



Hennepin County Minnesota

Hennepin County Housing 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 (2015)	\$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 in Hennepin County

number of households (census est 2010-2014)	484,868
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

Source: The Gap: The Affordable Housing Gap Analysis 2016 by National Low Income Housing Coalition

Housing costs for people receiving 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

Target Population Numbers - 2015

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 18-24	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.

Housing Survey of County Clients - 2008

- Living on own with no services – 40%
- Housing with services – 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

Source: Hennepin County HSPHD

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

Source: Wilder Research

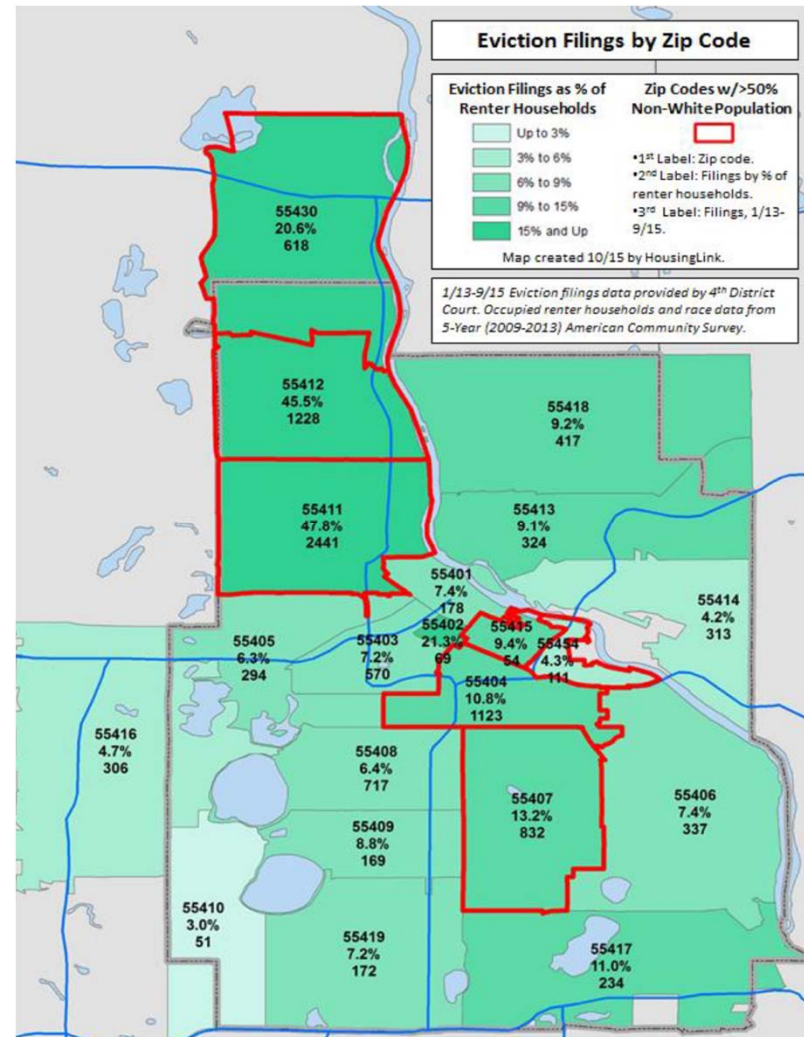
Homelessness in Hennepin County

- 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

Source: Wilder Research

Evictions

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



Source: Mpls Innovation Team, July 2016

Capital funding in Hennepin County

- HUD: *Suburban* HC receives approximately \$4 M in entitlement grants (not all for housing).
- County levy: Affordable Housing Incentive Fund (AHIF) - \$2.7 million.
- Capital funding is for both homeownership and rental projects.
- Hennepin County is one of many funders in projects. Minnesota Housing, Minneapolis, and federal tax credits provide the majority of funding. See example.
- Average per unit cost approximately \$250,000

Subsidies for Housing

- Subsidizing the cost of building housing is 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.
- Client-based subsidies come from state vouchers, federal Public Housing, federal Project-Based and portable subsidies.
- In addition, there are often “operating subsidies” needed for front desk services funded by Henn Co.

Subsidized Housing Units in Hennepin Co.

- HUD Public Housing – 30,000
- HUD Section 8 – 8,500
- GRH Housing with Supports – 7,000
- Other Homeless Housing with Supports – 3,200

Source: HousingLink and HSPHD