



Hennepin County COVID Acquisition/ Conversion Project

National Housing Conference

7/21/2021

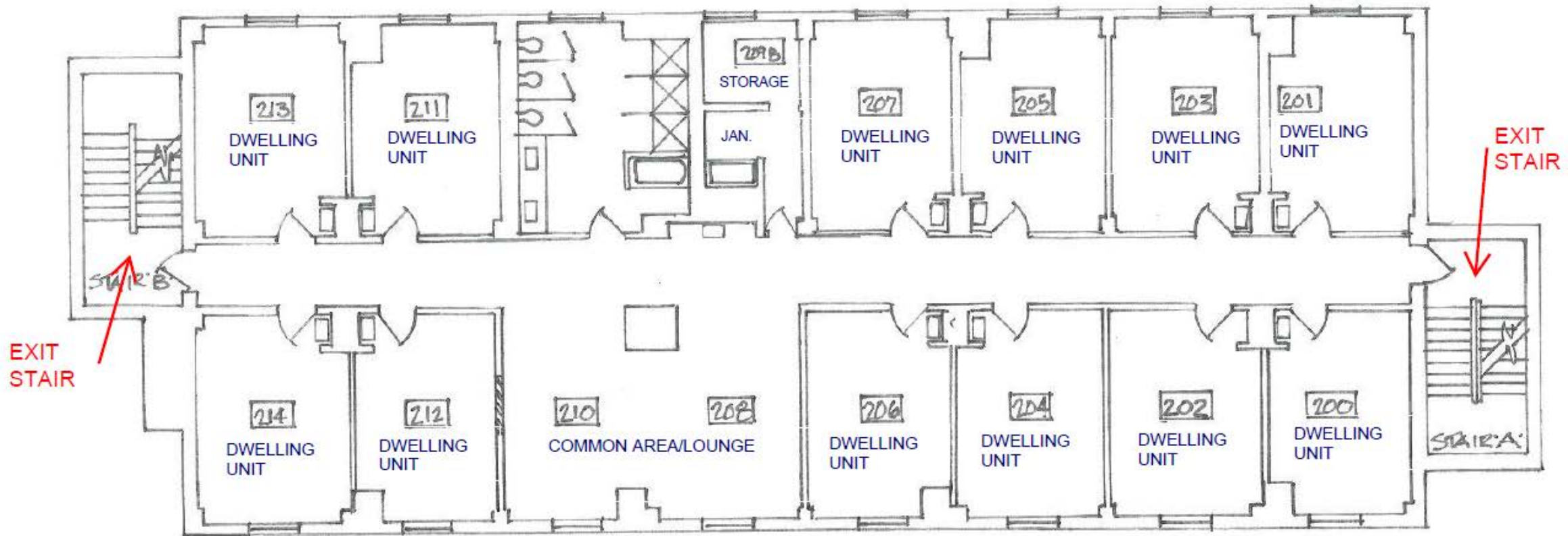




Stevens Square Residence

Hennepin County Housing and Redevelopment Authority
National Housing Conference, July 21, 2021





SECOND FLOOR PLAN - 143 E. 19th STREET

1/8" = 1'-0"

2nd FLOOR FOOT PRINT	4,300 SQ.FT.
12 SINGLE DWELLING UNITS (MOST WITH SINKS)	170 SQ FT EACH
COMMON AREA/LOUNGE	345 SQ. FT.
COMMON RESTROOM	
3 TOILET STALLS	
3 SHOWER STALLS	
1 BATHTUB	

Stevens Square Residence

- Leased to Alliance Housing for \$1 to serve as legal landlord
- Rents: \$375 per month, no on-going rental assistance
- Renters: low-wage working adults and persons on fixed incomes who can live independently
- Tenants selected from pandemic shelters, chronic homeless by-name-list, shelter/outreach referrals

Need: deeply affordable, basic, independent housing

- 3 out of 5 Hennepin County households with incomes below 30% of the area median pay more than half of their monthly income toward housing costs
- Black and Native households are 4 times as likely as white households to have extremely low incomes
- Rental subsidies are needed to lower rents below 30% of the area median income, but people with irregular income, criminal histories, lack of documentation can't access rental subsidies
- 20% of shelter guests could pay \$300-400 monthly rents, but don't need or want Permanent Supportive Housing

Next steps

- Develop enough permanent, independent single room occupancy units so that no one has to use shelter as housing
- Engage new partners to operate other County acquisitions as single room occupancy housing, build the portfolio further