

HIV Housing Availability Assessment, July 2022

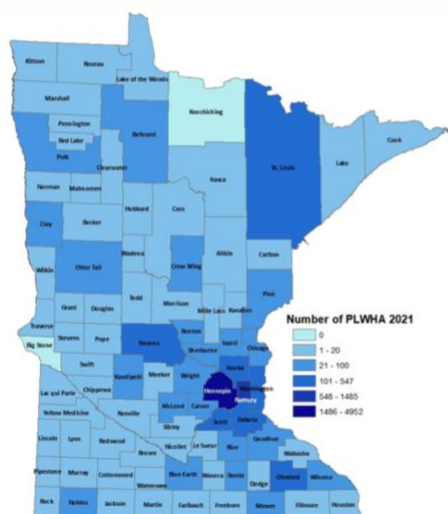
By Kim Lieberman, Rainbow Health, Senior Housing Systems Supervisor

People Living with HIV in Minnesota in 2021

At the end of 2021, Minnesota had an estimated 9,697 people living with HIV/AIDS, including 298 new cases reported in 2021 (according to MDH surveillance and incidence data: [HIV/AIDS Statistics - Minnesota Dept. of Health \(state.mn.us\)](https://www.health.state.mn.us/diseases/hiv/aids/statistics.html)).

Overall, of the 9,697 people living with HIV/AIDS (PLWH) for whom complete residence information is available, 34% of all PLWH in Minnesota live in the city of Minneapolis and 12% live in Saint Paul, along with 36% living in the surrounding seven-county suburban area. People living with HIV/AIDS in Greater Minnesota account for 18% of all PLWH. People living with HIV live in almost every county in Minnesota.

Minnesotans Living with HIV[#] by County of Current Residence, 2021



City of Minneapolis	3,243 (847.7 per 100,000)
City of St. Paul	1,188 (416.7 per 100,000)
Suburban*	3,476 (159.3 per 100,000)
Greater Minnesota	1,772 (72.2 per 100,000)
Total	9,679 (182.5 per 100,000)

#HIV or AIDS at last medical appointment
*7-county metro area, excluding the cities of Minneapolis and St. Paul

Newly Diagnosed Cases in 2021

In 2021 there were 298 newly diagnosed cases. The number of new cases in Minnesota have been around 300 per year for the last 10 years or more. Almost two-thirds (65%) of new HIV cases in 2021 are among communities of color.

Historically, about 80% of new HIV infections diagnosed in Minnesota have occurred in Minneapolis, St. Paul and the surrounding seven-county metropolitan area. In 2021, of 298 total HIV diagnoses, 74% of the cases were in the seven-county Twin Cities metro region with 31% in Minneapolis, 11% in St. Paul, and 32% in the remaining suburban area (excluding Minneapolis/St. Paul). In greater Minnesota, there were 76 newly diagnosed HIV cases across 39 counties (26%).

HIV Outbreaks

Two ongoing outbreaks of HIV in Minnesota have influenced the number of newly diagnosed cases ([HIV Outbreak Response and Case Counts - Minnesota Dept. of Health \(mn.gov\)](#))

- The Hennepin County and Ramsey County outbreak among people who inject drugs declared in February 2020. The outbreak is concentrated among people who inject drugs, most of whom are experiencing homelessness or are unstably housed.

As of July 26, 2022

Data are preliminary and may change as reports are received.

Affected County	Counts
Hennepin	109
Ramsey	27

- The Duluth area outbreak among all newly diagnosed HIV cases of residents declared in March 2021.

As of July 26, 2022

Data are preliminary and may change as reports are received.

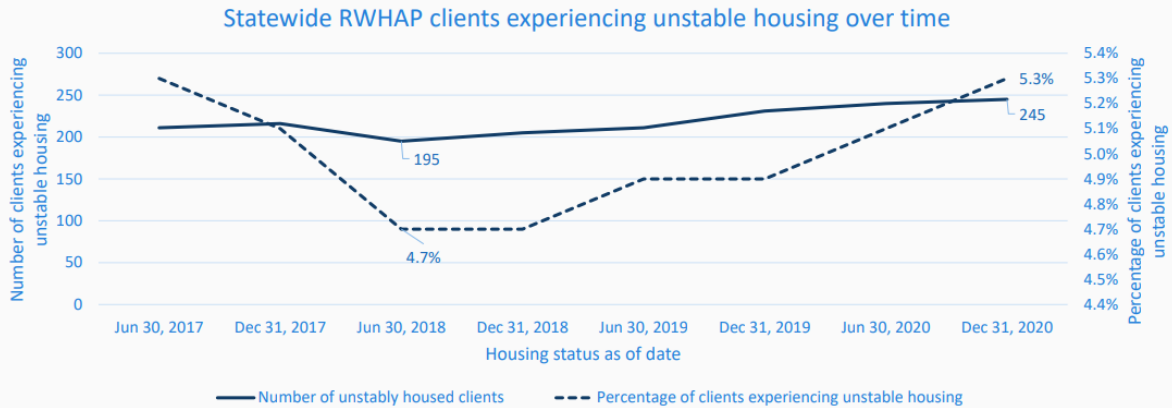
Affected county	Counts
Lake	1
Saint Louis	24

