

**Goodhue
County**
MINNESOTA

Housing Interventions

Goodhue County Health & Human Services
(GCHHS) Board
October 15, 2024

Housing Continuum

- This continuum demonstrates the types of housing that is necessary in a community to serve all people.
- While the goal is to see as many people as possible on the right side of the continuum, safety nets on the left side are also vital.
- The focus for GCHHS is on the left side of the continuum.



HOMELESS



EMERGENCY
SHELTER



TRANSITIONAL
HOUSING



COMMUNITY
HOUSING



AFFORDABLE
RENTAL



AFFORDABLE
HOME
OWNERSHIP



MARKET
RENTAL



MARKET
HOME

Twin Cities Affordable Housing Continuum

- The Minnesota Housing Project created the Affordable Housing Continuum to examine the specific affordable housing needs of the Twin Cities.
- GCHHS has contracted with Sand Prink Consulting to create a similar document for Goodhue County utilizing existing data to examine the housing needs and cost burden in Goodhue County, and examine available interventions.
- [2021 Twin Cities Affordable Housing Continuum – Minnesota Housing Partnership \(MHP\) \(mhponline.org\)](https://mhponline.org)

Affordable Housing Continuum Minnesota



Income	\$20,000 and below	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999
Housing Continuum	Low market rental Naturally Occurring Affordable Housing Workforce Housing			
	Public Housing Section 8 Vouchers	Homeownership Assistance		
	Unsheltered Shelters Supportive Housing	Community Land Trusts Resident Ownership Cooperative Ownership		High Market Rental Homeownership
Population	249,437 total households People Experiencing Homelessness People with Disabilities People with Service Needs People Exiting Incarceration	253,352 total households Working Poor People with Episodic Housing Crises and Service Needs	258,205 total households Working Poor People with Episodic Housing Crises and Service Needs	383,640 total households Working Poor People with Episodic Housing Crises and Service Needs
Cost Burden	<p>82% of households (187,304) are cost burdened, with 61% (139,877) paying more than half of their income on housing</p>	<p>62% of households (152,859) are cost burdened, with 25% (61,043) paying more than half of their income on housing</p>	<p>38% of households (95,643) are cost burdened, with 14% (35,430) paying more than half of their income on housing</p>	<p>20% of households (75,595) are cost burdened, with 2% (8,716) paying more than half of their income on housing</p>
Strategies	<ul style="list-style-type: none"> Harm Reduction / Housing First Permanent Supportive Housing Transitional Housing / Rapid Rehousing 	<ul style="list-style-type: none"> Harm Reduction / Housing First Reduce Cost Burdens Production, eg. Low-Income Housing Tax Credit Inclusionary Housing Tenant Protections Preservation 		
Partners	Service Providers	Landlords		For-Profit Developers
Fundors	Nonprofit Developers and Community Land			For-Profit Developers
	Capital Fundors: Cities, counties, MN Housing Finance Agency (MN Housing), U.S. Dept of Housing & Urban Development (HUD), Metropolitan Council, low-income housing tax credits, equity investors, Federal Home Loan Bank SERVICE Fundors: Counties, Dept of Human Services (DHS), foundations Rental Assistance and Operating Fundors: Public Housing Authorities, DHS, counties, MN Housing			Capital Fundors: Private banking systems, equity investors, MN Housing (homeownership)

Goodhue County 2020 Housing Study



The overwhelming community/system barrier for homeless households or at-risk of becoming homeless is the lack of housing that is affordable, particularly to households with very low incomes. A single emergency or medical issue can create homelessness.



The need for affordable housing is considered a national crisis and households that may already have one or more personal barriers (i.e. mental health, chronic health situation, physical disability) are at even greater risk for becoming homeless.



[Goodhue County 2020 Housing Study](#)

Goodhue County Community Health Assessment (CHA)

#2

Housing & Homes

Systems and Settings



A person's home can have a major impact on their health and well-being. Problems like unsafe or inaccessible housing can cause serious health issues and sometimes affect a person's ability to live independently. Additionally, some people struggle to find housing or pay for their homes. Housing insecurity is linked to worse mental health and an increased risk of disease.

Housing was mentioned as one of the top three health concerns by 29% of key informants. It was also one of the top issues brought up throughout the community engagement process. Several organizations, including the City of Red Wing and the United Way of Goodhue, Wabasha and Pierce Counties, have identified housing insecurity as a top issue in our county.

- **Housing & Homes** was identified as the #2 priority issue
- [Community Health Needs Assessment - Goodhue County, MN \(goodhuecountymn.gov\)](http://goodhuecountymn.gov)

123

The number people assessed in Goodhue County in 2020 who **did not have stable housing and were placed on the Coordinated Entry List.***

(2021, Red Wing Study on Homelessness and Housing Insecurity)

13% of households in Goodhue County have at least one of the following housing problems:

- overcrowding
- high housing costs
- lack of kitchen facilities, or
- lack of plumbing facilities

(County Health Rankings, 2022)

Eviction cases

In 2019, Goodhue County had 44 evictions occur and 66 eviction cases filed.

