



# RAMSEY COUNTY

## **Ramsey County Board Workshop:**

### **Veteran Homelessness in Ramsey County**

Health and Wellness Service Team/Veterans Services

November 12, 2019

1:30 p.m.

220 Courthouse, Large Conference Room

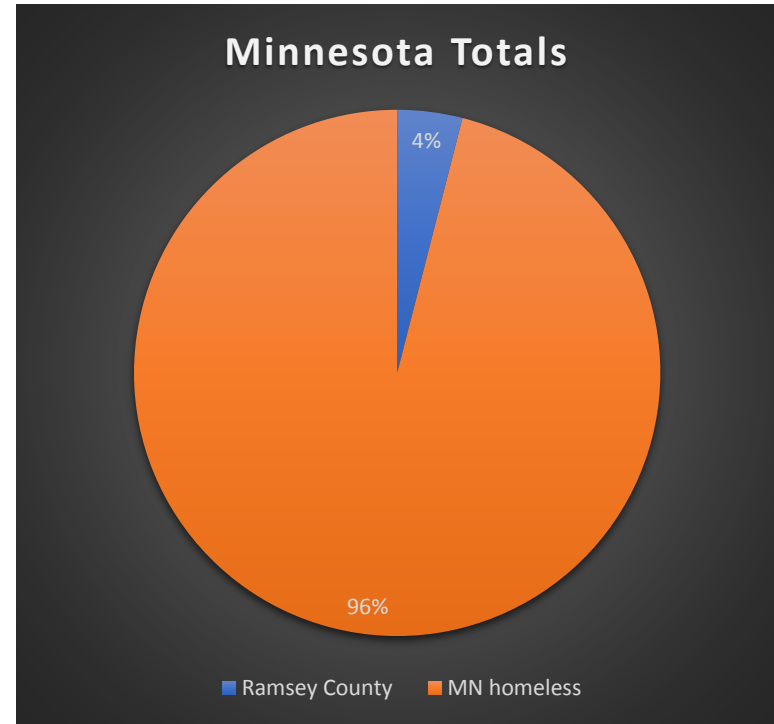
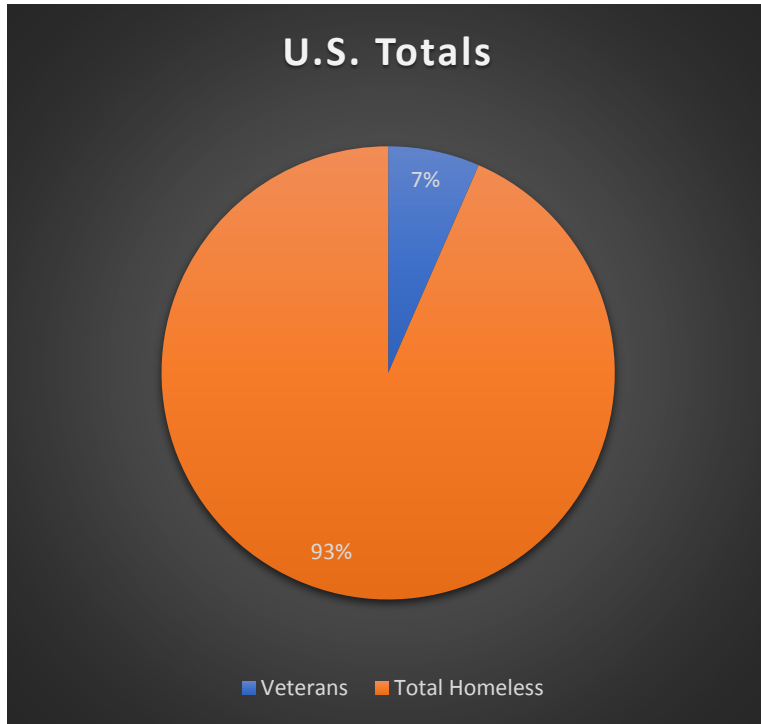
## **Agenda**

- |                             |  |
|-----------------------------|--|
| 1. Introduction             | Paul Allwood,<br>Deputy County Manager |
| 2. Veteran Homelessness     | Maria Wetherall, Director              |
| 3. Discussion and Questions | All                                    |

