HENNEPIN COUNTY

MINNESOTA

Larry Houston and his Hennepin County case worker, Pam Lindo.

Briefing: Housing Domain 2025

Housing and Economic Development, Housing Stability

Our commitment to disparity reduction

Through policies, services and programs we will drive disparity reduction and work to benefit people's lives in the areas of:

- Health
- Income
- Justice
- Education
- Employment
- Housing
- Connectivity

Our shared purpose

Housing is a building block

Housing builds the foundation for all domains—and at the same time, increased income, education, employment, connectivity, justice, and health make it easier to access and maintain housing stability.

Celebrating the grand opening of Vista 44 in Hopkins.

Housing domain presenters

Kareem Murphy
Disparity Reduction Assistant County Administrator

Kevin Dockry
Chief Housing and Economic Development Officer
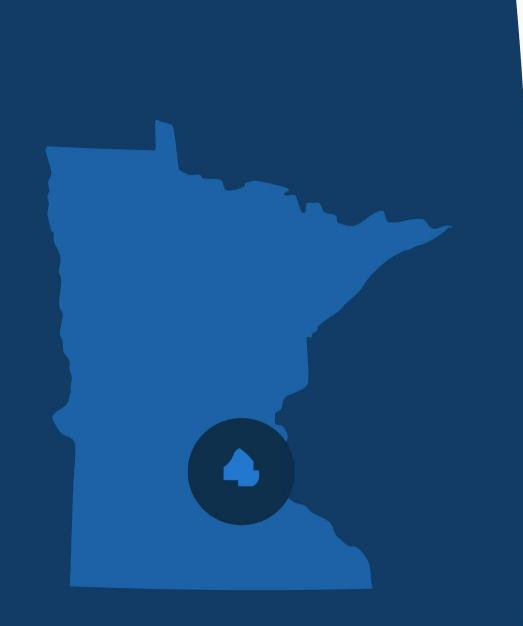

Julia Welle Ayres
Director, Housing Development

David Hewitt
Director, Housing Stability

Danielle Werder
Senior Department Administrator, Housing Stability

Agenda

- Navigating the housing landscape

- Tracking our systems-wide impact

- Highlighting the work

- Meeting the challenge

Navigating the housing landscape

Housing domain milestones

2000

Affordable Housing Incentive Fund

2006

Heading Home Hennepin

2016

Coordinated shelter response

2019

Supportive Housing strategy

Shelter revisioning

2021

Single-room occupancy task force report

Pandemic recovery efforts

2022-2024

Metro sales tax imple-mentation framework

Veteran homelessness effectively ended

Disproportionate harm to poorest households

Cost-burdened households by income range

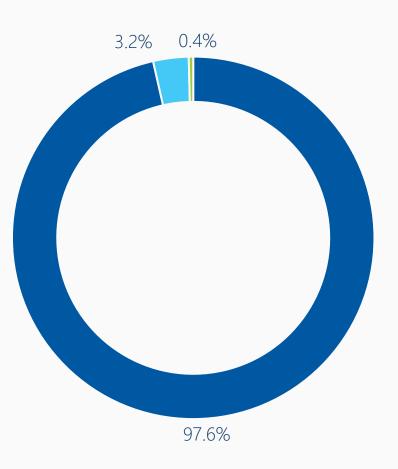| Income range	Severe burden	Burden	Without burden
Extremely low income (<30% AMI)	51,271	21,842	23,176
Low income (31%-50% AMI)	9,397	25,683	46,105
Moderate income (51%-80% AMI)	3,112	16,210	79,741

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

2017-2021 American Community Survey, 5-Year Data, IPUMS

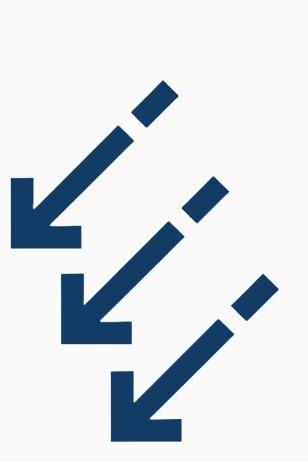# Disproportionate harm to poorest households

Households experiencing homelessness, by income range

- ■ Extremely low income (<30% AMI)
- ■ Low income (31-50% AMI)
- ■ Moderate income (51-80% AMI)

3.2%   0.4%

97.6%

Navigating headwinds

- Economic uncertainty
- Impacts of opioid use
- Lingering pandemic impacts
- Public safety challenges
- Increasing insurance rates
- Rising interest rates
- Increasing construction costs

County role in housing ecosystem

County Housing Stability — Person-centered services and assistance for priority populations

County Housing Finance — Gap and accelerator funding for long-term affordable and supportive housing

State housing finance — Primary funder of affordable housing

Cities — Land use, regulations, zoning, affordable housing funders

Public housing authorities — Tenant-based rental assistance, public housing

Hennepin

Tracking our systems-wide impact

Coordinated approach to housing systems

Moderate income

Low income

Extremely low income

Affordable home ownership

Workforce rental housing

Affordable housing

Deeply affordable and supportive housing

Emergency homeless response

Focus on households below 50% of the area median income

Together, Housing Stability and Housing Development are making homelessness rare, brief, and nonrecurring.

