



Housing Services Update

February 10, 2026

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Agenda



- ❖ Community need data
- ❖ Housing Business Plan history
- ❖ Housing continuum and program impacts
- ❖ 2026 activities

Housing Terminology



Emergency Housing/Emergency Shelter – temporary accommodations to provide immediate, short-term safe space for people experiencing homelessness

Eviction Prevention – rent and case management to help residents maintain their current housing, preventing eviction and homelessness

Market Rate Housing –housing with prices set by supply and demand

Permanent Supportive Housing – housing for people exiting homelessness that has no time limits and provides on-site support services

Rapid Re-Housing - housing for people exiting homelessness that provides 24 months of rental assistance and support services

Rental Assistance/Vouchers – a portable housing subsidy that can be used in market rate housing to buy down rental costs

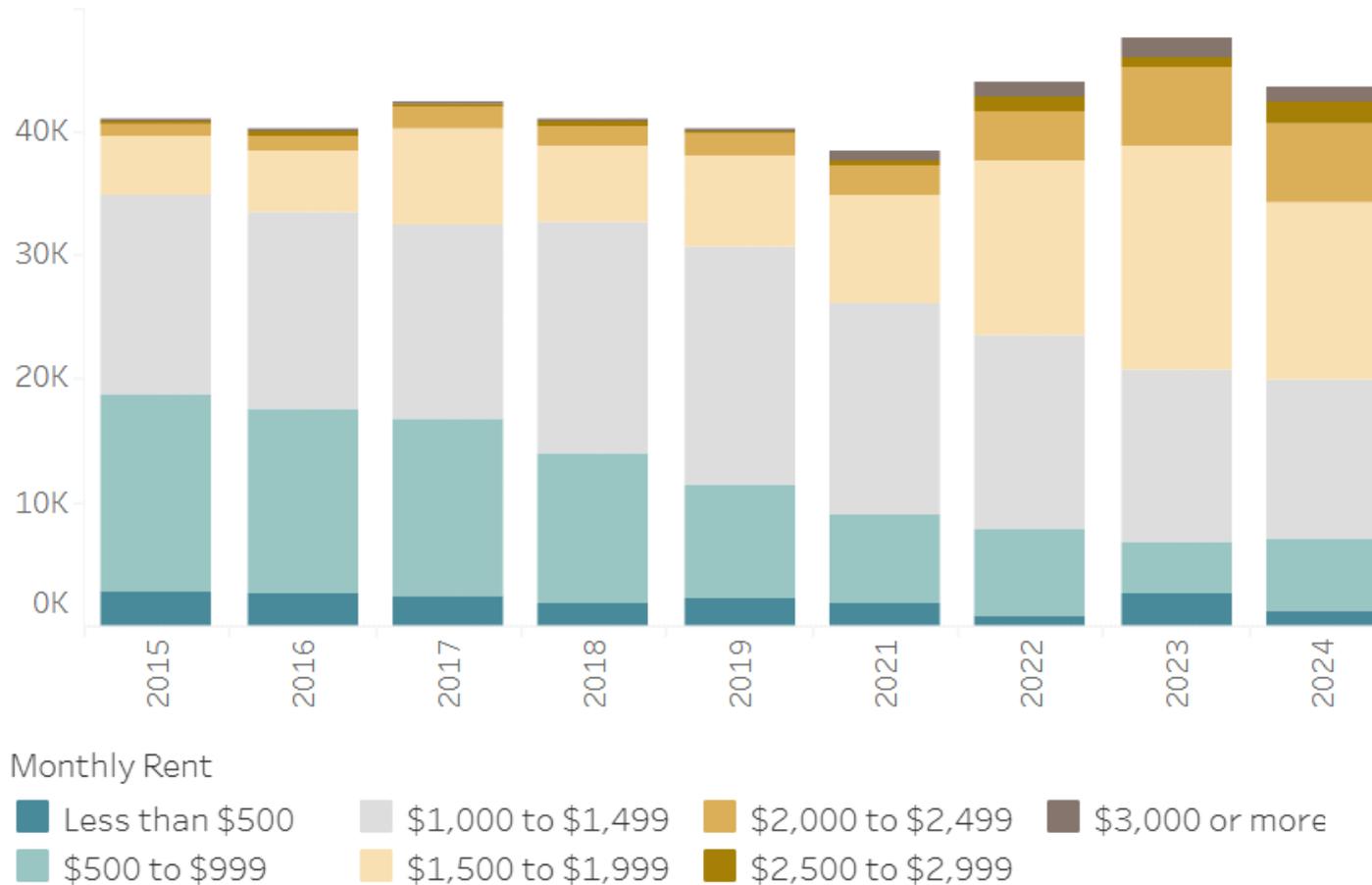
Subsidized Housing – subsidy to alleviate housing costs to create affordability for lower-income residents