# Veteran Homelessness in Ramsey County

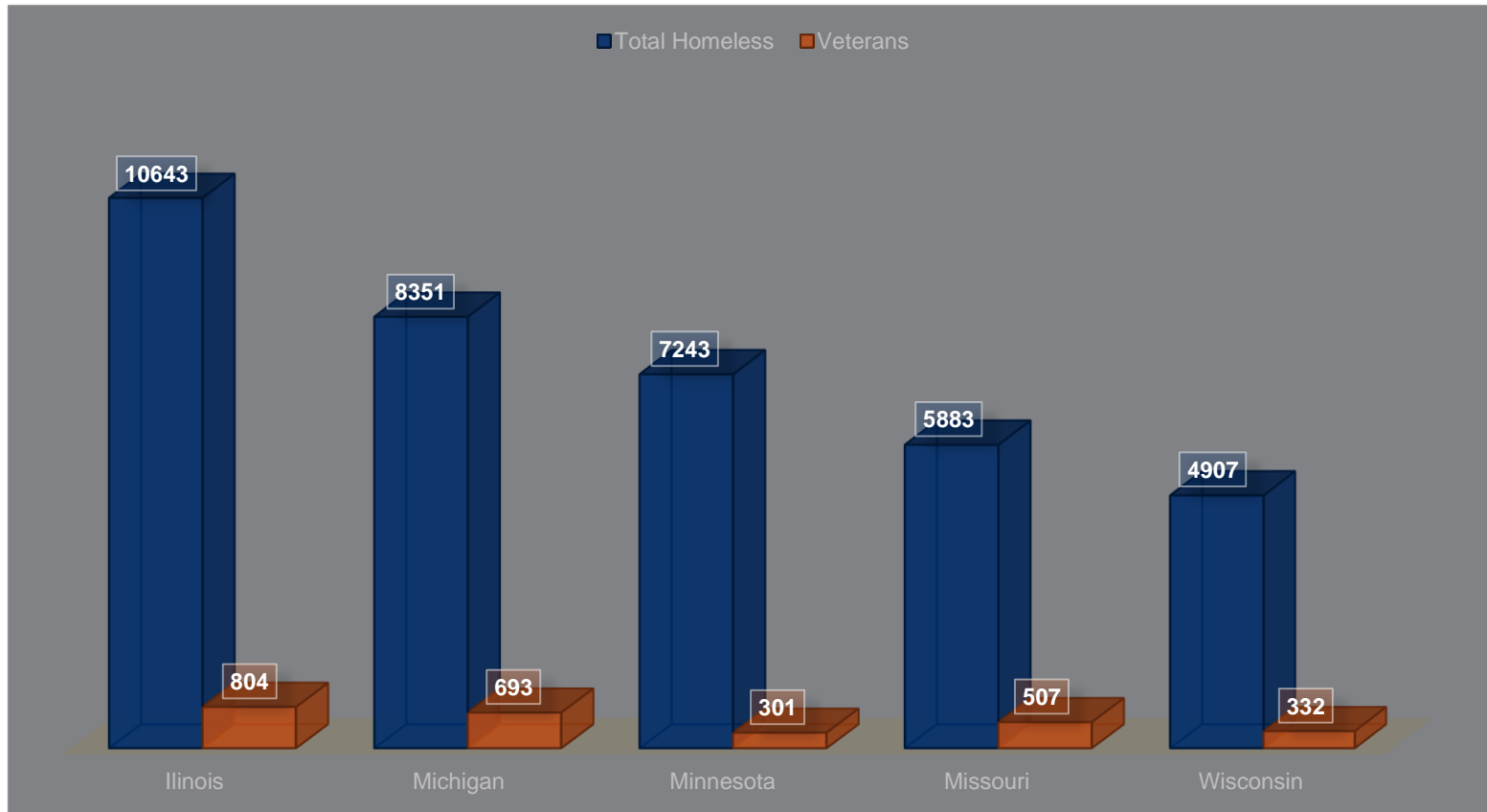
November 12, 2019

## Minnesota veterans experience homelessness at a lower rate than veterans nationwide



**Veterans experiencing homelessness nationwide comprise 7% of all homeless people. In Minnesota 4% of people who experience homelessness are veterans.**