Individual
Make 1-to-1 connections with residents with housing barriers

Opening doors
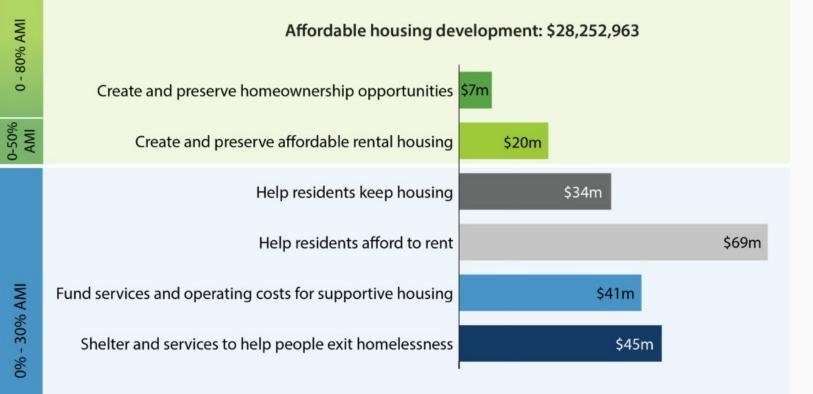Increase quantity, quality, and variety of housing opportunities

Creating pathways
Ensuring a robust continuum of affordable housing and direct client support, from exiting homeless through homeownership

Reducing disparities
Prioritizing housing resources for and partnerships with populations that have the greatest barriers to housing stability
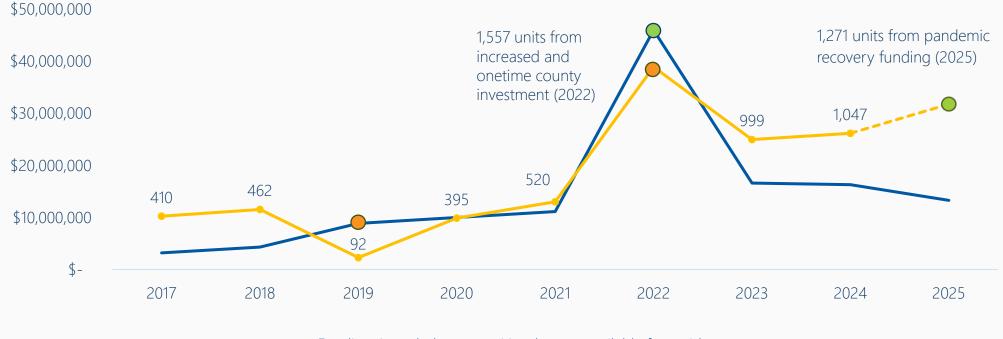
Hennepin housing 2024 funding by activity

0 - 80% AMI
0-50% AMI
0% - 30% AMI

Affordable housing development: $28,252,963

Create and preserve homeownership opportunities — $7m

Create and preserve affordable rental housing — $20m

Help residents keep housing — $34m

Help residents afford to rent — $69m

Fund services and operating costs for supportive housing — $41m

Shelter and services to help people exit homelessness — $45m

Homelessness and housing services: $190,296,042

Steady, increased funding creates more homes

Funding and homes opening per year

1,557 units from increased and onetime county investment (2022)

1,271 units from pandemic recovery funding (2025)