PLWH in the Ryan White HIV/AIDS Program (RWHAP) in Minnesota

Of those living with HIV in Minnesota, about half receive Ryan White services. In 2020, 4811 were clients in the Ryan White HIV/AIDS Program (RWHAP).

RWHAP collects housing data of clients having stable, temporary, or unstable housing. As of Dec 31, 2020, an estimated 245 RWHAP clients were “unstably housed” needing an immediate housing solution (This is 5.3% of the 4,594 statewide RWHAP clients with a reported housing status). There were also 412 (9.0%) RWHAP clients who were “temporarily housed” and need a permanent housing solution. Thus, in 2020 there were 657 people in RWHAP with housing needs who were either unstably or temporarily housed.

RWHAP clients experiencing unstable housing have been increasing since mid 2018



Hennepin County
Housing and the Ryan White HIV/AIDS Program 2017-2020 | August 19, 2021



Unstable housing among RWHAP clients is concentrated in Hennepin and Ramsey counties

Geography	Stable/permanent	Temporary	Unstable	Clients with reported housing status
Minneapolis-St. Paul Transitional Grant Area (MSP-TGA)	3,357 (84.8%)	378 (9.6%)	225 (5.7%)	3,960
- Hennepin County	2,166 (83.9%)	253 (9.8%)	162 (6.3%)	2,581
- Ramsey County	641 (84.5%)	75 (89.9%)	43 (5.7%)	224
- Suburban counties†	499 (89.3%)	43 (7.7%)	17 (3.0%)	559
- Other MN counties‡	49 (83.1%)	7 (11.9%)	3 (5.1%)	59
Greater Minnesota	569 (91.8%)	32 (5.2%)	19 (3.1%)	620
All clients	3,937 (85.7%)	412 (9.0%)	245 (5.3%)	4,594

14 clients did not have a reported county of residence. †Anoka, Carver, Dakota, Scott, Washington. ‡Chisago, Isanti, Sherburne, Wright. Two clients reside in Wisconsin and are not included in this row.

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Unstable housing in greater Minnesota is found primarily in counties defined as metropolitan or micropolitan statistical areas

Age group	Stable/ permanent	Temporary	Unstable	Clients with reported housing status
Greater Minnesota	569 (91.8%)	32 (5.2%)	19 (3.1%)	620
- Olmsted County	85 (92.4%)	5 (5.4%)	2 (2.2%)	92
- St. Louis County	67 (89.3%)	5 (6.7%)	3 (4.0%)	72
- Stearns County	41 (95.4%)	1 (2.3%)	1 (2.3%)	43
- Mower County	37 (100%)	0 (0%)	0 (0%)	37
- Blue Earth County	28 (90.3%)	0 (0%)	3 (9.7%)	31
All clients	3,937 (85.7%)	412 (9.0%)	245 (5.3%)	4,594

14 clients statewide did not have a reported county of residence. Counties shown if there were greater than 30 clients with a reported housing status

Hennepin County
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For additional RWHAP housing data, see these two housing presentations (from: [Ryan White HIV Services | Hennepin County](#))

- [RWHAP, Housing, and HIV outbreak update | Nov 9, 2021 \(hennepin.us\)](#)
- [Housing and RWHAP 2017-2020 \(hennepin.us\)](#)

There is no housing data available for the half of the population living with HIV that do not receive Ryan White assistance, so we do not know their housing status or needs. Many of them may be above the 400% of the Federal Poverty Guideline (FPG) required for Ryan White programs. In addition, there are those who are recently diagnosed or who do not know their status, so are not in the RWHAP.

HIV-Specific Housing in Minnesota

The MN HIV Housing Coalition updates the inventory of HIV-specific housing in Minnesota each year. Much of the permanent housing for PLWH has low turnover. Rainbow Health’s transitional housing waitlist was opened in May 2022 for three weeks and received over 280 applications. Clare Housing also has approximately 390 on their waitlist.