## Minnesota veterans experience homelessness at lower rates than other states in the region

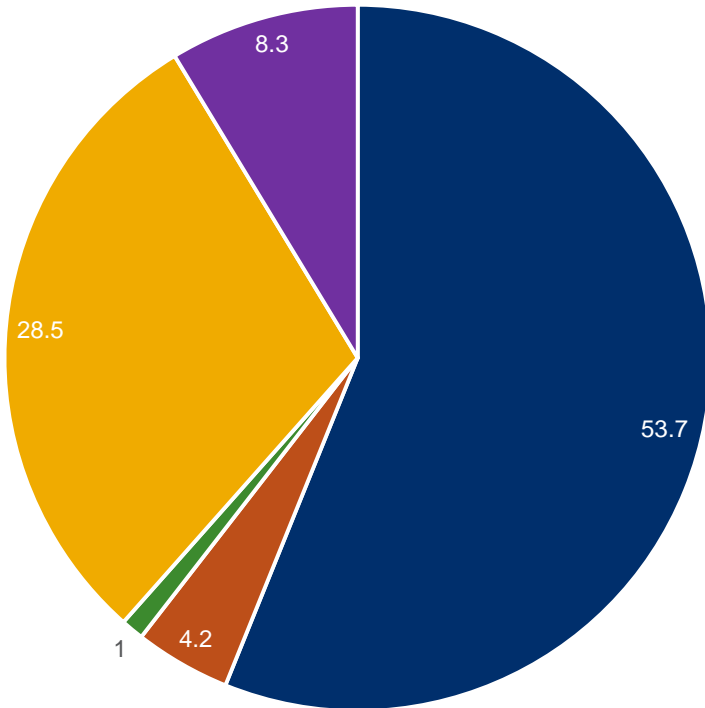


## **Racial Disparities among the homeless are prevalent across the nation and in Minnesota**

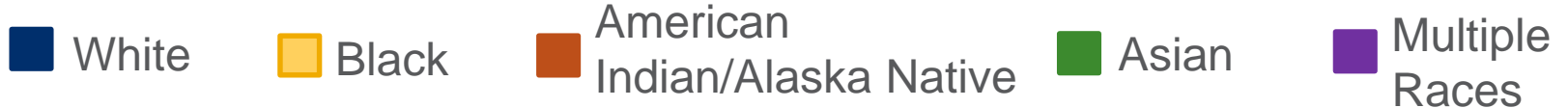
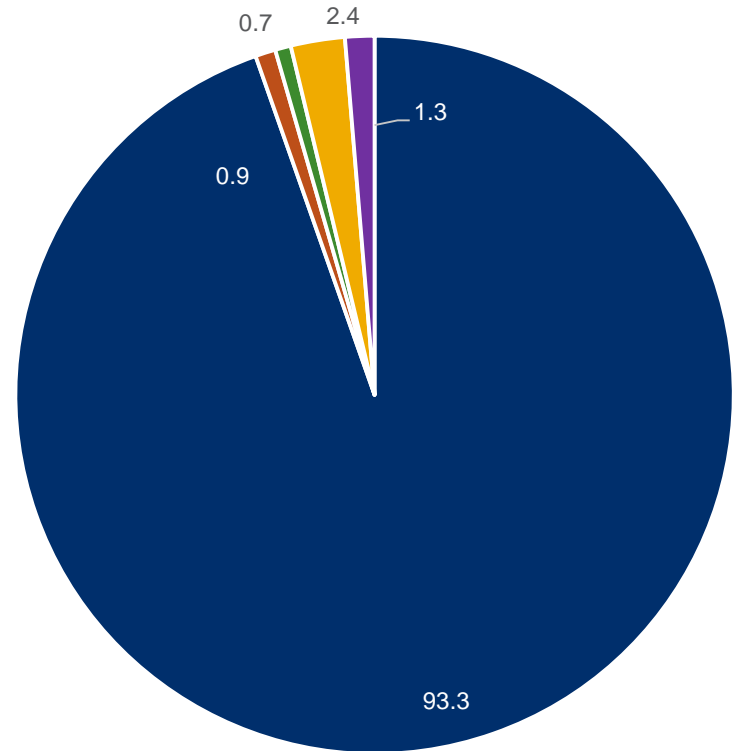
- 15% of the population as a whole in Minnesota are people of color. 42% of homeless veterans in Minnesota are people of color.
- 4% of the adult population in Minnesota identified as Hispanic in the 2015 Wilder Survey. In that same year Hispanic veterans comprised 7% of homeless adults in Minnesota.

## Minnesota Veterans of Color are disproportionately represented among the homeless

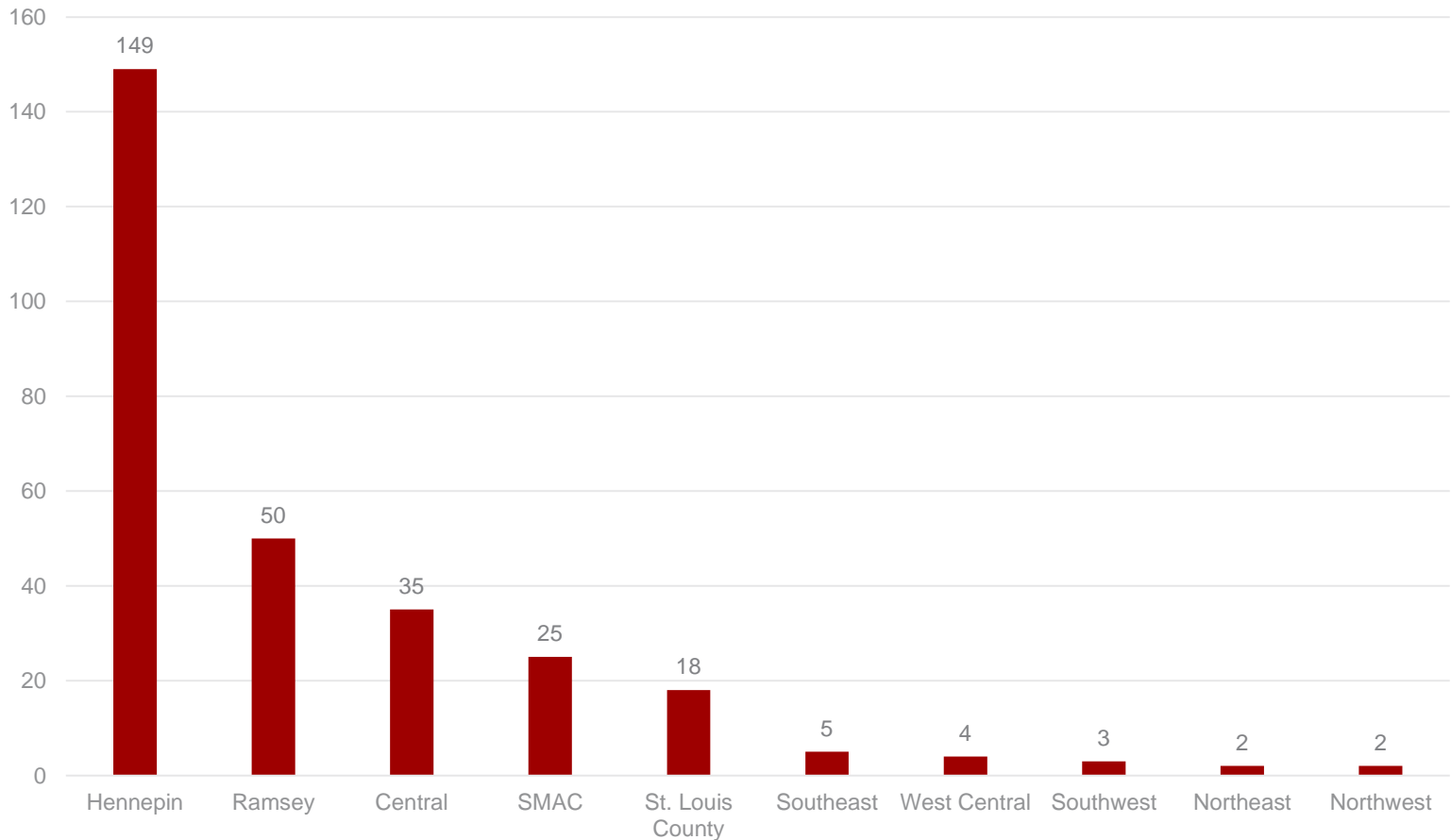
Registry Veterans by Race



All Minnesota Veterans by Race



## 70% of homeless veterans in Minnesota live in Hennepin or Ramsey Counties



## Minnesota Efforts to End Veteran Homelessness

### Veteran Homeless Veterans Registry (2014)

- Minnesota Department of Veterans Affairs launched database to identify and track homeless veterans
- Partners serving veterans convene for bi-weekly registry meetings
- Direct service providers review by name list and work together to assist homeless veterans with securing stable housing.

