

# Hennepin Housing

A safe and affordable place to live is the foundation on which people build successful lives and contribute to their communities. This basic need is becoming increasingly difficult for many Hennepin households to meet.



## Burden of housing costs

146,781 households (30% of all households) pay more than 30 percent of their income toward housing, putting them at risk of being unable to afford to meet other basic needs like health care, food, transportation and education.



■ Cost-burdened households 146,781  
■ Non-cost-burdened households

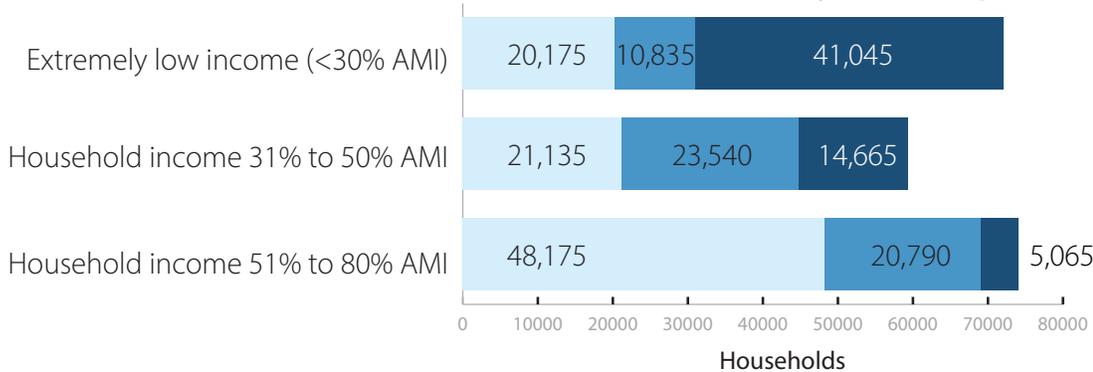
Source: U.S. Census Bureau, 2013-2017 American Community Survey (ACS) 5-Year Estimates (released December 6, 2018).



Current area median income (AMI) for a family of four is \$103,400;  
30% of AMI is \$31,020 | 50% of AMI is \$51,700 | 80% of AMI is \$82,720

Lack of housing affordability harms very low-income households most

Cost-burdened households by income range\*



■ % without cost-burden ■ Hh with hsg cost >30% but <50% of income ■ Hh with hsg cost >50% of income



People of color are disproportionately impacted. Compared to white households:

- Indigenous households are nearly three times more likely to be housing cost burdened,
- Black households are more than 2 times more likely,
- Latinx households are more than 1.5 times more likely.

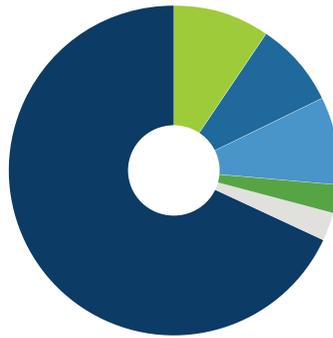
\*Source: U.S. Department of Housing and Urban Development, 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data, (released June 25, 2018).

\*\*Source: US Census Bureau, 2000 Census and 2013-2017 American Community Survey (ACS) 5-Year Estimates, adjusted for inflation.

# Hennepin County housing actions

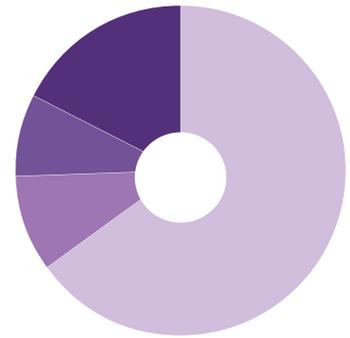
As one of several major agencies working to address affordable housing needs in the region, Hennepin County supports the creation and preservation of affordable housing through capital investment and meeting the housing needs of our most vulnerable residents through supportive housing services.

Funding by activity



  
**\$146**  
 MILLION  
 ANNUALLY

Funding by source

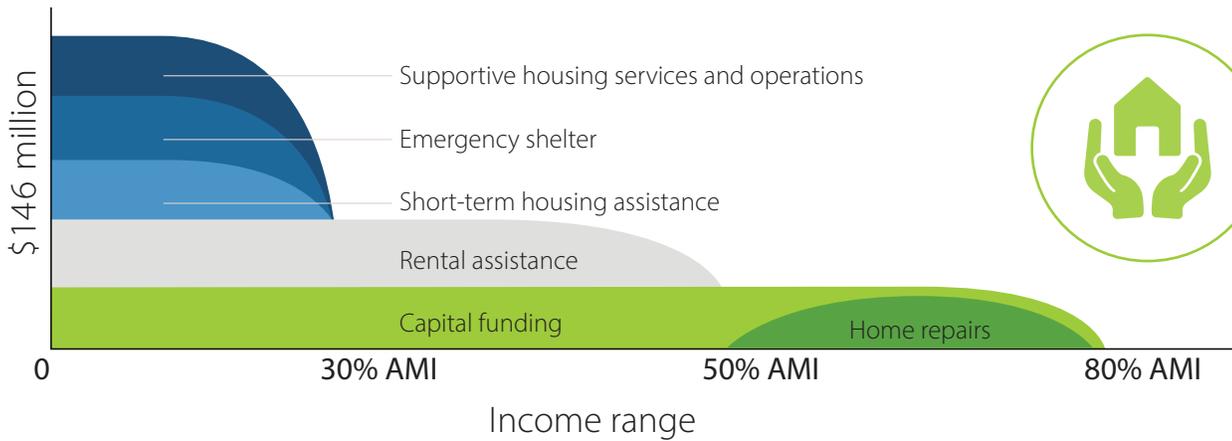


- Supportive Housing Services and Operations
- Emergency Shelter
- Capital Funding for Affordable Housing

