

Homelessness in Hennepin County

- Last Wilder count – 3,665 people on a single night – October 2015
- Youth at highest risk of homelessness, proportional to their population
- Racial inequities are high – especially African American and Native American
- 83% of homeless adults report mental illness, substance abuse, or chronic health condition – 44% have more than one
- 35% of women homeless due to domestic violence



Hennepin County Minnesota

Hennepin County Housing Governance Council

Meeting January 17, 2017

Hennepin County Human Services

Background on Housing

- 1.2 million people in Hennepin County
 - 63% homeowners; 37% renters
 - 82% living in same place as one year ago
 - 194,000 rental units
 - Average rent – Mpls \$1,225, metro \$1,061
 - Vacancy rate – Mpls 3.2%, metro 2.5%

Source: U.S. Census Bureau, Mpls CPED

Income Levels in Hennepin County

Income Comparisons

Area Median Income (AMI) - family of 4	\$85,800
80% AMI - eligible for subsidized housing	\$68,640
income to afford median apt paying 30% income	\$37,360
30% AMI	\$25,740
poverty - family of 4	\$24,300
full time income at minimum wage - \$9.50/hour	\$19,836
poverty - family of 1	\$11,880
average income - homeless adult	\$7,200

Market for low income households

households 2010-2014	484,868
households in poverty	63,033
gap in affordable housing at 15% AMI	(32,074)
gap in affordable housing at 30% AMI	(78,102)
# affordable/available unit per 100 hh at 15% AMI	24
# affordable/available unit per 100 hh at 30% AMI	33

Housing for those on public assistance

	1986	1997	2005	2010	2015
HUD Fair Market Rent 2 bdrm apt	\$480	\$621	\$928	\$899	\$1,027
MN Family Investment Program (MFIP) family of 4	\$621	\$621	\$621	\$621	\$731
General Assistance	\$203	\$203	\$203	\$203	\$203
Supplemental Security Income	\$336	\$484	\$579	\$674	\$733



County clients – October 2016

- 350,083 unique HSPHD clients

service area	population	percent in other service areas
health care	237,597	54%
child support	139,376	41%
cash/food/emerg asst	124,843	89%
social service	29,935	76%
child case assistance	9,140	98%



Target Population Numbers

Data source	# of clients*	% on Public Assistance	% who received Health Care Benefits	% who had at least one stay in Shelter
Adult Corrections	31541	42%	44%	5%
Booking	15675	52%	51%	9%
Child Protection	9125	75%	78%	4%
Hennepin Health	8441	50%	98%	7%
Developmental Disabilities	5906	33%	79%	<1%
Chemical Health	5703	72%	73%	12%
Mental Health	1645	69%	85%	8%
Teen Parents	1274	83%	90%	6%
Mentally Ill & Dangerous	216	45%	88%	1%
Transition Age Youth	171	74%	88%	8%

*Number of clients is limited to only those who could be matched to a PMI number. Typical match rates were between 70% and 80%. There were 66,769 distinct clients identified in this analysis.

Hennepin County Human Services



Housing Survey of County Clients - 2008

- Living on own with no supports – 40%
- Housing with supports – 35%
- Homeless or doubled up – 26%
 - Nearly half were homeless/doubled up in past 3 yrs
- 39% in their current housing more than 1 yr
- Half want help paying for housing
- 80% want services
- 27% report no rental barriers

