



Advocating for the Homeless and Deeply Affordable Housing





Homelessness Defined

Sheltered – Unhoused and staying in a shelter (e.g., Chum, Warming Center, Union Gospel Mission) - no personal address they can claim as “home”

Unsheltered - People who are experiencing homelessness and not in a shelter (e.g., living outside or in their vehicles) – living in places unfit for human habitation.

Federal Definition - affects funding eligibility

- People living in a place **not meant for human habitation, emergency shelter, transitional housing, or exiting an institution** where temporarily (if living in these situation prior to the institution)
- People **losing primary nighttime residence** (motel/hotel, doubled up) within 14 days and lack resources to remain housed
- **Families with children or unaccompanied youth unstably housed** and likely to continue in that state
- **People fleeing or attempting to flee domestic violence**, dating violence, sexual assault, stalking or other dangerous or life-threatening situations related to violence (no other residence, lack resources/support networks)

Deeply Affordable Housing Defined

Person(s) paying 30% or less of their income towards housing.

Note: often folks think that affordable is 50% to 80% of the Area Median Income (AMI) which ends up for some people being half or more of their income



Stepping On Up is a community-wide plan guided by values of dignity, community, choice, respect and collaboration to end unsheltered homelessness and to provide people with dignified, person-centered opportunities for long-term housing stability.

Partners working to end homelessness through Stepping on Up



Is there a solution to homelessness?

Yes. A home!

To end homelessness, we need an adequate supply of housing that is affordable to lower income households.

The system needs to help people move quickly into housing, connect them to employment, and help them receive needed services and support.



Together We are Advocating for Housing because Everyone Deserves a Place to Call Home

Shelters save lives - We invest in shelter first because it is a life-saving measure intended as a short term crisis response.

Housing ends homelessness - Deeply affordable housing is the long term solution to the housing crisis.

Studies demonstrate it is more cost effective to invest in housing an individual with support systems in place so they are able to attain their highest level of wellness and self-sufficiency.

Work together to reach functional zero homelessness - The initial investment is high, but overall the public support cost is lower because housing offers security, shelter, and dignity.

Your Role as an Advocate

- MN legislative session is in progress
- You will receive requests during the session to contact your legislator(s) asking them to support legislation related to Chum and Stepping on Up goals to help our community fill the needs for those who are underserved, low income, and/or suffering from mental and physical illness.
- You can make a difference for our community's most vulnerable by using your voice.

Your vote helped put your legislators into office; now, they need to hear specifically what you want them to do!