See the HIV Housing Status Report at: <https://rainbowhealth.org/wp-content/uploads/2022/07/2020-21-Minnesota-HIV-Housing-Coalition-Status-Report.pdf>

HIV Housing Inventory as of 12.31.21

Facility	Address	Housing Type*	# Units
<u>Clare Housing Supportive Housing Apartment Buildings**</u>	Minneapolis	PSH	149
Clare Housing Community Care Homes	Minneapolis	AFC	12
Clare Housing Scattered Site Housing Program	Various Locations Metro Area	PSH	73
<u>Ford House</u>	Minneapolis	PH	11
<u>Hope House</u>	Stillwater	AFC	4
<u>Indigenous Peoples Task Force - Maynidoowahdak Odena</u>	Minneapolis	PSH	14
<u>Lydia Apartments</u>	Minneapolis	PSH	6
<u>MLK Court (YWCA of St. Paul)</u>	St. Paul	PSH – Families	8
<u>The Salvation Army</u>	Metro Area	PSH – Families (8); Singles (6)	14
<u>Metropolitan Council HRA</u>	Scattered Site: Metro Area	PRA	53
<u>Rainbow Health (formerly JustUs Health and MN AIDS Project)</u>	Scattered Site: Statewide	TH	114
<u>The Aliveness Project</u>	Minneapolis	RRH	20
Total Units Available:			478

* **PSH** (Permanent Supportive Housing); **PH** (Permanent Housing); **PRA** (Permanent Rental Assistance); **TH** Transitional Housing; **RRH**: Rapid Re-Housing; **AFC** (Adult Foster Care).

** Clare Housing is partnering with PPL on "Bloom Lake Flats", a new building that will provide 15 units for families and 27 units for individuals. (Total of 42 units).

The targeted opening date for BLF is September of 2022 (date subject to change). Avivo Village has 6 units for PLWH beginning July, 2021 – June, 2023.

New or upcoming Housing Opportunities for PLWH

- Avivo Village has 6 units dedicated for PLWH. Avivo Village is made up of 100 secure, private "tiny homes" created to provide shelter to individuals experiencing unsheltered homelessness in the time of COVID-19. They also provide on-site wrap-around services to support residents as they work to move into permanent housing.
- A new co-housing pilot project has been funded that will provide stable housing for up to 20 PLWH experiencing unsheltered homelessness. Groups of up to four can choose to live together in a group setting in each unit, with the aim of providing an alternative to encampment living for those who desire to live in a communal setting.
- Bloom Lake Flats, a PPL/Clare Housing property will be opening later this year. Bloom Lake Flats has 42 units for low-income individuals and families experiencing homelessness who are impacted by HIV. The building unit sizes range from studios to three-bedrooms.

HIV Housing Funds

Funding used for HIV housing and rental assistance in Minnesota include both HOPWA (Housing Opportunities for Persons with AIDS/HIV and Ryan White HIV/AIDS Program funds. See the HIV Housing Funding Chart at: <https://rainbowhealth.org/wp-content/uploads/2022/07/HIV-Housing-Funding-Chart-2022.pdf>

PLWH who have housing needs are urged to check all available housing opportunities within the communities they want to live in, not only HIV-specific housing. Mainstream resources include subsidized housing such as public housing, Section 8 vouchers, project-based Section 8 properties, and state rental assistance programs. Low Income Housing Tax Credit (LIHTC) properties, and Naturally Occurring Affordable Housing (NOAH) may be more affordable than other market-rate rental housing. The need for affordable housing is so much greater than available housing. This is true in every county in the state (and country).

For people experiencing homelessness, there are 10 HUD Continuum of Care regions in Minnesota. Each has their own Coordinated Entry System which makes referrals based on their CoC prioritization process. For an introduction to CES in Hennepin County, see: [An Introduction to the Hennepin County Coordinated Entry System - YouTube](#). Each CoC may vary. Contact information for each CoC can be found at: [CoC \(mnhousing.gov\)](#) or [CoC Regions — Minnesota's HMIS \(hmismn.org\)](#).

State of the State's Housing

MN Housing Partnership's *State of the State's Housing* shows that more than a quarter of Minnesota families pay more than they can afford for housing — and that number is growing. In addition to spotlighting key trends, like the gap between the costs of housing and the salaries of in-demand jobs, the report also ranks counties on benchmarks like renter cost burden and showcases issues like aging housing stock with dynamic maps. The report also shares stories from communities collaborating to tackle local needs.

Similar to previous years, key findings include:

- More affordable housing needed
- Homeownership disparities persist
- Housing costs are increasing
- Cost burden disparities magnified
- Wages are not keeping up with housing costs

[State of the State's Housing 2021 – Minnesota Housing Partnership \(MHP\) \(mhponline.org\)](#)

“In Minnesota, there is critical need for housing particularly for extremely low-income renters, or renter households that earn at or under 30 percent of area median income (AMI). There are approximately 169,585 renter households in the state that fall into this category; yet there are only 64,238 affordable and available units at this income level across the state.” (MHP).