410

462

92

395

520

999

1,047

—— Funding Awarded   —●— New homes available for residents

$50,000,000
$40,000,000
$30,000,000
$20,000,000
$10,000,000
$-

2017   2018   2019   2020   2021   2022   2023   2024   2025

Creating more housing allows housing choice
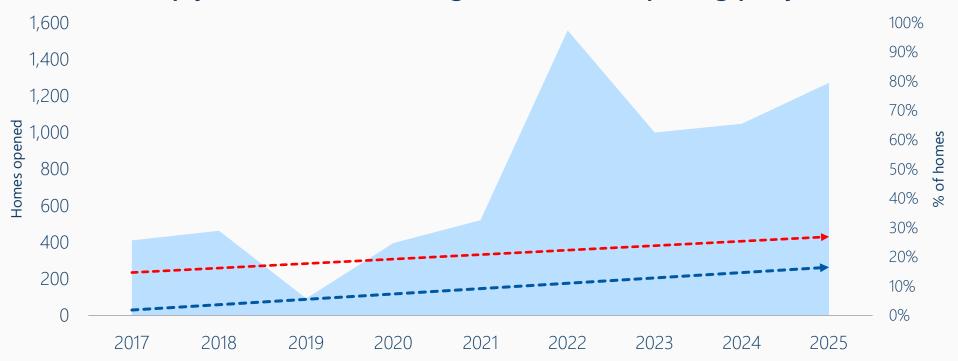

Wangstad Commons in Brooklyn Center

Example of four developments now welcoming renters:

- Union Park Flats (St. Louis Park)

- Wangstad Commons (Brooklyn Center)

- Plymouth Ave (North Minneapolis)

- Tessman Ridge (Brooklyn Park)

More housing leads to more dedicated units

Deeply affordable and designated homes opening per year

Legend:
- Total new homes available for residents
- Percent of units for people <30% AMI
- Percent of units for priority populations

X-axis (years): 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025

Left Y-axis (Homes opened): 0, 200, 400, 600, 800, 1,000, 1,200, 1,400, 1,600

Right Y-axis (% of homes): 0%, 10%, 20%, 30%, 40%, 50%, 60%, 70%, 80%, 90%, 100%

More homes for people exiting homelessness means more people exiting homelessness

- **73% of site-based housing units** for people exiting homelessness funded by county investments

- **1,800 units** housing people prioritized and referred from Hennepin County Housing Stability

- **2024: 129 units** for people exiting homelessness

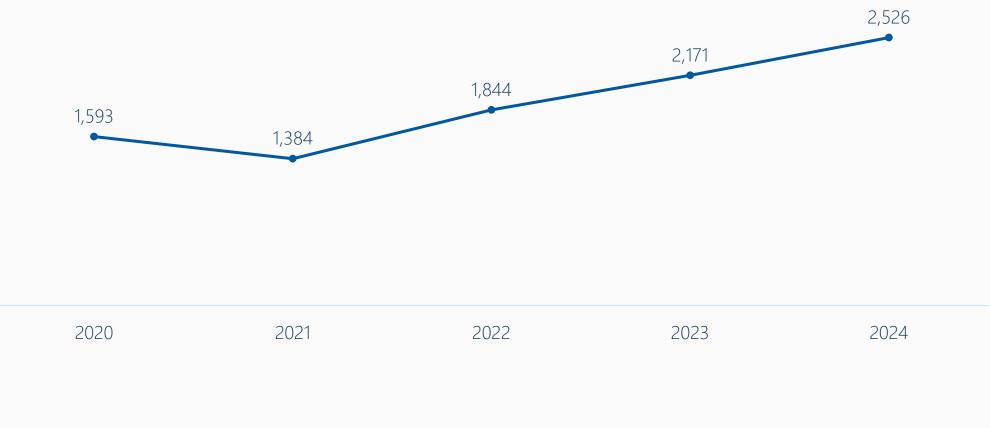- **2025: 207 units** for people exiting homelessness

925 Studios in Minneapolis, a county-funded Single Room Occupancy property.

More people transitioning into housing each year

County- and partner-facilitated entries into housing, by year

Year	Value
2020	1,593
2021	1,384
2022	1,844
2023	2,171
2024	2,526

Point in Time Count historic trend, 2005-2025

Legend: ■ Sheltered ■ Unsheltered

Ratios of people without shelter, 2024 PIT

Community	Population	Unsheltered	% population unsheltered	Change from 2020
Multnomah County (Portland)	0.8M	3,944	0.48%	94%
Alameda County (Oakland)	1.7M	6,343	0.38%	49%
King County (Seattle)	2.3M	9,810	0.43%	76%
Travis County (Austin)	1.3M	1,266	0.10%	-20%
Metro Denver (7 county region)	3.2M	2,919	0.09%	87%
United States	331.4M	48,144	0.08%	21%
Hennepin County	**1.3M**	**496**	**0.04%**	**-23%**