### Focused Collaboration (2018)

- Veterans Administration (VA), Minnesota Department of Veterans Affairs (MDVA), Minnesota Assistance Council for Veterans (MACV)
- Meet monthly to coordinate efforts and identify a plan to end homelessness statewide

### Ending Veteran Homelessness Leadership Engagement (2019)

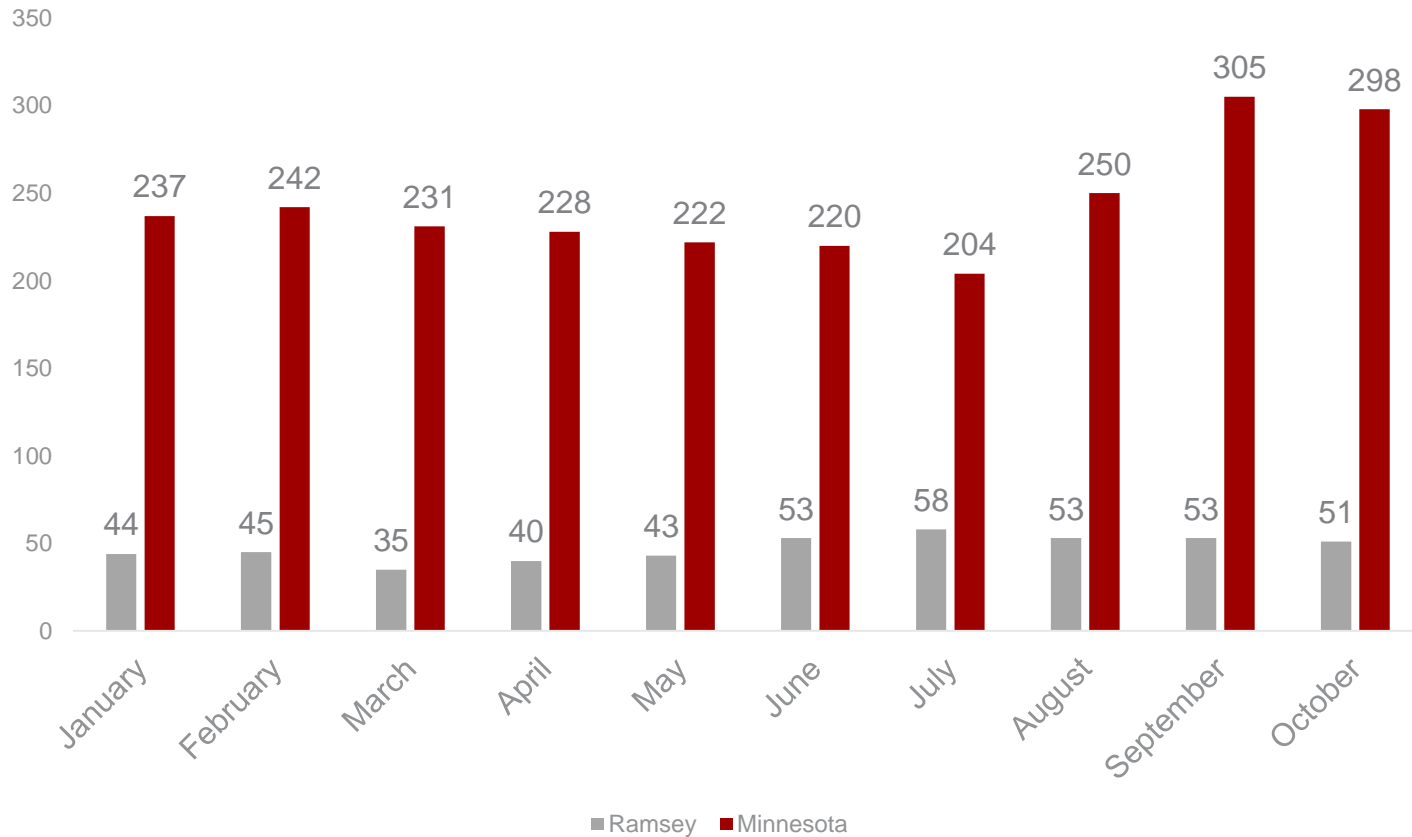
- Working towards Escalation Team implementation for enhanced leadership-level involvement