MHP has created county profiles for each of the 87 counties, as well as congressional and legislative district profiles. They provide information on renter and owner data, disparities, and housing stock, as well as the gap between the number of available units for extremely low-income households (ELI) and the number of people who need them. (ELI = those at or below 30% AMI).

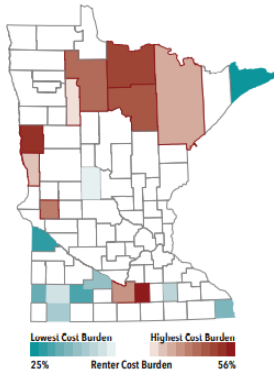


In every county in Minnesota, at least **1 in 4 renter households** pays too much for housing.

Highest and lowest percent of cost-burdened renters

Waseca County in Southern Minnesota has the **highest renter cost burden rate** in the state with 56% of renter households paying more than 30% of their income on rent.

Cook County in the Northland has the **lowest renter cost burden rate**, but that is still 25% of all renter households.



10 highest CB

56%	Waseca
55%	Koochiching
55%	Clay
52%	Blue Earth
52%	Stevens
52%	Beltrami
52%	Itasca
50%	Clearwater
50%	Wilkin
50%	St. Louis

10 lowest CB

35%	Dodge
35%	Murray
35%	Todd
34%	Nobles
33%	Houston
33%	Brown
31%	Cottonwood
31%	Pipestone
27%	Lac qui Parle
25%	Cook

[2021 County Profiles – Minnesota Housing Partnership \(MHP\) \(mhponline.org\)](https://www.mhponline.org/2021-county-profiles)

NOAH (Naturally Occurring Affordable Housing) for Minnesota

“Across the state, growing ranks of renter households are facing an increasingly challenging housing market with rising rents and declining vacancy rates—a problem which has been exacerbated by the impacts of COVID-19.”

MHP has published a research series tracking key trends in the unsubsidized (NOAH) multifamily rental markets across the state, in partnership with Greater Minnesota Housing Fund. “The vast majority of low-income households in each metro area studied are cost burdened and housing insecure, reducing spending on necessities like food, medicine, and child care in order to pay the rent. Cost burdened renters, especially those with lower incomes, are likely to be residents of NOAH properties and unprotected from market changes to their rent.”

- Trends in the rental markets of Mankato, Moorhead, and St. Cloud: [MW8_final3_05.25.22.pdf \(mhponline.org\)](#)
- [Market Watch Issue #6: Spotlight on NOAH in Greater MN and the 7-County Metro – Minnesota Housing Partnership \(MHP\) \(mhponline.org\)](#)
- See *Market Watch* issues for other areas of the state at: [Market Watch: Trends in the unsubsidized multifamily rental market – Minnesota Housing Partnership \(MHP\) \(mhponline.org\)](#)

Need for Affordable Housing and Rental Assistance

According to the MHP *May Renter Snapshot* “the COVID-19 pandemic has exacerbated housing insecurity for millions of households, especially for low-income, Black, Indigenous, and other people of color (BIPOC) households.

In March, 32% of Minnesota Black renters were behind on rent, up from 30% in December and more than 3x greater than the 10% of white renters behind on rent. Black renters in Minnesota suffer the harm of rent debt at a rate greater than the national average of 24%. As 75% of Minnesota Black households rent, compared to 23% of white households, this data starkly shows a housing crisis in Minnesota which disproportionately harms Black families.”

(See details and charts at: [05.11.22 May Renter Snapshot V10.pdf \(mhponline.org\)](#)).

Affordable Housing

HUD generally defines affordable housing as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

HousingLink Streams database lists all publicly funded rental housing in Minnesota ([Streams \(housinglink.org\)](#)).

See HousingLink’s *MN Housing Measures* report ([HousingLink - MN Housing Measures report](#)) – go to the Subsidized Housing Stock tab – to see the amount of subsidized housing units and Section 8 Housing Choice Vouchers available in various cities/regions in Minnesota. The 3 tabs in the report show the affordability of private market rents, supply of publicly-assisted affordable rents, and funding for affordable housing from 2017 to 2020.

The *Housing Counts* report also shows the production and preservation of affordable housing from 2002 to 2020 ([HousingLink - Affordable Housing Production and Preservation in the Twin Cities metro area](#)).

In every region of Minnesota, there is a shortage of affordable and available rental units. This is especially severe for extremely low-income households, whose incomes are at or below the poverty guideline or 30% of their area median income. At the same time, we have an unprecedented amount of funds coming through the CARES Act, the American Rescue Plan Act and other sources. Bold and creative uses of these funds must be used to increase affordable housing stock and assist people to access and maintain affordable housing.