Ratios of people without shelter, 2025 PIT

Community	Population	Unsheltered	% population unsheltered	Change from 2020
Multnomah County (Portland)	0.8M	6,912	0.85%	239%
Alameda County (Oakland)	1.7M	6,343	0.38%	49%
King County (Seattle)	2.3M	9,810	0.43%	76%
Travis County (Austin)	1.3M	1,577	0.12%	0%
Metro Denver (7-county region)	3.2M	2,919	0.09%	87%
United States	331.4M	48,144	0.08%	21%
Hennepin County	**1.3M**	**427**	**0.03%**	**-33%**

Highlighting the work

Continuous improvement in action
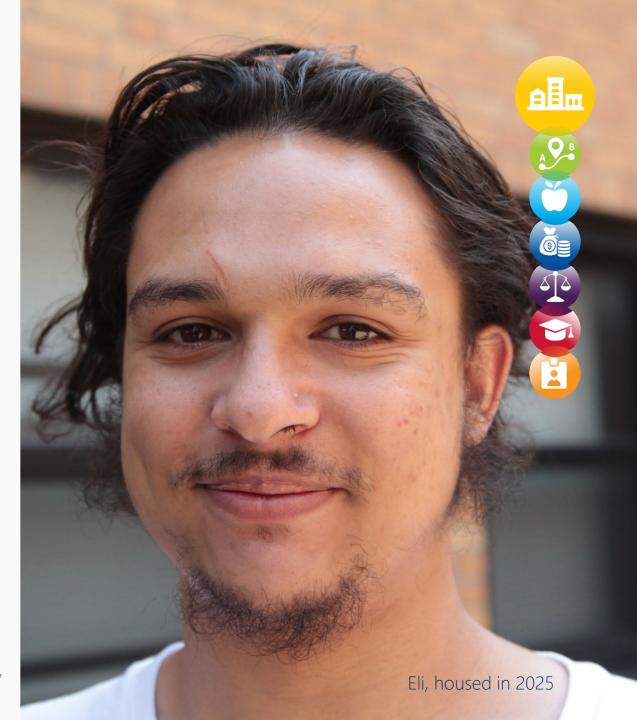
Strategies realized

- Improved and streamlined the homeless response system

- Got better housing outcomes for people

- Connected people to helpful resources

- Joined with providers to create a multifaceted system

Richard, housed in 2024

Centering service on the person

We are meeting each person where they are and addressing their unique needs with:

- Diversion

- Navigation

- Unsheltered or sheltered services

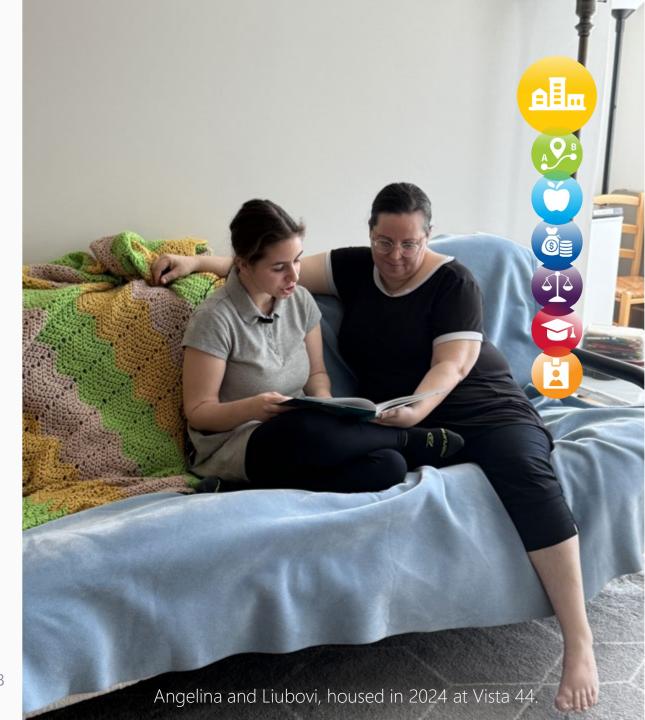- Housing case management

- Coordinated entry

Eli, housed in 2025

Housing families

Decreasing family shelter use by 30% didn't happen by accident.

The proven methods we use in our family homeless response system have housed hundreds of families by:

- Increasing supports
- Supporting sustainable housing goals
- Improving data quality

Angelina and Liubovi, housed in 2024 at Vista 44.

Effective end to veteran homelessness

Navy veteran Alyssa Koeppen, housed in 2024.