Homelessness in Hennepin County

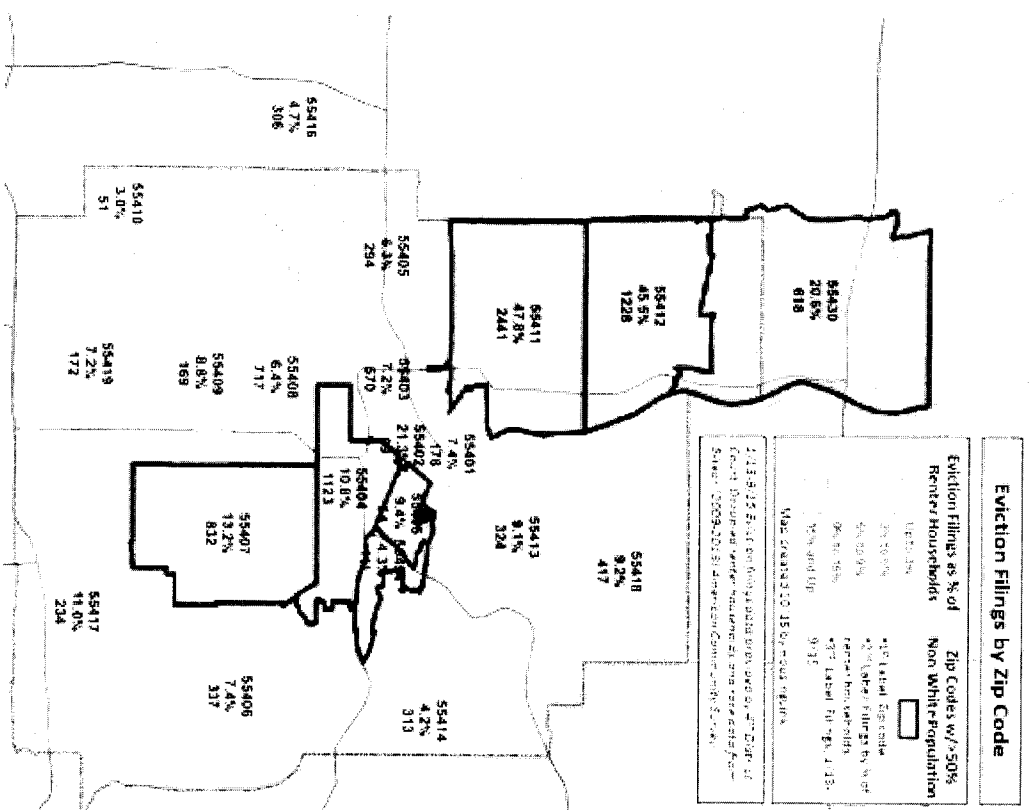
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Homelessness in Hennepin County

- 36% left housing because they couldn't afford it.
- 41% are on waiting list for affordable housing.
- Another 14% can't get on waiting list because it is closed
- 63% of men have been incarcerated; 30% of women
- 36% of homeless youth have lived in foster care

Evictions

- Most evictions are related to non-payment of rent; \$2000 owed
- 45-48% of households in 55411 and 55412 had a filing in the past 3 years



Capital funding in Hennepin County

- A portion comes from the federal government as entitlement grants. Around \$4 million – enough to build 16 units at \$250,000 each
- A larger portion comes through MN Housing - varies
- Affordable Housing Incentive Fund - \$2.7 million – all county funds
- Funds pay for a portion of building costs in many projects. Ensures they get built, but we don't pay the majority and can't mandate who they serve.

Minnehaha Townhomes as budget example

Hennepin County AHIF	\$400,000
City of Mpls Trust Fund	\$800,000
HC Transit Oriented Development	\$540,000
Federal Home Loan Bank	\$300,000
Mpls Public Housing Authority	\$500,000
Sales Tax Rebate	\$6,384
Met Council LHIA	\$400,000
EDHC MF	\$1,170,475
TOTAL	\$4,116,859
<i>cost per unit</i>	<i>\$257,304</i>

Subsidies for Housing

- Subsidizing the cost of building housing is often insufficient to make it affordable to someone below 30% AMI.
- Most extremely low income households (below 30% AMI) need an additional subsidy to afford housing that was already subsidized in construction.
- Subsidies come from state vouchers, federal Public Housing, federal Project-Based and portable subsidies.