At least 48 of the 66 eviction cases filed were due to nonpayment of rent.

(Hennepin County Eviction Dashboard, Goodhue County court records)

Of all of the clients active on the Coordinated Entry List from June 2020-May 2021 (n=123),

34% were people of color despite making up only 7.3% of the total population of Goodhue County. *(2021, Red Wing Study on Homelessness and Housing Insecurity, MN Compass 2016-2020)*



29% of housing in Goodhue County was built before 1950 which creates a risk for lead based paint exposure. The Minnesota state average is 21%.

Pay 30% or more of their income on housing

44% of renter-occupied households and **23%** of owner-occupied households with a mortgage in Goodhue County. *(ACS, 2016-2020)*



Goodhue County's median monthly gross rent is \$825.

(American Community Survey (ACS) 2016-2020 estimates)

Home ownership rate in Goodhue County

76% for white households
41% for all other races
(ACS, 2013-2017)



4% have been homeless at times in the last 12 months. *(MSS, 2020)*

* The coordinated entry list is a list of people who meet certain criteria to be considered homeless.

Regional “Point In Time Count”

- Among the River Valleys region, the annual “Point in Time Count” identified about 500 unduplicated people experiencing homelessness on any given night in the Southern Region. Using Continuum of Care’s (CoC) Coordinated Entry System, at least 2,000 households representing an estimated 4,800 people experience homelessness in the region over the course of a year.
- **Of the 497 in the Regional “Point In Time Count”:**
 - 48% were in transitional housing seeking permanent housing
 - 38% were in shelters, using motel vouchers, domestic violence shelter
 - 13% were unsheltered—stairways, cars, tents, sheds etc.

2022 Regional “Point In Time Count”



Point In Time count is a nationwide survey on a day (usually in January) when the entire state conducts a count of the number of people who are unhoused



In 2022, **44 people in Goodhue County** were either in emergency shelter, transitional housing, or unsheltered.



Of the 497 in the regional Point In Time Count:

48% in transitional housing seeking permanent housing
38% in shelters, using motel vouchers, domestic violence shelter
13% unsheltered—stairways, cars, tents, sheds etc.

Grants & Funding Opportunities

South Country Health Alliance (SCHA) Funding Opportunity

Due to SCHA's strong performance and solid reserves, the SCHA board approved funding for community reinvestment grants.

Goodhue County's allocation is **\$571,991**.

SCHA designated funds to repay county investments or contributions to county-based purchasing plan for **prevention, early intervention, or health care programs, services or activities**.

SCHA Project Plan Requirements



The dollar amount allocated to the project and the length of the project (1-2 years)

A brief project description including the challenge or problem, how the work will be accomplished, and the strategies used.

An overview of who will be affected; how the proposal will impact the community; and what amount of the target population are South Country members.

A description of how the results of the project will be evaluated including how it will be determined if its goals have been achieved.

If the project is a collaborative effort, list any partners and participating businesses/organizations involved and describe their specific responsibilities.

Community Living Infrastructure (CLI) Funds

- In 2017, the Minnesota Legislature passed a comprehensive housing package, adding language to the Minnesota Housing Support Act (Chapter 256I), **to increase and improve opportunities for Minnesotans with disabling conditions** to live in the community.
- The housing package included grant funding aimed at supporting counties and tribes to integrate housing resources into their human service delivery systems throughout the state. The grant funding enables Responders to apply for funding related to:
 - 1) outreach;
 - 2) housing resource specialists; and
 - 3) funding for counties, tribes, and multi-county social service collaboratives to administer the Minnesota Housing Support program.
- Since the first round of grant funding in 2018, the community living infrastructure grant has funded grantees working with 47 counties and four tribes across the state.

HHS Community Living Infrastructure (CLI) grant

- **June 2021:** HHS received the CLI grant to hire Housing Resource Specialist (HRS).
 - Focused on advocacy for local housing projects, utilizing CLI homeless prevention funds.
- **Nov 2023:** HRS resigned; 3 attempts to hire with no success—short term, provisional position.
- With remaining grant funds, HHS has contracted with consultant to conduct strategic plan, and examine focus.

Local Homeless Prevention Aid (LHPA)

- Funds used for families with school age children who are homeless or at risk of homelessness.
- Goodhue County 2024 allocation is \$72,707.
- When families at risk of homelessness are identified by GCHHS or schools, a referral is made to the Parent Support Outreach Program (PSOP) to offer case management and support.