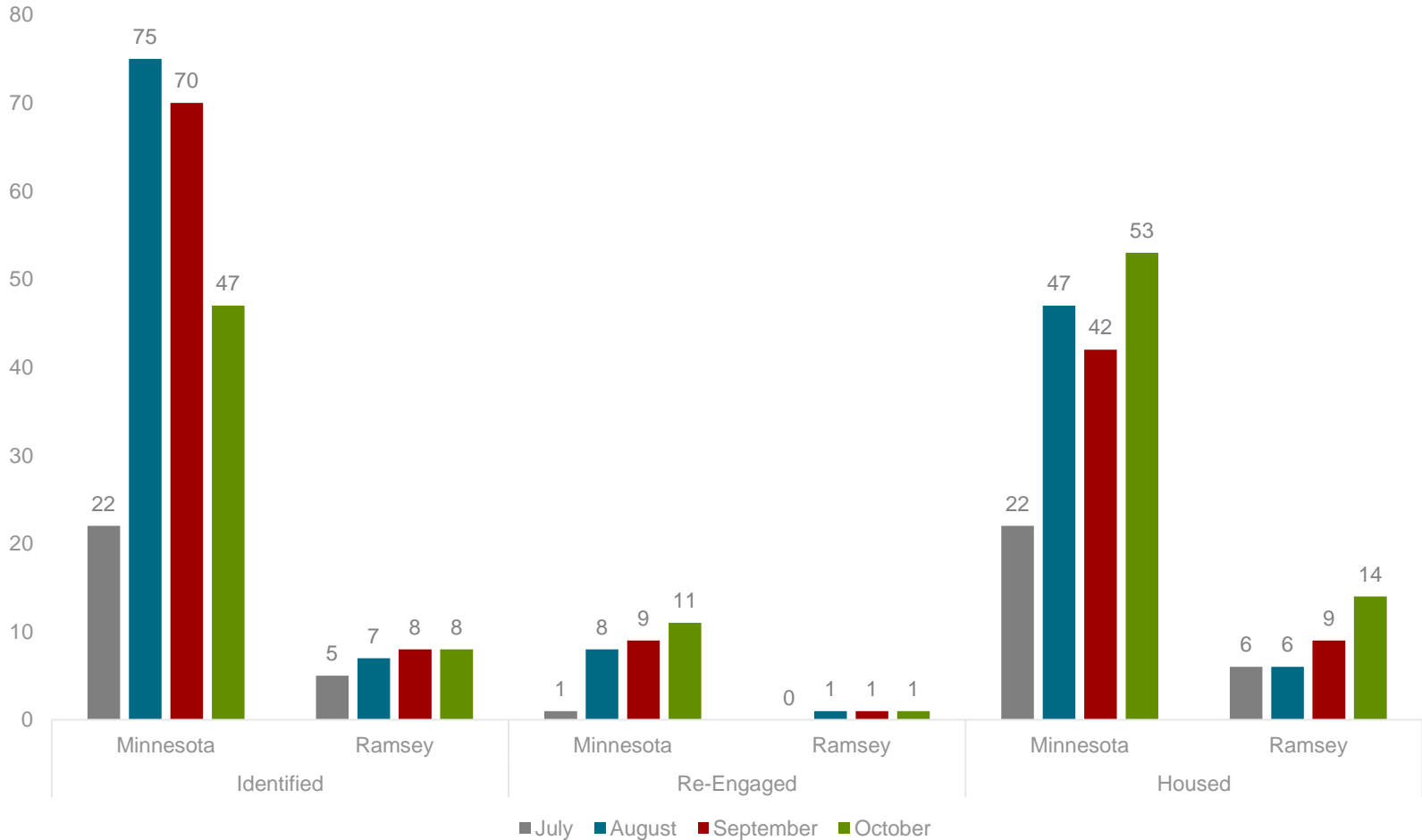
## Statewide and in Ramsey the number of homeless veterans increased in 2019

Statewide Veterans on the Registry has increased by 21% since January.

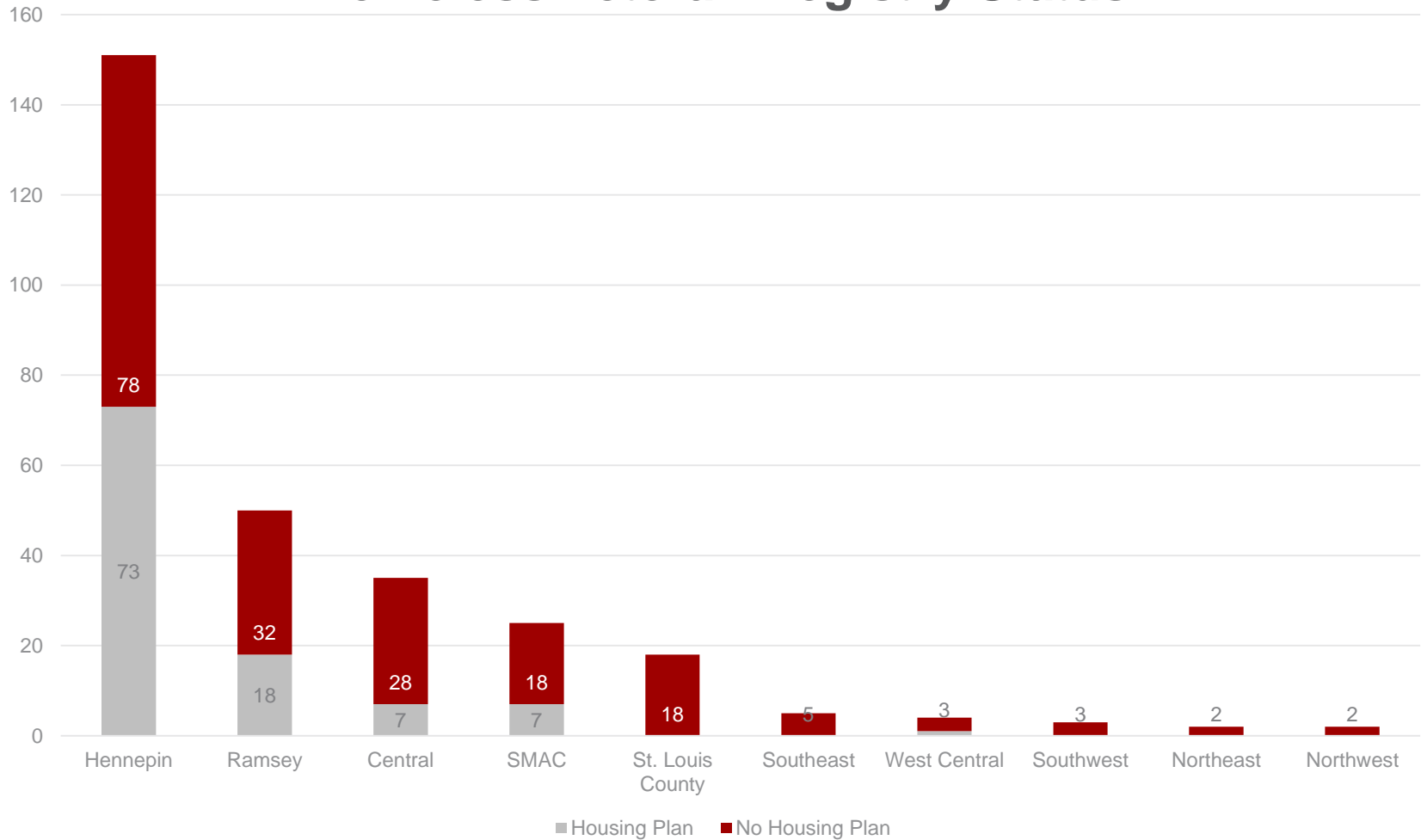
The number of Ramsey County Veterans on the Registry has increased 16% in since January.