- Short-Term Housing Assistance
- Rental Assistance
- Home repairs for low-income homeowners

- Federal
- Hennepin County HRA\*
- County
- State

## Income of residents served by county housing activities



### Create and preserve affordable housing

- 1,100 units of affordable housing created or preserved on average each year
- \$13.5 million invested annually
- \$150 million in outside funding leveraged each year on average
- \$3 million to preserve 500 units of naturally occurring affordable housing (NOAH)
- 49% of units created in last 10 years were affordable to households below 30% AMI

Provide financial assistance for health and safety repairs in about 160 homes each year, including removing lead hazards and other critical repairs.



## Fund services and operating costs for supportive housing

Supported services and operations for more than 15,000 units of supportive housing, investing \$98.8 million in transitional and permanent housing. 90% of this funding comes from state and federal agencies.

## Help residents avoid or exit homelessness

Every year, Hennepin County helps more than 7,500 residents experiencing or at risk of homelessness access and maintain housing.

## Help residents afford housing

636 households

helped by investing \$4 million in rent subsidies

## Shelter people experiencing homelessness

8,000 people experiencing homelessness find shelter every year through

1,200 single shelter beds and as many as

200 family rooms supported by the county.



7,500+ households assisted

\$1,500 per household

\$12 million per year



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# Shelter 2021

Shelter is a temporary, emergency response meant to preserve the safety of families and single adults while they are experiencing homelessness.



## Quick facts



1,200 adult  
shelter beds  
in 2021



2,165 exits from  
homelessness to  
permanent housing  
in 2020



70.4 % fewer families  
using shelter than in 2014



Moving forward,  
success will mean  
less reliance on  
emergency shelter  
because of diversion  
work upstream.

## Impacts and opportunities from COVID-19

We knew early in the pandemic that we wanted to avoid the kinds of devastating shelter outbreaks other cities were experiencing. With our partners, Hennepin County moved quickly to deconcentrate shelters, relocating elders and others at highest risk of death if they became ill from the virus.

### Protective shelter at hotels

Hennepin County invested \$16.5 million – including \$15.2 million in CARES funding – to lease space in area hotels. Over 11 months, this allowed us to:

- Provide protective shelter for more than 1,100 people
- Offer safe isolation space for 676 people as they recuperated from illness or awaited a test result
- Deconcentrate shelters, allowing for social distancing and deep cleaning

### More shelter, safer shelter

During 2020, Hennepin County operated the largest shelter system in its history. With the addition of the hotel program and 200 new beds our partners brought online, a total of 1,200 shelter accommodations meant more people than ever could shelter at county-supported facilities.

#### In addition:

[\\$5.7 million investment](#) in CARES funding to acquire new shelter sites

[\\$1.4 million investment](#) in county funding to expand support services for people experiencing homelessness, including homeless diversion and street outreach

[\\$5.7 million investment](#) in combined funding to improve safety and to ensure every shelter facility meets strict CDC COVID-19 safety guidelines, offers 24/7 accommodations and has adequate staffing to implement rigorous cleaning and safety protocols

[\\$320,000 in CARES funding](#) to pay maintenance staff, who normally would clean county buildings, to provide deep cleaning at several county-funded shelters, according to need



## Hotels to Housing

Our goal from the start was to transition every person sheltering in the hotels to housing. As of late February, 175 people were matched with a permanent housing solution.

Of those, several already are living in a multiunit building purchased with CARES Act funding. That facility, owned by Hennepin County, is operated by our private-sector partners.

### Purchased hotels

Hennepin County has purchased hotel properties that could eventually transition from protective shelter and isolation and quarantine to deeply affordable housing. At this time, residents are people who have tested positive for COVID-19, or are awaiting a test result, or senior citizens and others with underlying physical conditions that put them at higher risk for complications from COVID-19.

#### **Stevens Square Residence, 30 units**

Whittier Neighborhood, Minneapolis  
Purchased November 16, 2020

#### **Metro Inn Protective Shelter, 34 units**

Windom Neighborhood, Minneapolis  
Purchased November 23, 2020

*We are looking at other purchased multiunit facilities for long-term, deeply affordable housing.*

#### **University Inn Isolation and Quarantine shelter, 45 units**

Dinkytown Neighborhood, Minneapolis  
Purchased December 21, 2020

#### **luMinn Isolation and Quarantine Shelter, 55 units**

Downtown West Neighborhood, Minneapolis  
Purchased December 23, 2020

## COVID-19: Lessons learned

Providing 24-hour shelter with case management has increased the efficiency with which we can connect people with housing options, enabling people to leave shelter sooner for permanent housing.

Single-room occupancy options fill a gap for those needing deeply affordable, low-barrier housing, who up to this point have often experienced long-term homelessness.

The eviction moratorium combined with rent assistance dramatically reduces the need for family shelter.

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