Proposal for SCHA Funds

Proposal: Rapid Re-Housing (RRH)



GCHHS seeks to provide Rapid Re-Housing, an evidence-based service that supports people with many barriers to obtaining and retaining stable, affordable housing.



Three Rivers CAC implements a Rapid Re-Housing program with federal HUD (Housing and Urban Development) funds. Their program must focus on HUD categories 1 and 4 - actual homeless and people fleeing domestic violence.



There is extensive need for this program beyond what they can provide, so Three Rivers looks forward to collaborating with GCHHS.

Rapid Re-Housing Results

[Rapid Re-housing's Role in Responding to Homelessness](#) | Urban Institute

WHAT ARE THE RESULTS?

1

Families Are Homeless for Less Time

Families who use RRH exit shelter three months faster than those who don't

2

Re-housing Costs Go Down

The average rapid re-housing cost per stay, (\$6,578) is far lower than for transitional housing (\$30,336) or emergency shelter (\$16,829)

3

Families Stay Housed

Families who lease rental housing with RRH are significantly less likely to return to shelter than those who don't

4

Systems Become More Efficient

By quickly moving people back into housing, RRH reduces the bottlenecks that can prevent other households from getting the help they need.

3 Components of Rapid Re-Housing



Housing Identification



**Move-in and rent
assistance**



**RRH case management
and services**

Housing Identification

- GCHHS Outreach Workers (positions added with GCHHS Redesign) will focus on Housing Identification.
- If GCHHS applies for and receives the next round of CLI funding for a Housing Resource Specialist (HRS), the HRS would focus on landlord recruitment.



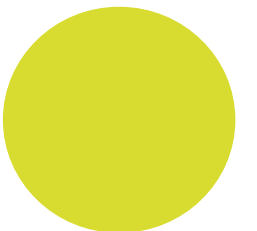
Housing Identification

Move-in and Rent Assistance

- The National Alliance to End Homelessness offers a toolkit that guidance about phasing in move-in and rent assistance.
- Our plan includes allocations of **flex funds** to local partners who support people to obtain housing and prevent eviction.



Move-in and rent assistance

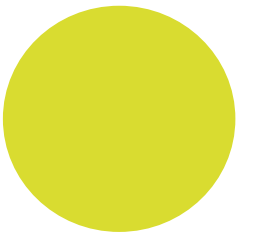


Rapid Re-Housing Case Management

- The third component will be offered by case managers who are already employed at GCHHS, including those added in the Redesign.
- These workers already spend a large amount of their time helping clients obtain and maintain stable housing, so this program will be a minimal adjustment to the work they are already doing.



RRH case management and services



Program Budget

	TOTAL	2025	2026	2027
Social Worker (Outreach)	166,502.90	51,791.01	55,416.38	59,295.52
Social Serv Supervisor	47,503.67	14,598.80	15,620.71	16,714.16
Data Specialist	-	-	-	-
Case Aide	-	-	-	-
Fiscal Officer	-	-	-	-
Total	214,006.57	66,389.80	71,037.09	76,009.68
(Less Reimbursements of 15%)	32,015.58			
Total S/F for Reinvestment \$'s	181,991.00			
		2025	2026	2027
Move In/Rental Assistance GCHHS	280,000.00	100,000.00	100,000.00	80,000.00
Flex Funds-Hope Coalition	30,000.00	10,000.00	10,000.00	10,000.00
Flex Funds-Three Rivers	30,000.00	10,000.00	10,000.00	10,000.00
Flex Funds-Hispanic Outreach	30,000.00	10,000.00	10,000.00	10,000.00
Risk Mitigation	20,000.00	10,000.00	10,000.00	-
Total	390,000.00	140,000.00	140,000.00	110,000.00
Grand Total	571,991.00			
Remaining	0.00			

- SCHAs funds will pay for portions of staff time allocated to this program - primarily one of the Outreach Workers and some Supervisor time—though the program will involve multiple staff.
- Move-in funds are an important aspect of securing funding.
- Flex funds will be provided to community partners who also support housing efforts. Flex funds support eviction prevention.

Summary



Rapid Re-Housing is an evidence-based intervention that supports people with significant barriers to stable housing.



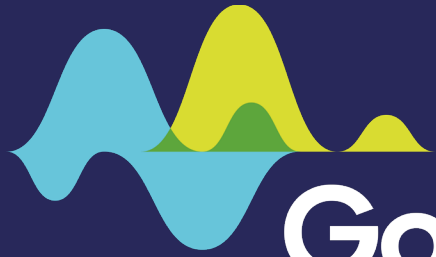
Rapid Re-Housing meets the SCHA grant requirement of reinvesting in county efforts to address social determinants of health.



This proposal does not require any additional funds to implement and utilizes existing staff—including those added in the Redesign.



This proposal provides funds for partner organizations who also address housing needs.



**Goodhue
County**
MINNESOTA

Thank You!

Questions?