Where we at



Official St Louis County Sheltered and Unsheltered Point In Time Count

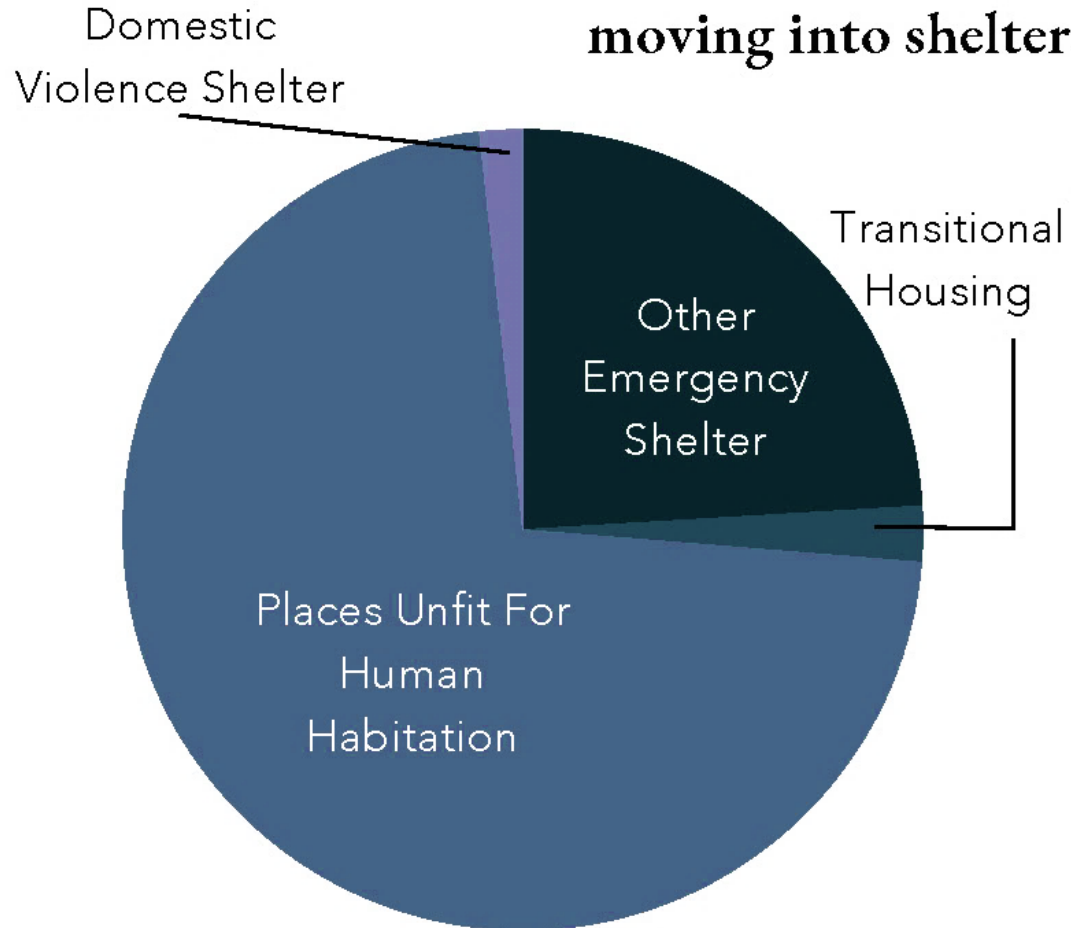
2019 - 519 individuals

2024 - 736 individuals

41.8% INCREASE



Where our guests lived before moving into shelter.



Source: CoC Annual Performance Report 2022

No one should be living in places unfit for human habitation.

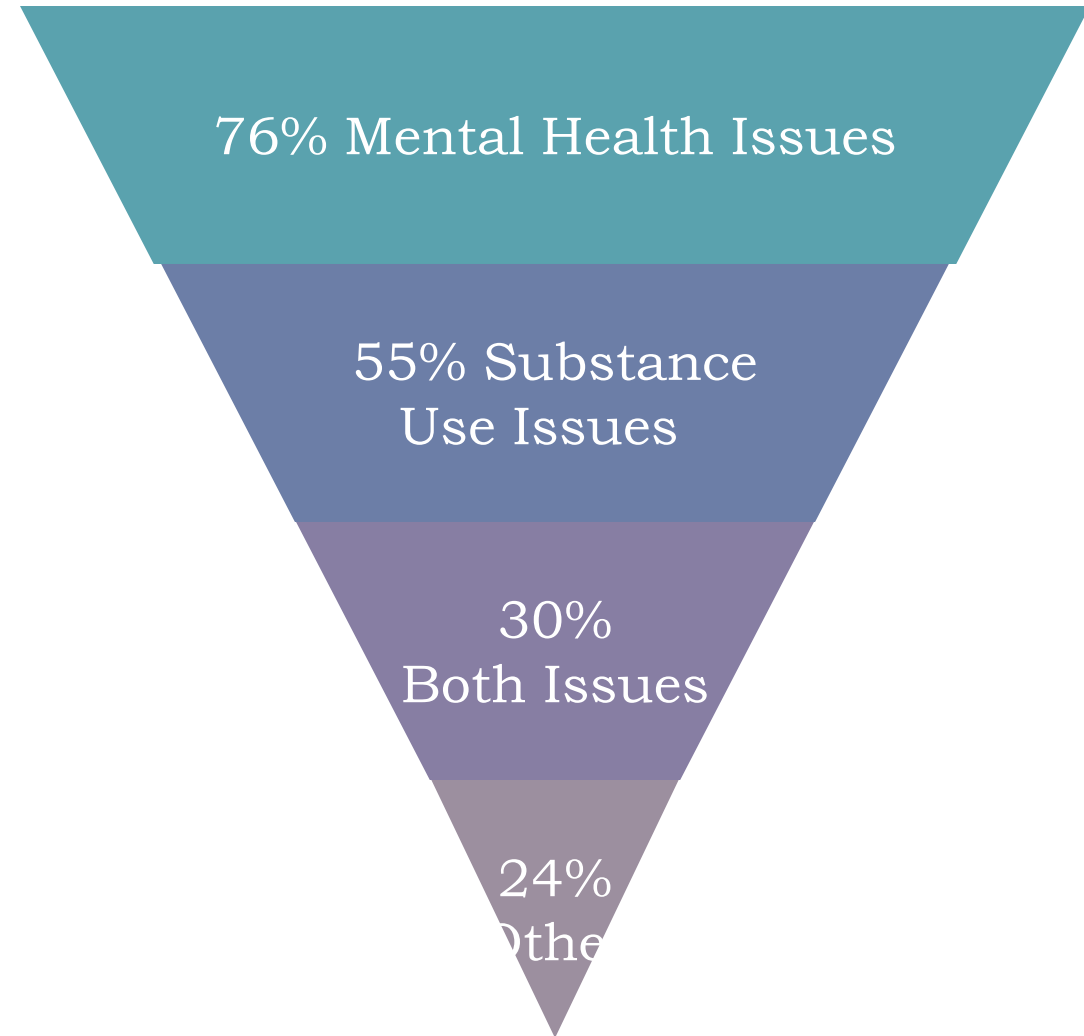
January 2023:

- 1,249 people were on the Coordinated Entry list eligible for permanent supportive housing.
- 41% have been on the waiting list for more than two years.

Chum reality in a low-barrier shelter...

Long term illness is a significant factor in the homeless population

- **No sobriety requirement**
- **Guests often need medical attention 24/7**
- **Difficult to manage in a communal shelter setting**
- **Shelters are *not* operating to warehouse people**
- **Shelter support personnel staff the shelter 24/7, but are not medical professionals**



Observations from Karl “Tent” Easterday

(Homelessness over the last two years, living in a tent and a friend’s SUV)

DNT Opinion Piece Jan 2025

❖ “Homeless people aren’t a bunch of angels, nor are we all drug addicts, thieves or social deviants - not by choice anyway.”

❖ Seeking some comfort and food.

❖ All share a natural instinct:

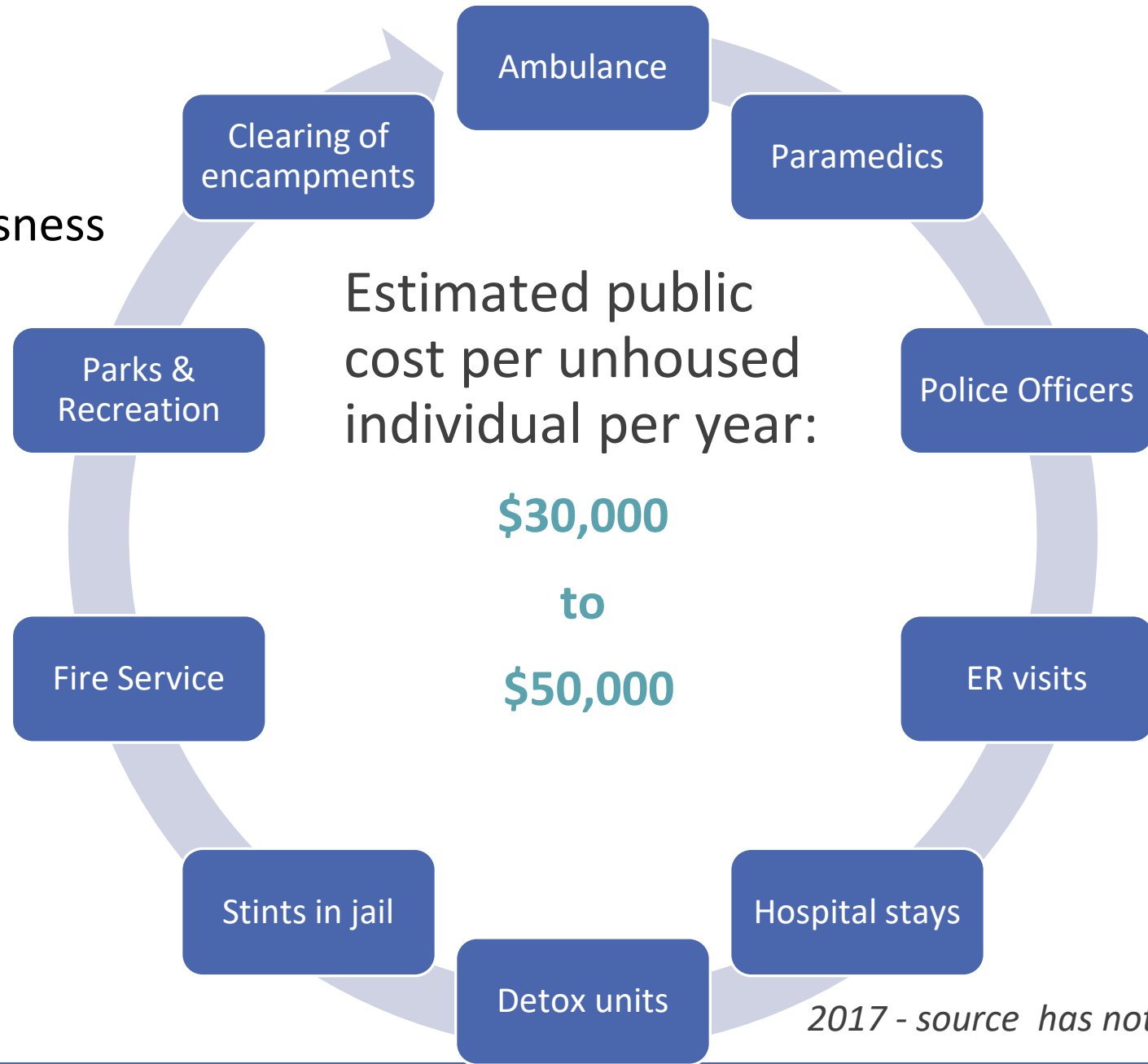
To SURVIVE

Observations: Three Groups

1. Struggling with little or no money or income. Many in need of employment.
2. LARGEST GROUP - Unfortunate souls with health issues making them unable to help themselves.
3. Don’t want to live by society’s rules. In constant fear of being caught.

Shelters - save lives

Housing - ends homelessness



2017 - source has not been updated

What do 2023 trends reveal?

The rate of death is **3 times higher** among people who experience homelessness in Minnesota than among the general population.

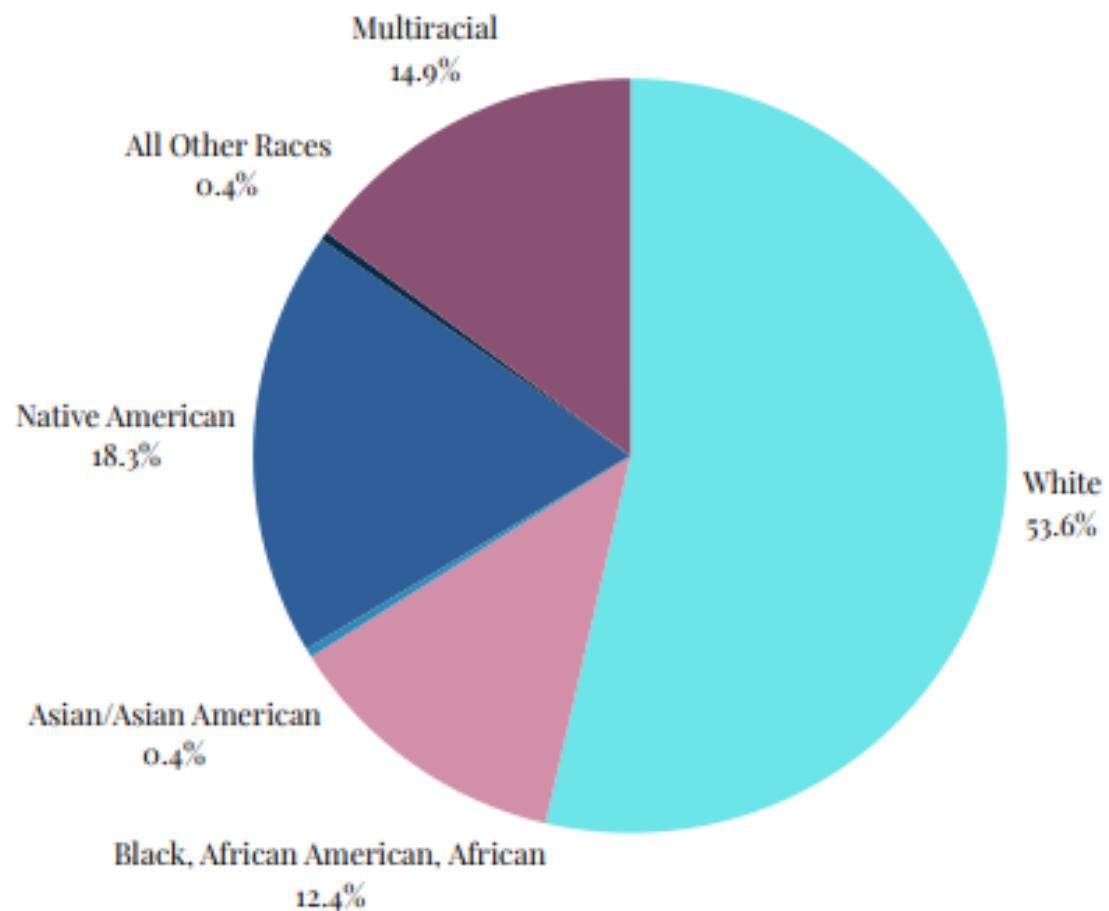
➤ Homelessness is Increasing

- 70% increase in St. Louis County from 2023 to 2024
- 54% of Northland residents experience a rent burden rate
- 1,100 individuals used the warming center in 2023