# Veterans Identified, Re-Engaged, & Housed: Minnesota & Ramsey



## Veterans by Region & Homeless Veteran Registry Status



## What we know about the work

- Despite focused effort the number of homeless veterans remains high
- Even when veterans have a Housing Plan low vacancy rates and historical barriers (criminal background, evictions, low income) limit progress
- Ending homelessness in densely populated urban counties will require better alignment of systems and a more coordinated approach
- Effective measurement of how local efforts are working is needed to inform how we can improve outcomes for people

## Assisting and Advocating

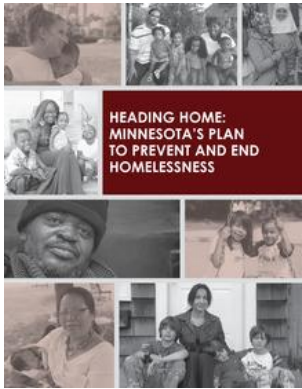
- Working with our partners VA, MDVA, MACV, Ramsey County Departments, Community Partners to find and secure housing and services
- Collaborative efforts using systems, tools and benefits
- Knowledgeable advocates assist with accessing resources and are the key to finding and maintaining housing
- Developing and maintaining relationships with veterans built on trust and respect

# Minnesota Veteran Homeless Collaboration



**Lutheran Social Service**  
of Minnesota

 RAMSEY COUNTY



CATHOLIC CHARITIES  
*of St. Paul and Minneapolis*




**UNION GOSPEL MISSION**  
TWIN CITIES



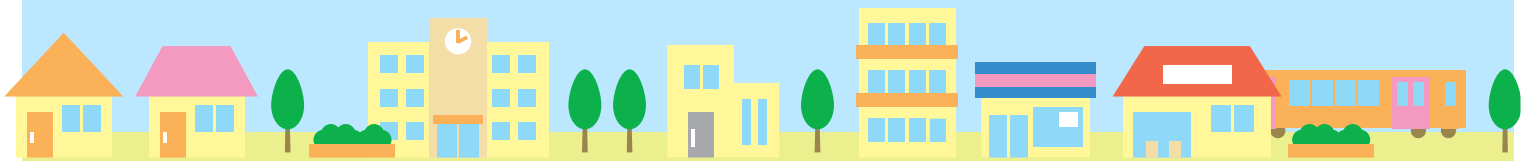
**ST. STEPHEN'S**  
Ending Homelessness





# St. Paul Rental Housing Brief

September 2019



Housing**Link** 

# Rents

## Median Rents

### ONE BEDROOM



September 2019 \$995  
September 2018 \$995



### TWO BEDROOM



September 2019 \$1,295  
September 2018 \$1,245



### THREE BEDROOM



September 2019 \$1,400  
September 2018 \$1,428



## Income Required to Rent a Home in September 2019



Figures are based on the common landlord screening requirement that an applicant must earn 2.5 times the rent in income.

ONE BEDROOM  
\$2,488

TWO BEDROOM  
\$3,238

THREE BEDROOM  
\$3,500

## Vacancy Distribution by Building Type<sup>1</sup>



### APARTMENT

September 2019 65%  
September 2018 74%



### SINGLE FAMILY HOME

September 2019 17%  
September 2018 13%



### OTHER

(Condo, Duplex, Townhome)

September 2019 18%  
September 2018 12%

<sup>1</sup>Different than "vacancy rate," we are saying that OF the vacancy rate (around 3%), 65% of the vacancies are apartments, 17% are single family homes, and 18% are of another building type.

