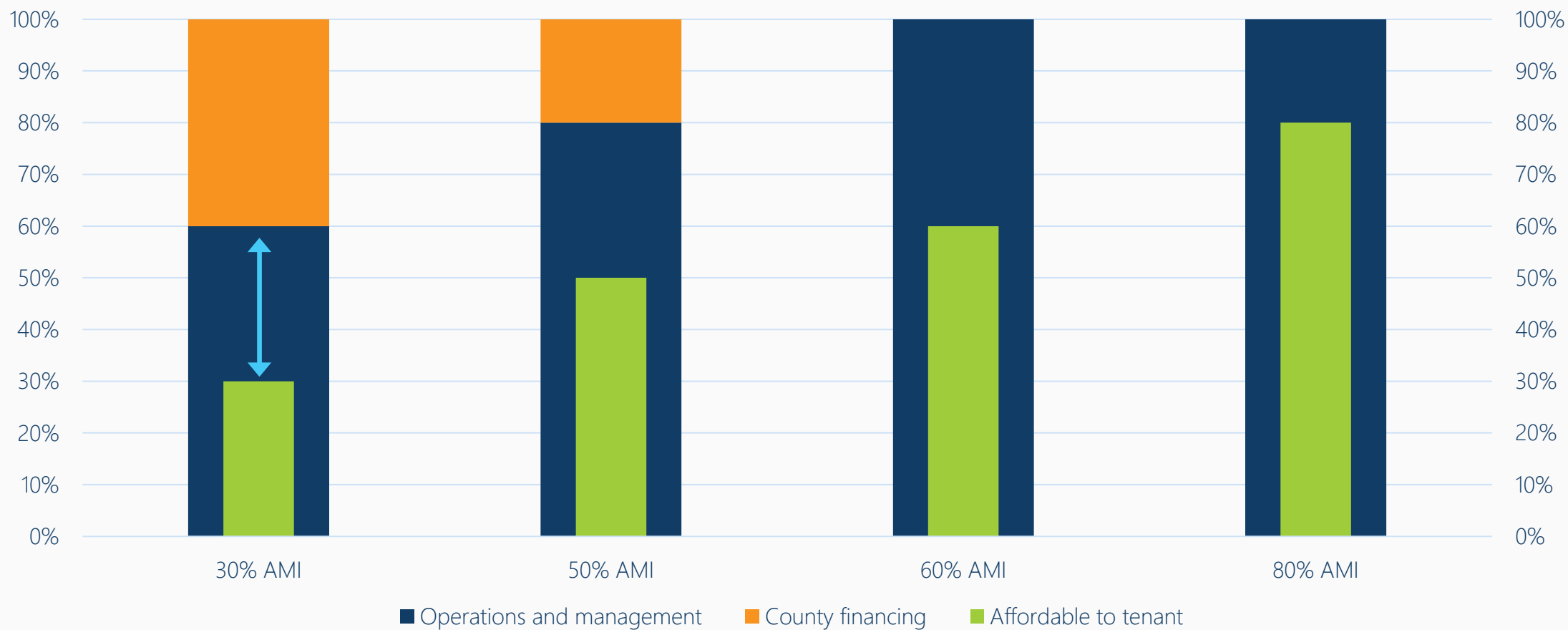
Affordable housing operating model



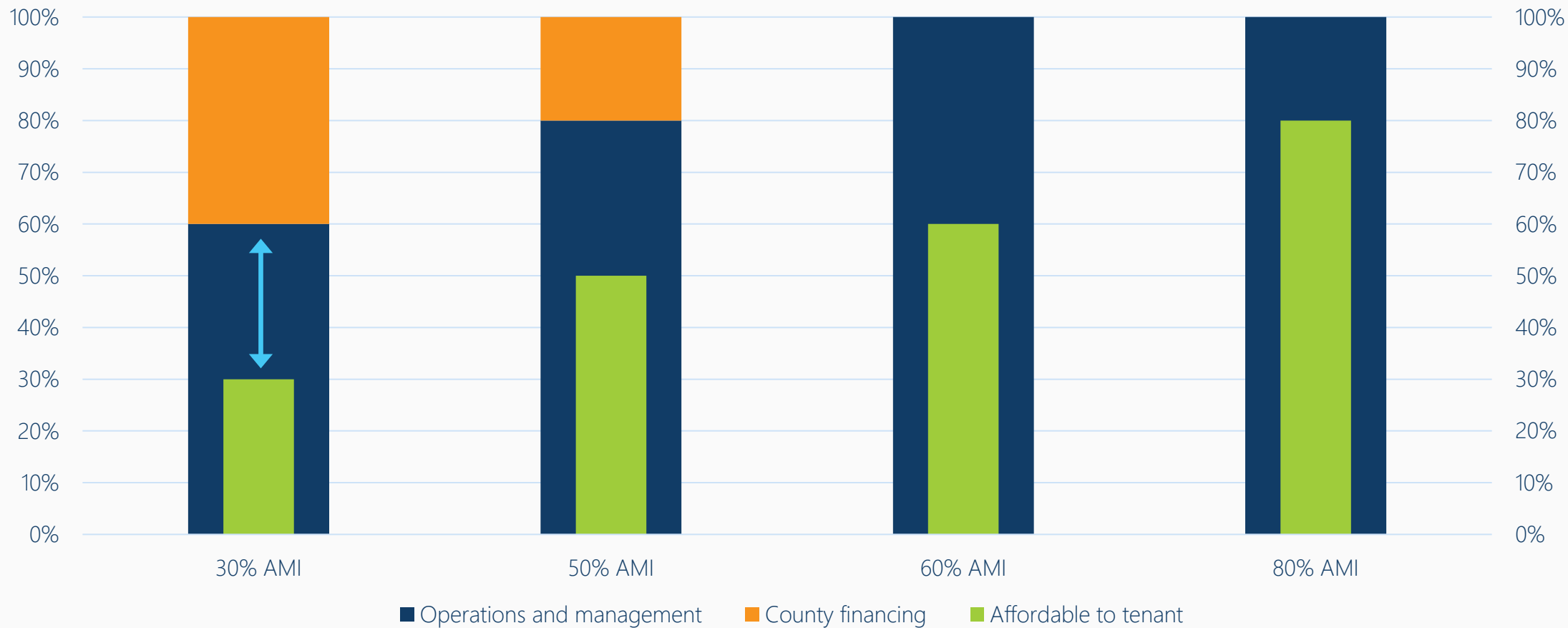
Affordable housing operating model



Housing finance reduces expenses



Rental subsidies cover the remaining gap



Pandemic-era challenges

Increased expenses for rental property owners

- Labor costs
- Insurance rates
- Interest rates
- Security
- Cleanup, repairs



The screenshot shows a news article header from the Federal Reserve Bank of Minneapolis. The header includes the bank's logo and name, a search icon, and a menu icon. The article title is "Talking 'toilets, taxes, and tenants': Challenges mount for apartment owners in Twin Cities area". Below the title is a short summary: "Conversations with leaders in the multifamily rental sector indicate that risks to their industry endanger future investments in housing supply and affordability". The date "March 29, 2024" is displayed at the bottom of the article snippet.

FEDERAL RESERVE BANK
OF MINNEAPOLIS

SEARCH MENU

Talking “toilets, taxes, and tenants”: Challenges mount for apartment owners in Twin Cities area