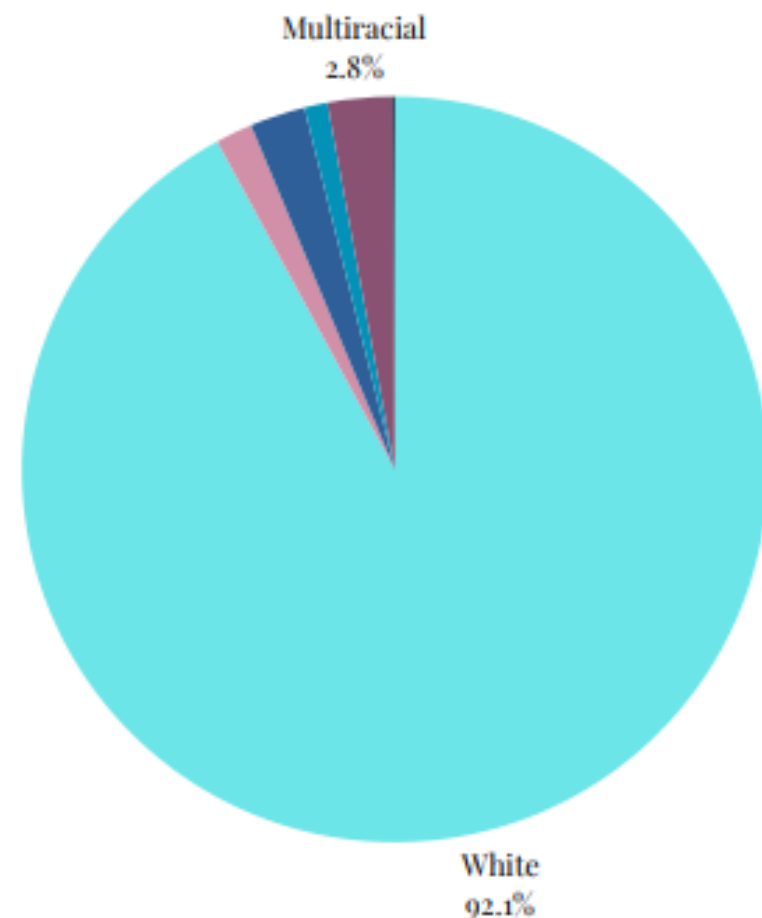
➤ Families and seniors are among the fastest growing demographics of people experiencing homelessness.

BIPOC people face homelessness at a disproportionate rate

Racial Breakdown of People on the CE Priority List



Racial Breakdown of People Living in St. Louis County (U.S. Census Bureau)



Challenges

Like most US cities, we are experiencing a growing crisis of unsheltered homelessness fueled in part by...

- Opioid and methamphetamine epidemic
- More people dealing with mental health and addiction issues that require support
- Extreme lack of affordable and subsidized housing, and long waiting periods

Multi-Family Housing Developed Since 2019 (Feb 15 2025)

| Market Rate Housing | # of Units | Affordable Housing | # of Units |
|----------------------|---------------|----------------------|---------------|
| Built | 1,025 | Built | 420 |
| Under Construction | 408 | Under Construction | 103 |
| Proposed | 2,530 | Proposed | 315 |
| Total | 3,963 | Total | 838 |
| Maxfield Study Needs | 1,031 | Maxfield Study Needs | 3,509 |
| GAP | +2,932 | GAP | -2,549 |

Analysis provided by Noah Hobbs, One Roof Community Housing

What's the Plan



The Vision



Stepping
— Up —
ON

5-year -
three
phase plan

- **Phase I: disaster response**
 - *Safe parking, storage, hygiene, coordinated outreach, triage center (Plans in place in the works!)*
- **Phase II: 100 additional shelter beds**
 - *Youth shelter, re-entry shelter, shelter next, cross referrals and service coordination*
- **Phase III: 200 community-centered housing units**
 - *Hotel/motel conversion, tiny homes, dorm apartments*
 - Collaborative (not top-down) approach
 - Create multiple pathways for stabilization
 - Adaptable as we learn and needs change
 - All-in effort

Disaster Response Programming - \$1.53 M

EXTENDED WARMING CENTER HOURS

An emergency overnight drop-in center.



Operation: Typical season is November to April.

(This proposal is for an additional month plus staff cost)



People Served: 800+ averaged 72 people a night



Cost to Operate Extended Season + safety staff: \$98,000



Funding Status: The three staff for six months of operation are funded by an OEO grant. An additional month of operation and an additional season-long safety staff position are not funded.

