

Supportive Housing Annual Report

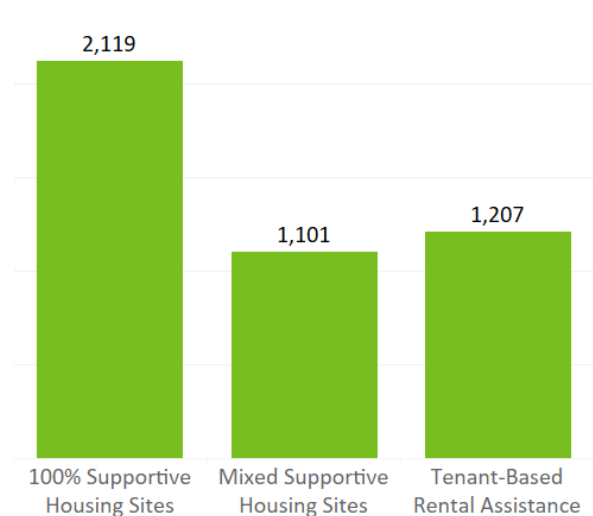
Federal Fiscal Year (FFY) 2022 October 1, 2021 – September 30, 2022

Minnesota Housing provides capital funding for site-based supportive housing units and tenant-based rental assistance for High Priority Homeless (HPH) households. To date, the Agency has funded more than 7,000 supportive housing units in 381 properties and approximately 1,300 units of tenant-based rental assistance. Providers are required to collect tenant data in the Homeless Management Information System (HMIS) and complete an annual Supportive Housing Survey. This report is a high-level summary of key findings for FFY 22.

Households and Individuals Served

- 4,427 high priority homeless households lived in supportive housing units with Minnesota Housing capital-financing or Housing Trust Fund program rental assistance during FFY 22.
- 31% of households were families and 69% were individuals.
- 39% of participants identified as Black, 33% as white, 15% as Native American or Alaskan Native, 11% as multiple races, and 2% as another race, 7% of individuals identified as Latino.
- 77% of heads of households reported at least one disability and 40% reported two or more.

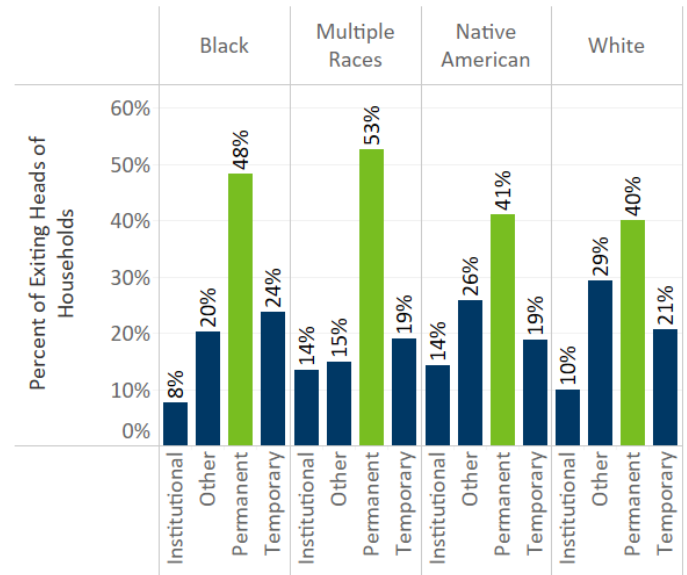
Figure 1: Heads of Households in Minnesota Housing Finance Capital Projects and Housing Trust Fund Program, October 2021 – September 2022



Outcomes

- 89% of households remained in housing or exited to permanent housing. The median length of time in housing was two years.
- 81% of households remained in their housing at the end of the year. Of the 19% that exited, 44% exited to permanent destinations.
- Black households and households of multiple races exit to permanent destinations at the highest rate.
- Households with multiple disabilities exit to permanent destinations at rate of 37%.
- 12% of individuals that exited to permanent destinations from October 2020 to September 2021 returned to homelessness in a year.

Figure 2: Destinations for Exiting Heads of Household by Race, October 2021 – September 2022



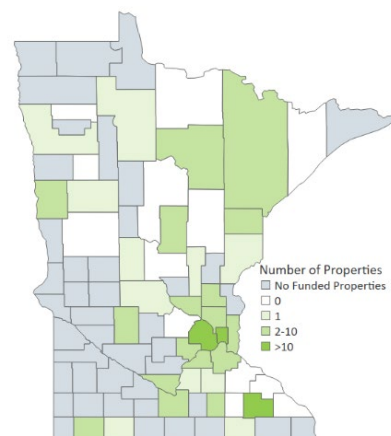
2023 Supportive Housing Survey

Minnesota Housing use responses from the annual Supportive Housing Survey for a statewide analysis, and at a property level, to understand successes and challenges in the Agency’s supportive housing portfolio. Respondents include service providers and property managers from properties with supportive housing units funded with Minnesota Housing capital financing. The information helps the Agency be a better partner, develop quality monitoring for supportive housing units, improve training and engagement activities, and provide appropriate technical assistance.