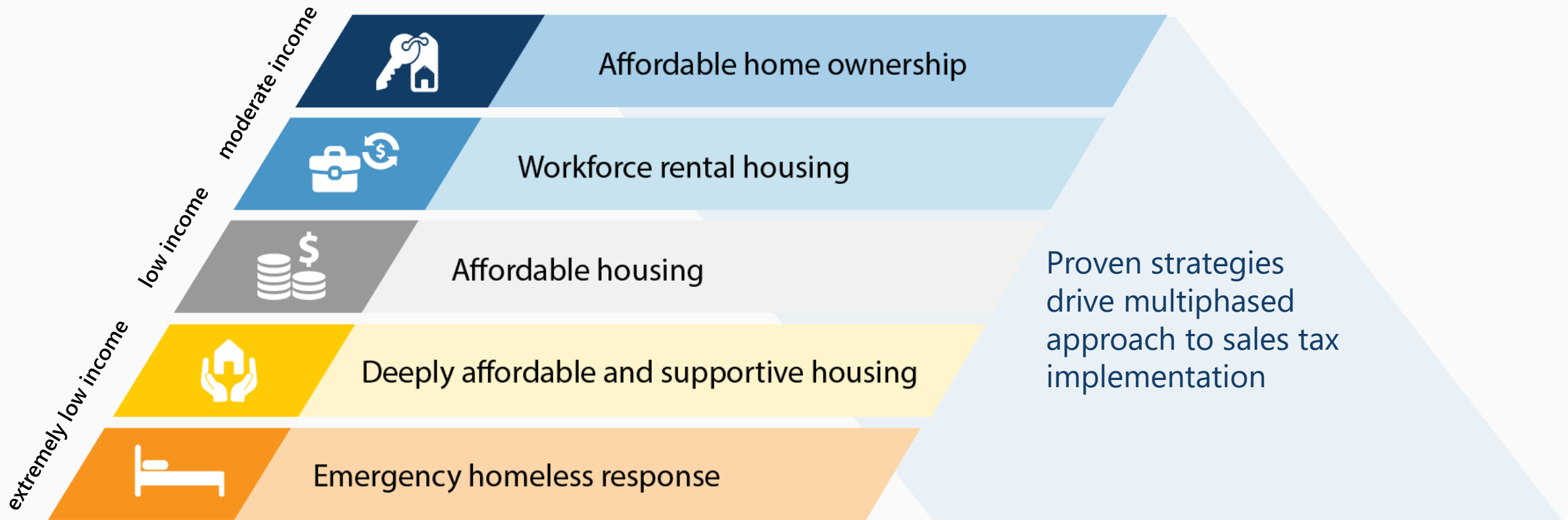
Conversations with leaders in the multifamily rental sector indicate that risks to their industry endanger future investments in housing supply and affordability

March 29, 2024

How we'll keep our momentum

- Leveraging new state and sales tax funding to continue and grow what is working
- Partnering locally and as a state to develop new responses and improvements

Metro Sales Tax and Use Tax for housing



Metro sales tax implementation plan



May: Legislature authorizes SAHA/LAHA

November: Hennepin County Board affirms the framework

January: Emergency Rental Assistance launches

Quarter 3: Repair + Grow RFP (\$22M)