Types of Housing Monitored by Henn Co

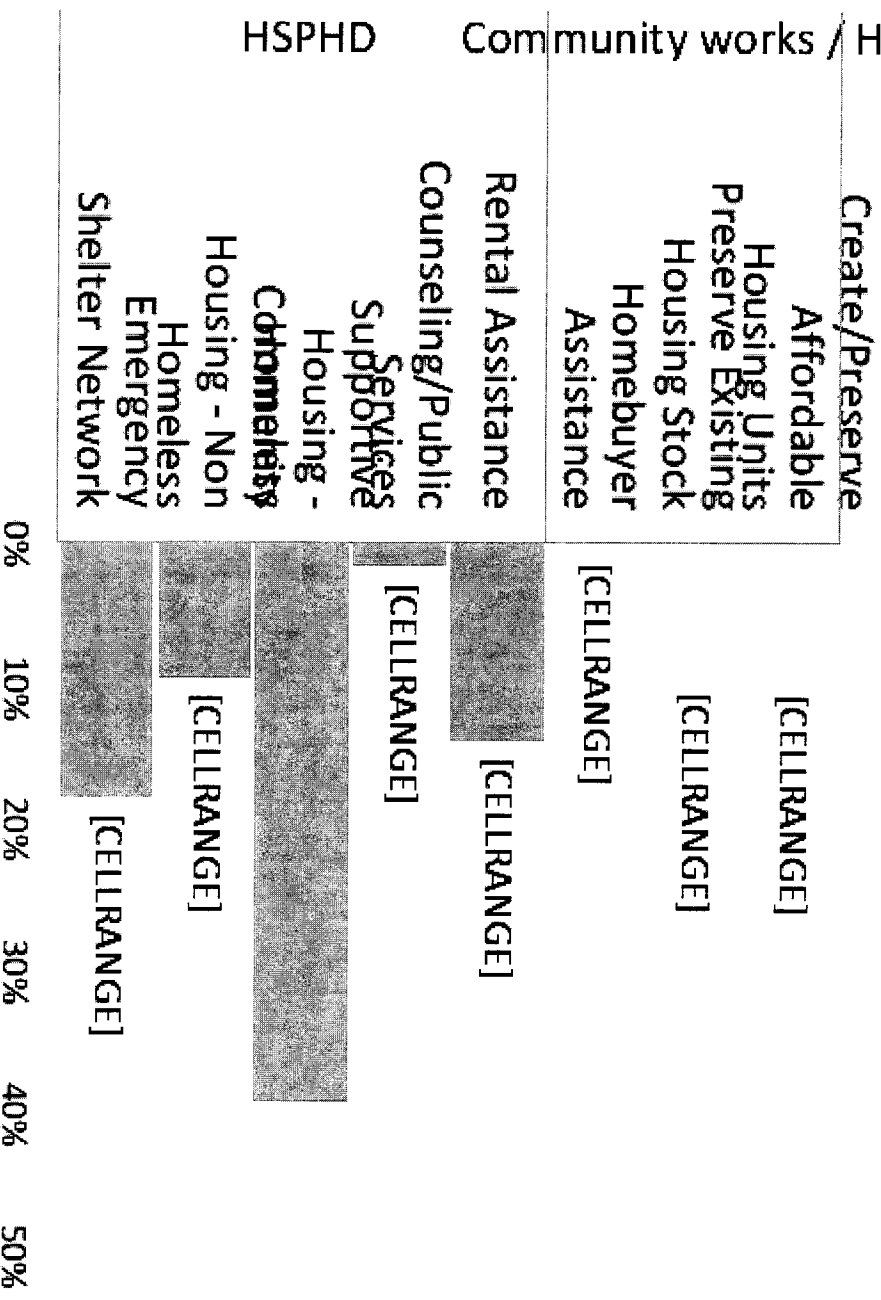
- Board and Lodge – 46 programs, 1953 clients
- Family Adult Foster Care – 50 sites, 136 clients
- Corporate Adult Foster Care – 2 providers, 29 beds
- GRH Demo – 8 providers, 432 clients
- Customized (Assisted) Living – 140 sites 2032 clients
- LTH GRH – Housing First – 13 vendors, 1170 clients
- Specialized Choice – 26 vendors, 800+ clients
- CoC funded – 39 providers, 1256 clients

Service funding in Hennepin County

GRH Setting Type	# served Sept 2016
Long-term Homeless Supportive Hsg	1,772
Board and Lodge with services	1,287
Adult Foster Care	1,161
Board and Lodge	640
Housing with Services Establishment	504
Boarding Care Home	245
Metro Demo	164
Total	5,773

Funding – Where it goes

Spending as Percent of Total Funding
(GRH Excluded)



Hennepin County Human Services