OUTDOOR VILLAGE

Outdoor village pilot operated by UGM.

Operation: Spring 2025 to October 31st

People Served: 20 households

Cost to Operate Annually: \$260,860, Start up: \$84,800
(\$326,860) total

Funding Status: Not funded for 2025

Additional Shelter Beds



Stepping
— Up —
ON

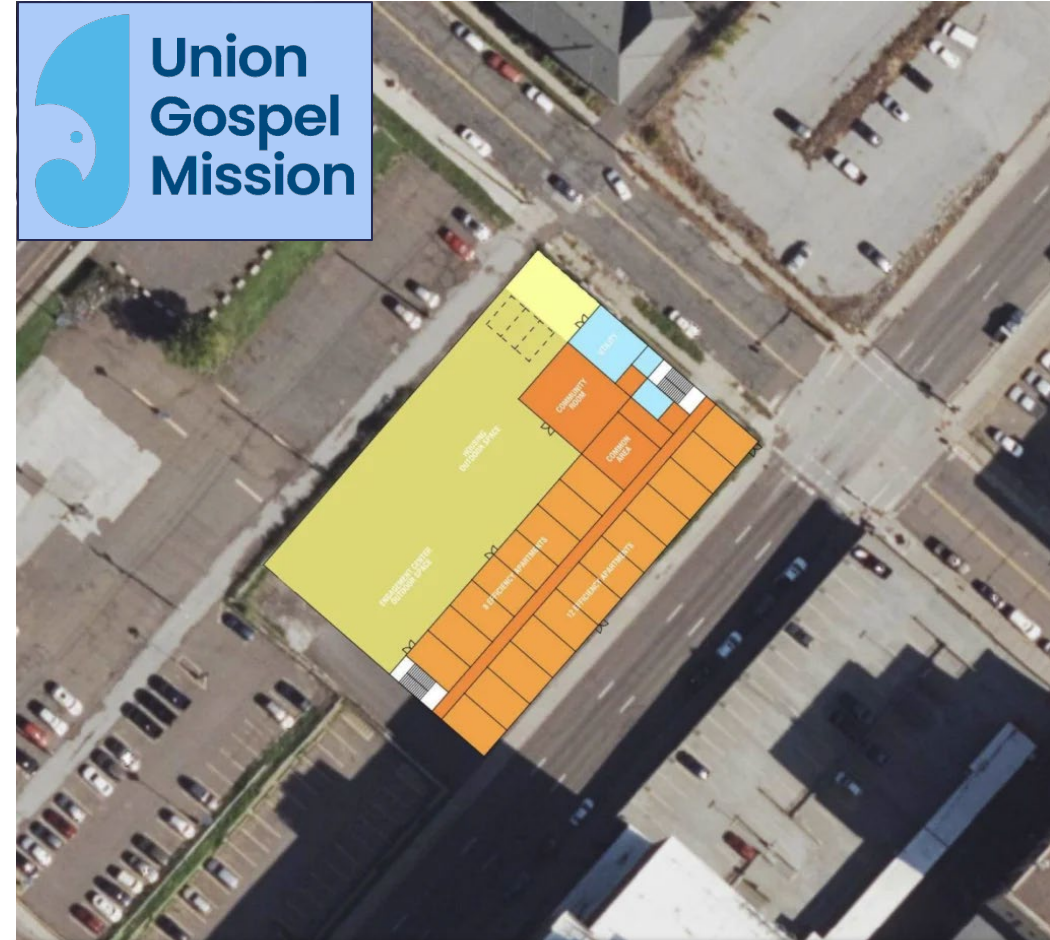
**Phase II: 100
additional
shelter beds**

*Youth shelter, re-entry
shelter, shelter next, cross
referrals and service
coordination*

| Shelter Location | Beds | Avg # of residents | Open Beds |
|----------------------------|-------------------------------------|---------------------------|------------------|
| Bob Tavani House | 3 | 3 | 0 |
| Chum | 78 | 100-120 | 0 |
| Chum Family Shelter | 26 | 29 | 0 |
| Dabinoo'igan | 23 | 23 | 0 |
| Loaves and Fishes | 18 | 18-20 | 0 |
| LSS Another Door | 4 | 4 | 0 |
| Safe Haven | 45 | 45+ | 0 |
| Warming Center (Nov-April) | 50 (sleeping capacity on the floor) | 72 | N/A |
| TOTAL | 197 (+50 floor mats) | 294-316 | 0 |

Union Gospel Mission Projects

- ❖ **Phase I:** \$8 M direct appropriation for the Mission Engagement Center (offer a safe, welcoming environment for our neighbors in need of shelter)
- ❖ **Phase II:** Mission Heights housing (not shown) Housing Infrastructure Bond application (40 units of permanent supportive housing)



Partners

- ★ HRA - funding and development services
- ★ City of Duluth - funding and land
- ★ St. Louis County - operational funds
- ★ Local businesses and health care systems

Chum Expansion

Received \$10 million in Federal and State grants, plus support from our local community to renovate the existing building and add a two-story addition.