Transitional Housing – housing for people exiting homelessness that provides 24 months of rental assistance and support services – services are required

Dakota County Rents



Dakota County Rental Units by Price



Renters Cost Burdened

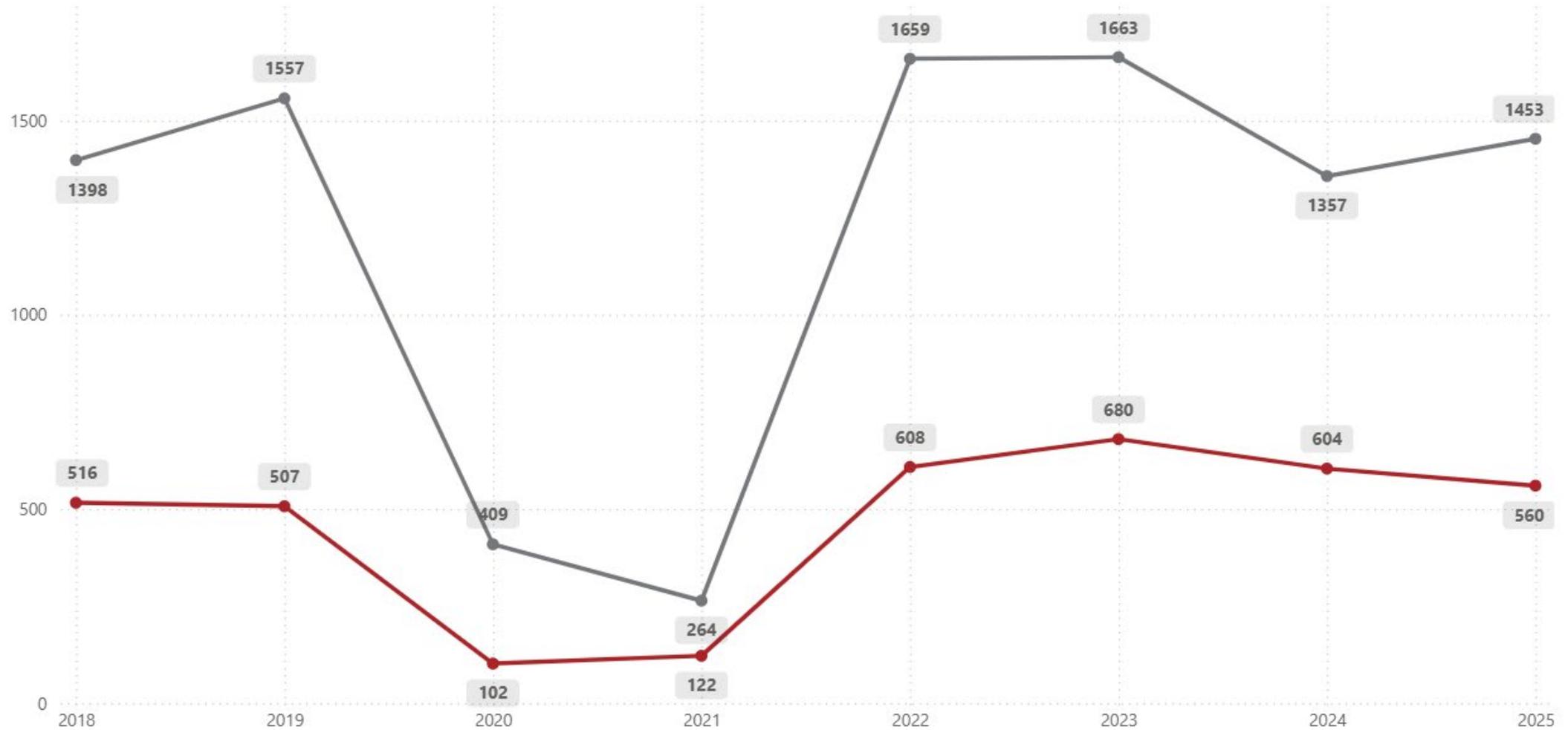
- 44,457 Renter Households
- 43% Renters Housing Cost Burdened
- Median Rent \$1,568 in 2024
- Only 44% of rental units under \$1,500
- Greatest increase in units \$1,500-\$1,999; Greatest decrease in units \$500-\$999