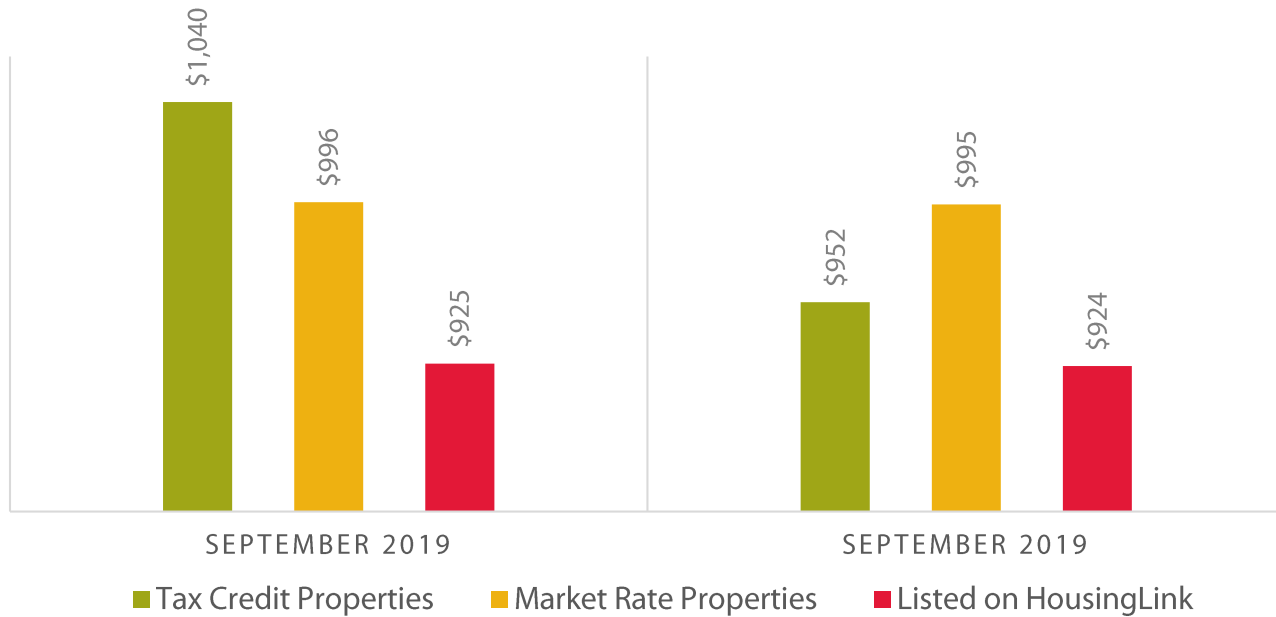
Source: HousingLink's Twin Cities Rental Revue, based on an average of 432 rental vacancy rental listings a month for a variety of building types including multifamily apartments, single-family homes, duplexes, condominiums, and townhomes.



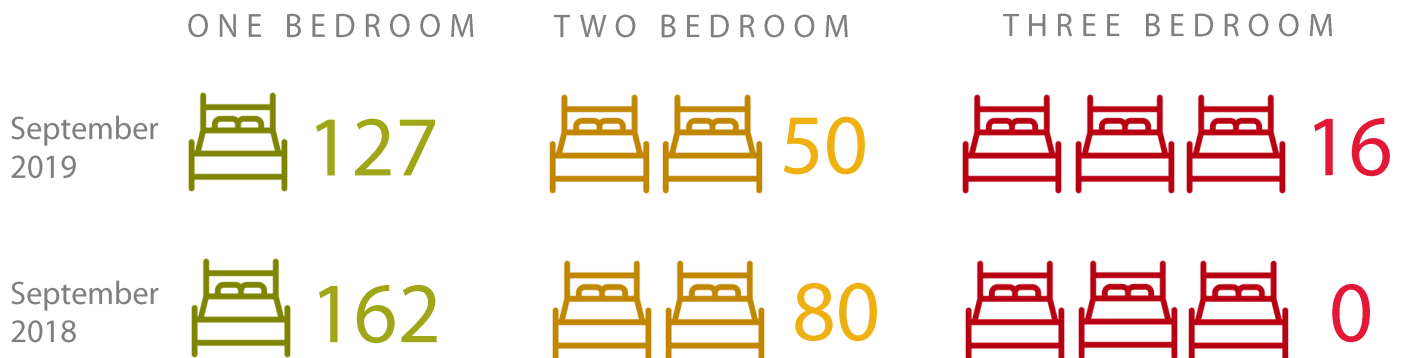


# Rental Housing Affordability

## Median One Bedroom Rents<sup>1</sup>



## Number of NOAH Rental Vacancies<sup>2</sup>



<sup>1</sup> Source: HousingLink's Twin Cities Rental Revue, based on an average of 432 rental vacancy rental listings a month for a variety of building types including multifamily apartments, single-family homes, duplexes, condominiums, and townhomes.

<sup>2</sup> Ibid. "NOAH" refers to "Naturally Occurring Affordable Housing" rental vacancies, defined in this report as those between \$550 and \$1,200 per month, a standard established by the locally-based NOAH Impact Fund: <https://noahimpactfund.com/impact-investing-affordable-housing-Minnesota/what-is-noah/>



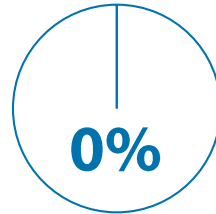
# Rental Housing Affordability

## % of St. Paul Rental Vacancies Affordable by Income Level

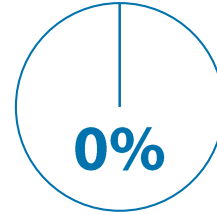
Want to learn more about this data point?  
Click here and watch this video!

**30% AMI\***

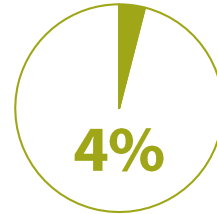
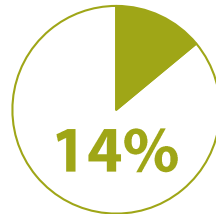
September 2019



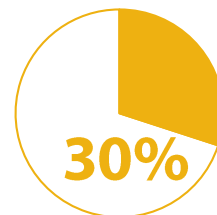
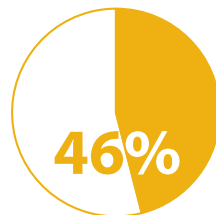
September 2018



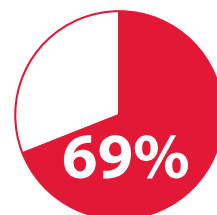
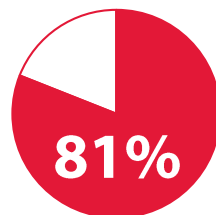
**50% AMI\***



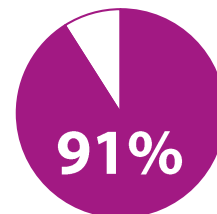
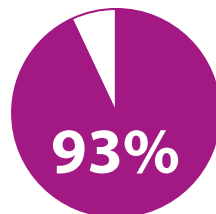
**60% AMI\***



**80% AMI\***



**100% AMI\***



\*AMI (Area Median Income) is \$70,000 for an individual and \$116,000 for a family of four in the Twin Cities Metro (HUD, 2019).

