

WINONA COUNTY LOCAL HOUSING TRUST FUND



WHAT IS A LOCAL HOUSING TRUST FUND?

Local Housing Trust Funds (LHTF) are funds established locally by dedicating local revenue for housing. LHTFs are a consistent, flexible resource for housing within communities. Trust funds help communities leverage public and private resources and jumpstart projects that draw investment and jobs. LHTFs enable communities to prioritize developments that maximize benefits to the local community.

GOALS OF THE LOCAL HOUSING TRUST FUND

- ✔ Provide a consistent, dedicated revenue stream for affordable housing
- ✔ Serve as local leverage for affordable housing programs and developments
- ✔ Provide an economic multiplier by supporting investment in housing construction and rehabilitation, including redevelopment sites, leading to job creation and increases in the community's property tax base
- ✔ Catalyze revitalization of a community via reinvestment in the existing housing stock
- ✔ Support public health by increasing housing options for vulnerable populations in the community
- ✔ Improve educational outcomes for children by promoting housing stability
- ✔ Increase housing inventory, accessibility, and stability
- ✔ Reduce housing insecurities and its long-term consequences
- ✔ Align the community network of nonprofit providers to support property owners and residents with needed services

WHY A LOCAL HOUSING TRUST FUND?

Throughout Winona County, there is a growing need for decent homes that are affordable to residents of all income ranges. Leaders across the County recognize this critical need and are eager to address housing challenges in their communities.

In Winona County, 44% of renters and 14% of homeowners pay more than 30% of their income towards housing costs, putting them at risk of being unable to afford basic needs like food and medicine.

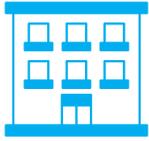
There are significant challenges for individuals and families to find an affordable place to call home in all Winona County communities. This challenge limits economic growth, as businesses are unable to expand or hire new employees because workers can not find an affordable home. Additionally, as the cost of homes increase, incomes are not keeping pace, which increases the financial burden of not being able to afford downpayment and closing costs, thus not being able to obtain the dream of homeownership.

Many rural communities struggle with adequately meeting housing needs which can result from a lack of affordable housing options, a greater prevalence of substandard housing conditions, or less access to mortgage products and local down payment assistance programs. Furthermore, there is often limited capacity to provide housing for populations that need homelessness, chemical dependency, and mental health support.

A LHTF is an important tool to address these needs. LHTFs can be used to increase rural homeownership, rehabilitate existing housing stock, provide affordable rental housing and supportive housing options, and help prevent homelessness, among other housing-related uses.

The long-term purpose of the LHTF is to provide incentives for new developments and provide financing for the rehabilitation of existing housing, which is our most affordable housing.

Mirroring the state trend, the price of rent continues to rise and incomes are not keeping up, making it increasingly challenging for renters to make ends meet.



RENTER HOUSEHOLDS

5,749 | 30% of all households

Median rent, 2000:	\$629	↑ rent up 11%
Median rent, 2019:	\$696	
Renter income, 2000:	\$31,594	↓ income down -7%
Renter income, 2019:	\$29,311	

The income for families is not rising at the same pace as home values, making it more difficult for families to purchase and own a home.



OWNER HOUSEHOLDS

5,749 | 30% of all households

Median rent, 2000:	\$629	↑ value up 17%
Median rent, 2019:	\$696	
Renter income, 2000:	\$31,594	↑ income up 5%
Renter income, 2019:	\$29,311	

HOW WILL THE LOCAL HOUSING TRUST FUND BE FINANCED?

The LHTF can be financed from revenue derived from:

- Appropriations by Local Governments (City, County, Port Authority, HRA)
- Employer Contributions
- Private Donations
- Tax Increment Financial Pooling
- Grant Funding

WHAT IS "HOPE FOR HOMES"?

Hope for Homes is a group of concerned volunteers from across systems dedicated to ending homelessness. In 2022, this group was successful in obtaining ARP funding to develop and administer a Scattered Site Supportive Housing Program in Winona, which will be managed by Hiawatha Valley Mental Health Center.

HOW WILL THE HOUSING TRUST FUND BE MANAGED?



WINONA COMMUNITY FOUNDATION

Funds provided to and managed by the Winona Community Foundation.



STRATEGIC ADVISORY BOARD

Review requests for funds to develop or rehabilitate housing and make recommendation to Winona Community Foundation Board.



HOPE FOR HOMES

Winona Community Foundation Board makes final decision for Hope for Homes.