Removing systemic barriers to homeownership

Downpayment assistance helped 54 families purchase their first home in 2024; 57% people of color

Development made 268 homes affordable to moderate income buyers; since 2021

Ebony (right) closed on her first house with the help of the county's downpayment assistance program. 30

Preserving homes for residents—now and into the future

Preservation: every year, more than 200 homes are made

- Safer

- Healthier

- Energy efficient, climate resilient 🍃

Supports low-income families and seniors

County programs provided Kennitra with lead mitigation and repair supports. 31

Meeting the challenge

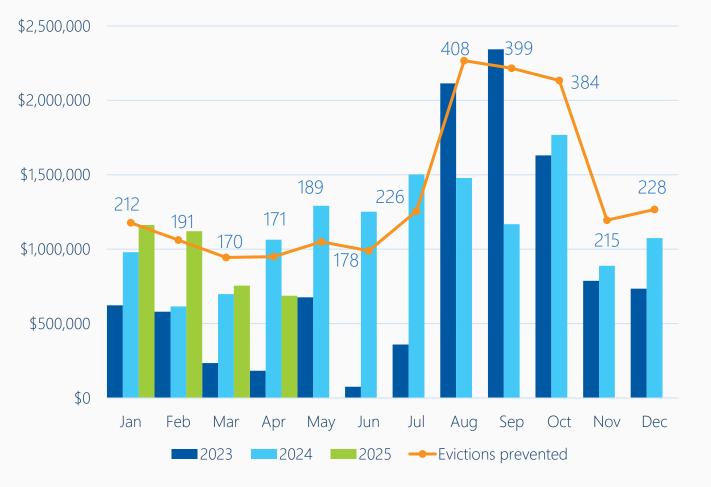Emergency rent assistance prevents evictions

2023 total: $10.3M
2024 total: $13.8M
2025 projected: $10.1M

Funds administered, Hennepin County and partners

Legend: 2023, 2024, 2025, Evictions prevented

Evictions prevented data points: 212, 191, 170, 171, 189, 178, 226, 408, 399, 384, 215, 228

Repair + Grow

What we learned: Patterns of distress since 2020

Increased operating expenses
71% of owners faced excessive operating costs in at least 2 key cost drivers (insurance, security, repairs)

Lost rent
57% of owners experienced issues with unpaid rent

Insufficient reserves
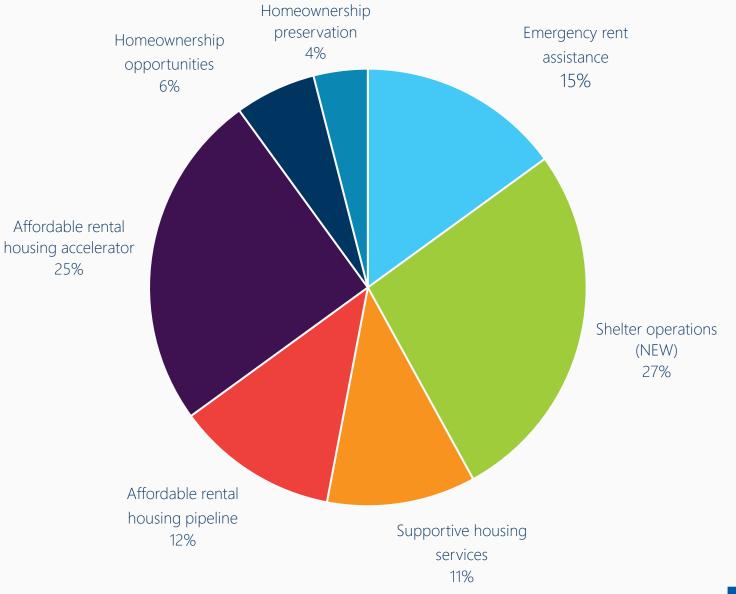86% of owners struggled with undercapitalized reserves

Repair + Grow

$17.3M to 9 organizations

Supports 8,793 units

1,135 units for people exiting homelessness

Average tenant income: $22k (<30% AMI)

Increasing occupancy
To maximize housing opportunities and stabilize communities

Restoring reserves
For long-term impact and sustainability

Local Affordable Housing Aid: Updated county framework

Homeownership preservation
4%

Homeownership opportunities
6%

Emergency rent assistance
15%

Affordable rental housing accelerator
25%

Shelter operations (NEW)
27%

Affordable rental housing pipeline
12%

Supportive housing services
11%

Local Affordable Housing Aid estimated impacts

- Create 66% more affordable rental housing

- Create 30% more housing designated to people exiting homelessness

- Create 100% more affordable homeownership opportunities

- Accelerate development of high-priority projects

- Make homes more climate resilient in addition to healthier and safer

Our strategic approach

Create housing to end homelessness

Focus on what works

Prioritize the most vulnerable

Center services on people

Hold the course: strategy drives our investments

Hennepin

Housing Domain

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