Overview

- 242 respondents completed the survey (101 service providers; 135 property owners; 6 both).
- Respondents represented 167 properties from all 10 Continuums of Care (CoCs).
- More than half (62%) rated the partnership between property managers and service providers as strong and 84% rated the partnership as positive.

Figure 3: Properties Represented in 2023 Supportive Housing Survey

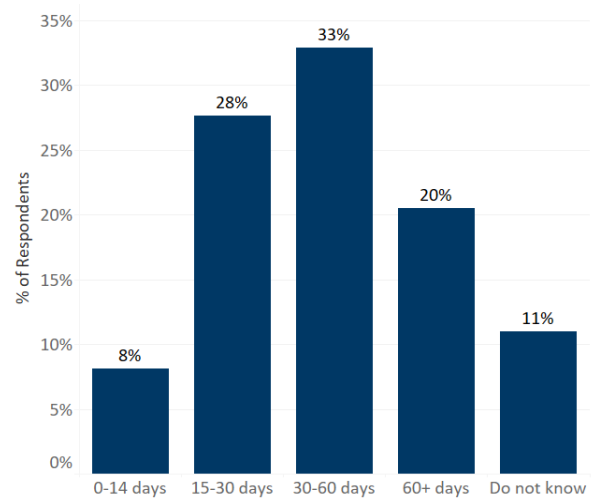


Coordinated Entry (CE)

- The majority of respondents (88%) use Coordinated Entry (CE) for referrals for at least some of their units.
- Half of respondents (50%) using (CE) experienced challenges with referrals. Respondents from all 10 CoCs identified challenges with CE in their community.
- Inability to locate the referred household was the top challenge across CoCs and respondent type.
- Most respondents (69%) indicate that units are filled within two months, but a few (8%) indicated that units are filled in under two weeks. Timeliness was a top three challenge for property managers but ranked low for service providers.

- Half of respondents (49%) using CE reported it takes one to three referrals to fill a unit.

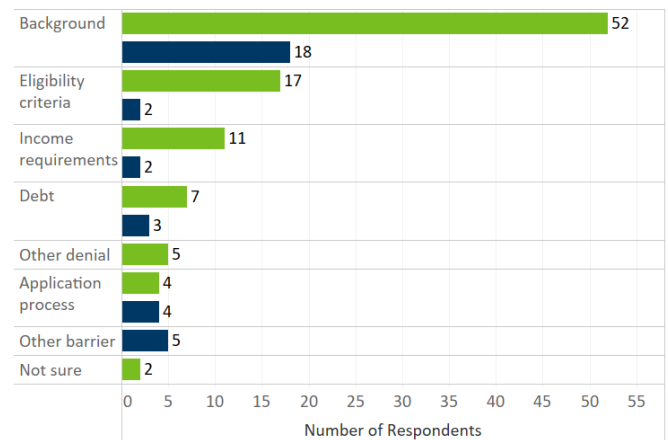
Figure 4: Average Number of Days to Fill a Unit



Screening and Eligibility

- Only 12% of respondents identified tenant screening practices as a barrier for individuals accessing supportive housing units, but a third (36%) indicated that there were application denials in the past year at the property based on those practices.
- Poor credit, criminal or rental history was the top barrier and reason for applicant denial.
- Most respondents (81%) indicated that they were familiar with Minnesota Housing’s [Tenant Selection Plan Guidelines](#), but less than a third (28%) indicated that they influenced their property’s practices.
- Minnesota Housing is offering continued education on the new guidelines and is encouraging existing properties to use the new screening criteria.

Figure 5: Denials and Barriers from Tenant Screening Practices



Tenant Screening Practices Caused:
■ Applicant Denial
■ Barrier to Units

2022 Production Report

- 13 new projects with supportive housing units opened their doors and leased to tenants in 2022, totaling 393 units of supportive housing.
- 25 projects finalized the required documentation for their supportive housing units to move toward closing on the project financing so that construction could begin.
- 33 projects with supportive housing units are still in process to finalize their documentation to move to closing on the project financing.

Supportive Housing Quality Monitoring and Supports

The Supportive Housing Team at Minnesota Housing continues to develop processes for monitoring the quality and performance of supportive housing units and providing support to providers. The team wants to listen and learn from tenants, service providers and property management staff. Our goal is to understand the needs and offer support to service providers and property management staff so that tenants can thrive. The tools and processes we use include:

- Annual Supportive Housing Survey to property managers and service providers.
- Inspection questionnaires used by the asset management and compliance teams.
- Ongoing collaboration with asset management and compliance teams.
- HMIS data dashboard and performance report.
- Site visits to meet with owners, property managers and service providers.
- Quarterly engagement sessions and office hours with supportive housing providers.
- Providers contact Minnesota Housing staff for information and problem solving.
- Supportive Housing and HMIS email inboxes.
- Tenant interviews and focus groups starting in 2023.

We use the information to document trends and identify needs and gaps. We also offer case by case troubleshooting and technical assistance. What we learn from monitoring informs policy decisions and helps us work toward solutions that will address identified needs.

Questions?

Reach out to Minnesota Housing's Supportive Housing Team at Supportive.Housing@state.mn.us.