Source: HousingLink's Twin Cities Rental Revue, based on an average of 432 rental vacancy rental listings a month for a variety of building types including multifamily apartments, single-family homes, duplexes, condominiums, and townhomes. AMI based on HUD's Income Limits data, published annually at <https://www.huduser.gov>. Affordability analysis based on a family paying no more than 30% of income on gross housing costs, accounting for household size, utility costs, and building type.



# Subsidized Housing in St. Paul

## September 2019 Vacancies Willing to Accept Section 8 Housing Choice Voucher<sup>1</sup>

	September 2019	September 2018
ONE BEDROOM 	15	8
TWO BEDROOM 	18	7
THREE BEDROOM 	11	6

### 7

## September 2019 Waiting List Openings<sup>2</sup> A 17% increase from last year.

<sup>1</sup> Source: HousingLink's Twin Cities Rental Revue, based on an average of 432 rental vacancy rental listings a month for a variety of building types including multifamily apartments, single-family homes, duplexes, condominiums, and townhomes.

<sup>2</sup> Source: Waiting list openings advertised on HousingLink. May include Public Housing, Project Based Section 8, Tax Credit, and more.



# Rental Housing Stock

## Rental Unit Inspections – Q3 2019<sup>1</sup>



65,269

Certified units



3,754

Units in Class C and D properties

14,171

Units in 1 and 2 Unit properties

 **airbnb 300+**  
entire home rentals listed<sup>2</sup>

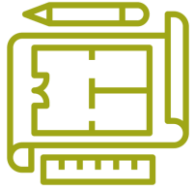
<sup>1</sup> Source: Analysis of City of St. Paul Department of Safety and Inspections Fire Certificate of Occupancy data. Note: The City of St. Paul requires inspections of non-owner occupied housing units on a regular basis. Class C and Class D properties are those of a physical condition such that they may be at a higher risk for fire damage, requiring re-inspection every two years (Class C) or one year (Class D)

<sup>2</sup> Source: September 2019 search of "entire home" rentals on AirBnB.com.



# Apartment Sales & Development

## Apartment Development in Units as of Q3 2019<sup>1</sup>



### PROPOSED

Affordable	277
Mixed Income	3,400
Market Rate	1,683



### UNDER CONSTRUCTION

Affordable	0
Mixed Income	0
Market Rate	643

## Average Price-Per-Unit Apartment Sales Q4 2018 – Q3 2019<sup>2</sup>



**\$136,137**

Per unit



**+66% over  
previous 12 months**

<sup>1</sup> Source: This analysis is based on research conducted since 2011 exclusively on projects vetted or written about by Finance & Commerce publication for its Twin Cities Apartment Development Tracker, available at [finance-commerce.com](http://finance-commerce.com).

<sup>2</sup> Source: This analysis is based on research conducted since 2011 exclusively on projects vetted or written about by Finance & Commerce publication for its Twin Cities Apartment Sales Tracker, available at [finance-commerce.com](http://finance-commerce.com).



# Notable Housing Facts

## 47% of St. Paul renters live in housing that is not affordable to them<sup>1</sup>

Affordability is defined as paying no more than 30% of pre-tax household income on gross housing costs (which includes rent and utilities). Those paying more than 30% of their income on housing are considered cost-burdened, a figure that is typically much higher among renters than homeowners.



## 5.1% of St. Paul Public Schools students experienced homelessness in the past year<sup>2</sup>

St. Paul Public Schools tracks homeless and highly mobile students lacking a fixed, regular, and adequate nighttime residence (homelessness as defined by the McKinney-Vento Homeless Assistance Act). This includes children who live in shelters and transitional housing; those living in motels, hotels, and weekly-rate residences; those doubled-up with friends or non-immediate family; those living in abandoned buildings, public space, or cars; and those awaiting foster care placement.



## Availability of Housing for Special Populations September 2019<sup>3</sup>

40

Housing openings with one or more accessible features (↑up 60% from last year).

52

Keys-for-Heroes (Veteran-Friendly) openings. (↑up 68% from last year)

<sup>1</sup> Source: Analysis of 2018 1-year American Community Survey data from the US Census. For more discussion of this topic, including figures on "severe cost burden" (those paying more than 50% of their income on housing costs), visit: <https://metrocouncil.org/Housing/Planning/Housing-Policy-Plan-Dashboard/Housing-Cost-Burden.aspx>

<sup>2</sup> Source: St. Paul Public Schools, based on 2017-2018 school year.

<sup>3</sup> Source: Advertised vacancies on HousingLink.org

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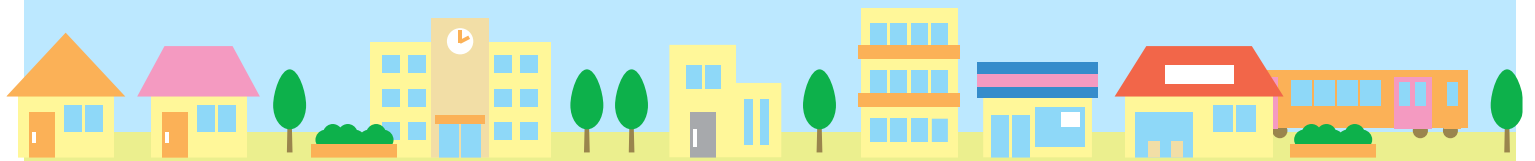
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Josh Dye

Marketing Manager

[jdye@housinglink.org](mailto:jdye@housinglink.org)

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