Benefits:

1. Shelter beds will increase from 80 to 160
2. ADA compliant
3. Dedicated space for support services/community agencies
4. Dignified space for transforming lives

First floor – Drop-in Center expanded to serve more guests

Second floor – More dorms with bunk beds/bathrooms

Third Floor – Adequate office/workspace for staff





Community Centered housing units

**Phase III:
200
community-
centered
housing
units**

- Hotel/motel conversion, tiny homes, dorm apartments
- Collaborative (not top-down) approach
- Create multiple pathways for stabilization
- Adaptable as we learn and needs change
- All-in effort

SUCCESSSES - FULLY FUNDED



Steve O'Neil and St. Francis Apartments

Steve O'Neil Apartments opened December 2014. In conjunction with other local agencies, Chum has been able to help families get back on their feet and begin to thrive again.

- 44 units

The St. Francis Apartments for seniors who have experienced chronic homelessness. St. Luke's owns property and Chum provides services.

- 43 units offered for those who qualify



Another Door

- Emergency housing for young adults ages 18-24
- Private rooms in a safe, dignified setting with access to bus lines, parks, and close to UMD/CSS
- Staffed 24/7 by Lutheran Social Services
 - staff will help with case management, housing navigation and helping achieve personal health and educational goals



Plover Place

- 24 units (12 units per module) designed specifically for people with a history of homelessness
- Cost effective model
 - shared access to a common kitchen, living, and laundry area.
- Partnership with Modular Dealer, Ideal Homes of Barnum, MN



Brewery Creek Apartments

April 2023



52-units

- 26 units are set aside for youth experiencing homelessness and are leased through a separate program.
- 20 2-bedroom, 3 1-bedroom, and 3-ADA 2-bedrooms for the general public



Wyatt Buckner / Duluth Media Group

Brae View



\$32.4 million to construct 72 units of affordable housing as part of the Brae View development on Duluth's East Fifth Street, with additional support from Essentia Health and the Benedictine Sisters of St. Scholastica Monastery.



Wadena West Apartments



Welch Place is a 60-unit permanent **supportive housing development** that will begin leasing in late 2025/early 2026. The Minnesota Housing funding award was accepted in December 2022. Construction started on 10/28/2024.

W 52nd St and Wadena St

Bedroom(s): Studio & 1
Bathroom(s): 1



Welch Place Apartments



Welch Place is a 30-unit permanent **supportive housing development** focusing on single adults that will begin leasing in late 2025/early 2026. The Minnesota Housing funding award was accepted in December 2023. Site development will conclude in the Late Summer of 2024.

W 52nd St and Wadena St

Bedroom(s): Studio & 1
Bathroom(s): 1



Skyridge at Harbor Highlands (\$19.3M)

Hot off the Press

- 70-unit senior housing (55+ years)
- 7 units reserved for military veterans
- Opened Mid-January 2025 - almost FULL
- Deeply affordable (30 to 50% Median Income)
- Partners
 - Housing Infrastructure Bonds (MN) - \$14.2M
 - Duluth HRA (\$4.1M)
 - City/County - Am Rescue Plan Act (\$450,000)
 - HUD lands deal
 - MN Housing Finance Agency closed \$1M gap



Upcoming 40 additional affordable units to complete buildout after 20 yrs

San Marco Apartments



- San Marco Apartments - Since 2007, the New San Marco has been a groundbreaking and trailblazing property that has sparked communities like it in cities all over MN.
- The “New, New” San Marco will start work in the fall of 2024. All new HVAC systems, envelope repair, foundation work, and a complete interior remodel are scheduled to ensure the San Marco remains a transformational building well into the future.



Damiano Shelter (during Chum buildout) Community Centered Housing (after) - \$3M

Conversion of unused space (3rd floor) to shelter those homeless during the Chum Expansion

125 people use Chum drop-in center a day. Chum has 80 beds, this place will have 120 beds.