December: Repair + Grow funding awards

Emergency rental assistance

Disperse Repair + Grow Funds

December: First report due; RFPs for expanded affordable housing production

Emergency rental assistance

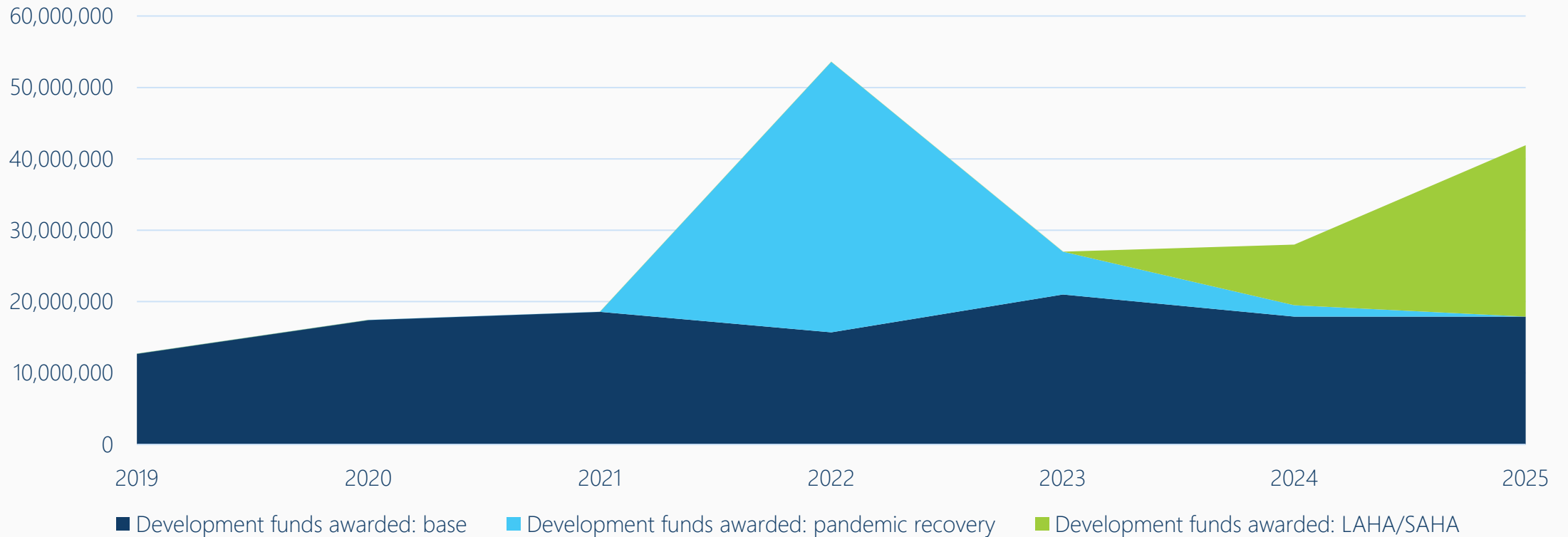
Supportive housing

Affordable housing production

Homeownership production, preservation



Unprecedented growth in investment continues

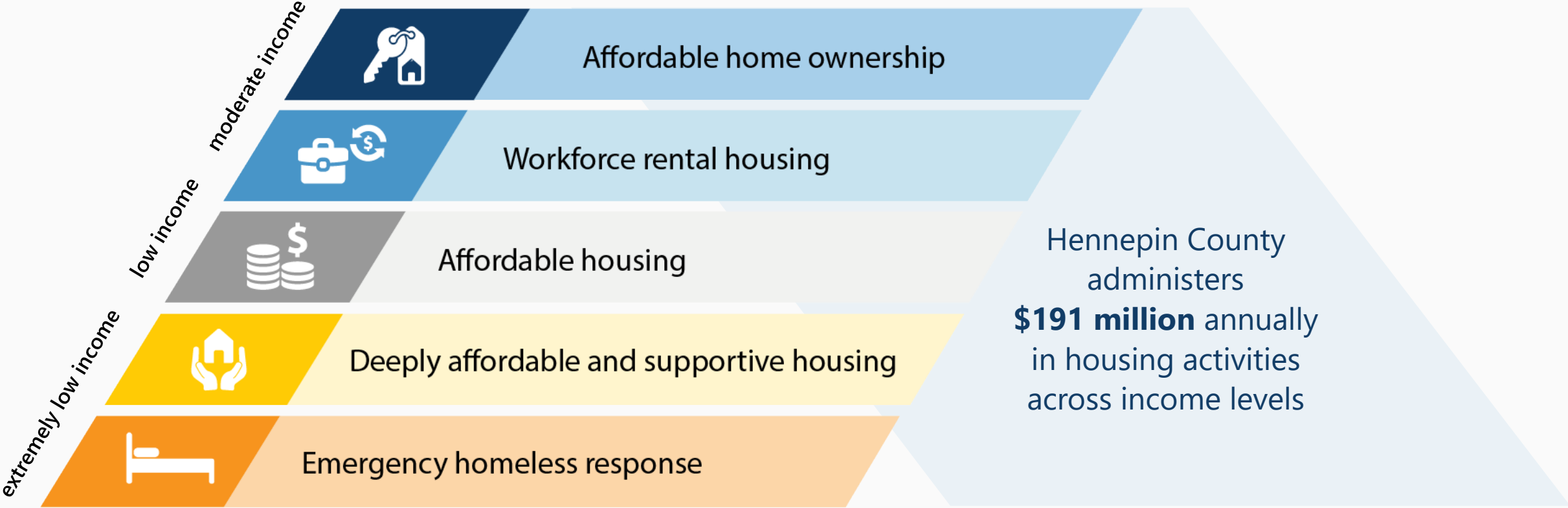


In the next 5 years we can:

- Create 5,000 new housing opportunities
- Preserve 3,000 homes
- Provide financial assistance to help 15,000 households avoid eviction
- Divert 6,500 households from needing shelter
- Move 10,000 people from homelessness to housing



Coordinated approach to housing systems



Discussion and questions



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