After, Chum expansion complete, the space will be converted into community housing



The Damiano Center, 2012. Bob King Duluth Media Group

Now What



THANKS Partners!

| Authority | Funds | Project |
|------------------|---|--|
| National | \$2M | Chum Expansion |
| State of MN | \$8M \$1M | Chum Expansion Another Door |
| St. Louis County | \$1.4M \$1.6M \$125,000 | Damiano 3rd Flr Plover Place Another Door |
| City of Duluth | \$1M \$1.6M \$250,000+ \$150,000 | Damiano 3rd Fl Plover Place United Gospel Mission Expansion Warming Center, Safe Bay & Hygiene Unit |
| DEDA | \$115,000 | Plover Place |
| Private | \$600,000 | Another Door |

Note: Not all inclusive
and specific to SOU

Doesn't include:

- Dabinoo'gan
- Brewery Creek
- Others

Advocate for Critical NEED

| Project | Estimated Costs | Funds Received | Gap |
|-----------------------|------------------------|-----------------------|------------|
| United Gospel Mission | \$8.8M | \$250,000 | ~\$8.4M |
| Chum Expansion | \$11.2M | \$10M | \$1.2M |

SOU and Chum WORKs in partnership on bills that support these needs so be aware of emails that come from Chum related to :

Homes for All

MCH - Minnesota Coalition for the Homeless

NAMI - National Alliance on Mental Illness

JRLC - Joint Religious Legislative Coalition

FUNDING REQUESTS

For Gaps including shelter expansion

FUNDING REQUEST:
\$300M one-time funding request will create, preserve and enhance day and overnight shelters.

\$300M CAPITAL INVESTMENT IN SHELTER

Helps prevent someone from becoming homeless

FUNDING REQUEST:
With a vastly underfunded budget of \$20M, we are requesting \$200M to meet the statewide need.

\$200M FAMILY HOMELESS PREVENTION AND ASSISTANCE PROGRAM (FHPAP)



Minnesota
Coalition for the
Homeless

2025
**LEGISLATIVE
PRIORITIES**



POLICY REQUESTS

Endorsement



Minnesota
Coalition for the
Homeless

2025
LEGISLATIVE
PRIORITIES



To NOT lose the ground we've gained

POLICIES REQUEST:
Our request is to protect investments made to housing and homelessness programs.

REQUEST:
Our request is to narrow the racial disparities in homeownership rates and improve access to affordable housing for African Americans.

Currently an ordinance violation, this will help by setting minimum stds

POLICY REQUEST:
Our request is to clear out encampments in a humane, dignified, and consistent way across the state.

POLICY REQUEST:
Our policy request would allow Tribes to receive the all-inclusive rate (AKA Tribal Encounter Rate) for housing stabilization services.

Minnesota Coalition *for the Homeless*



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HOMELESS DAY ON THE HILL

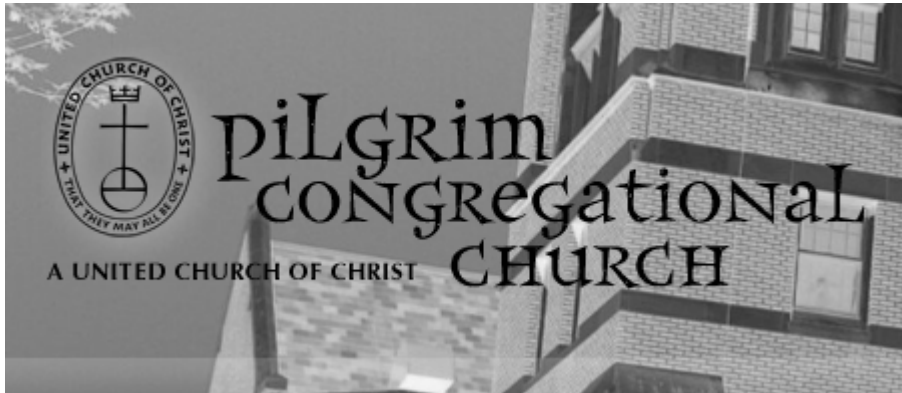
MARCH 12, 2025 | 8 A.M. - 3 P.M.

REGISTER TODAY:

mnhomelesscoalition.org/doth



Conversation!



Diane Desotelle and Melanie Grune - for Social Justice Ministry

Capital Funding for Shelter and Transitional Housing: \$300M one-time funding to create, preserve and enhance day and overnight shelters. \$100M for site-based transitional housing.

Constitutional Amendment for Housing: Put a question on the ballot in 2026 that if approved by voters would create a dedicated source of funding for housing of \$450-\$500M/year via a sales tax (food/clothing excluded) equivalent to 38 cents on every \$100.