Dakota County Evictions



Eviction Filings and Eviction Judgments by Quarter

● Eviction Filings ● Eviction Judgments

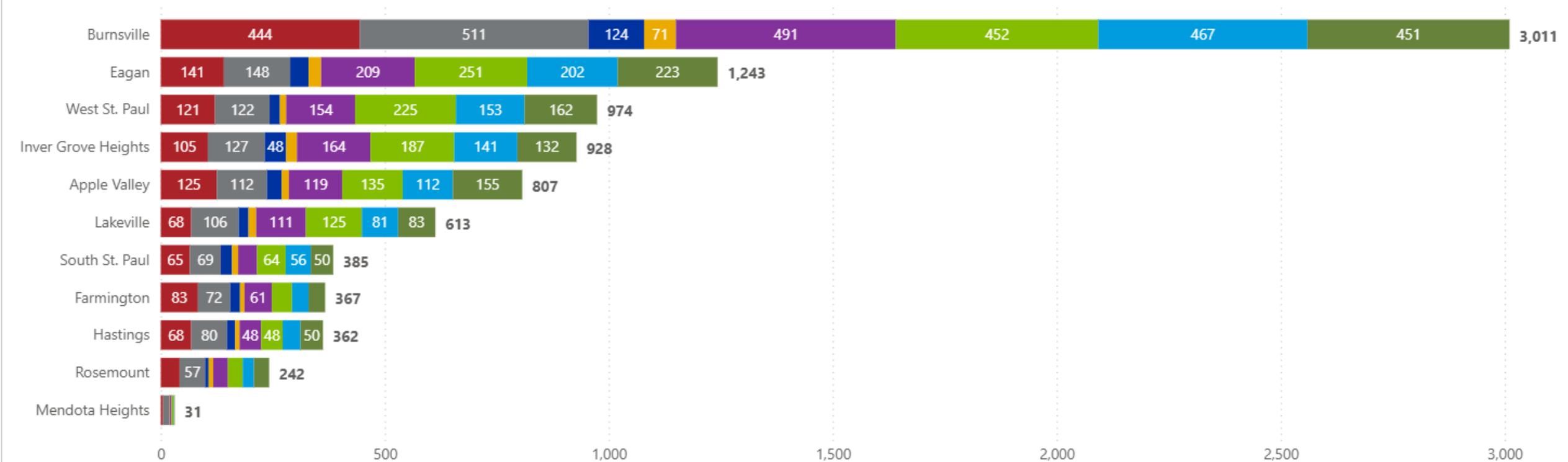


Dakota County Eviction Filings by City



Eviction Filings

Year ● 2018 ● 2019 ● 2020 ● 2021 ● 2022 ● 2023 ● 2024 ● 2025



2017 Shelter Leadership Workgroup



Timeline: May – September 2017

Chairs: Commissioners Atkins and Holberg

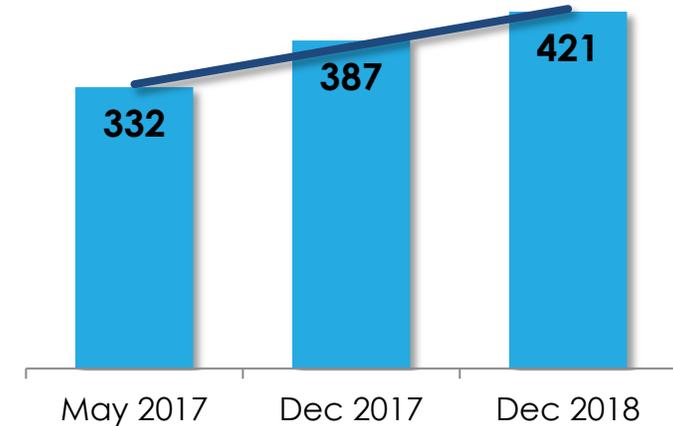
- **Purpose:** Charged with exploring options to create a business model to address shelter needs for single adults in Dakota County, specifically examining the County role and present recommendations to board.
- **Membership:** Faith leaders, sheriff and police chiefs, people who have experienced homelessness, Dakota County Commissioners, CDA and Community Services leaders

Outcomes: 2017 Shelter Leadership Workgroup

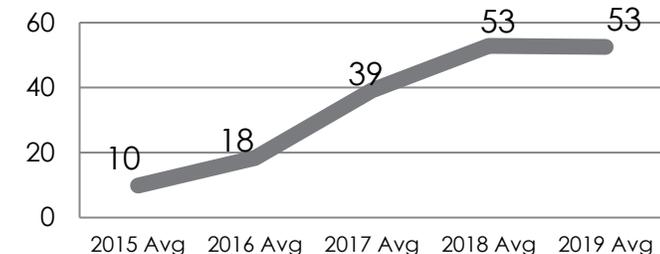


- Several factors informed plan:
 - Homelessness continued to grow
 - Waiting lists for shelter were increasing
 - Flow from shelters into permanent, affordable housing was slow
 - Cost of “emergency room” housing resources is high
 - Chairs: Commissioners Atkins and Holberg

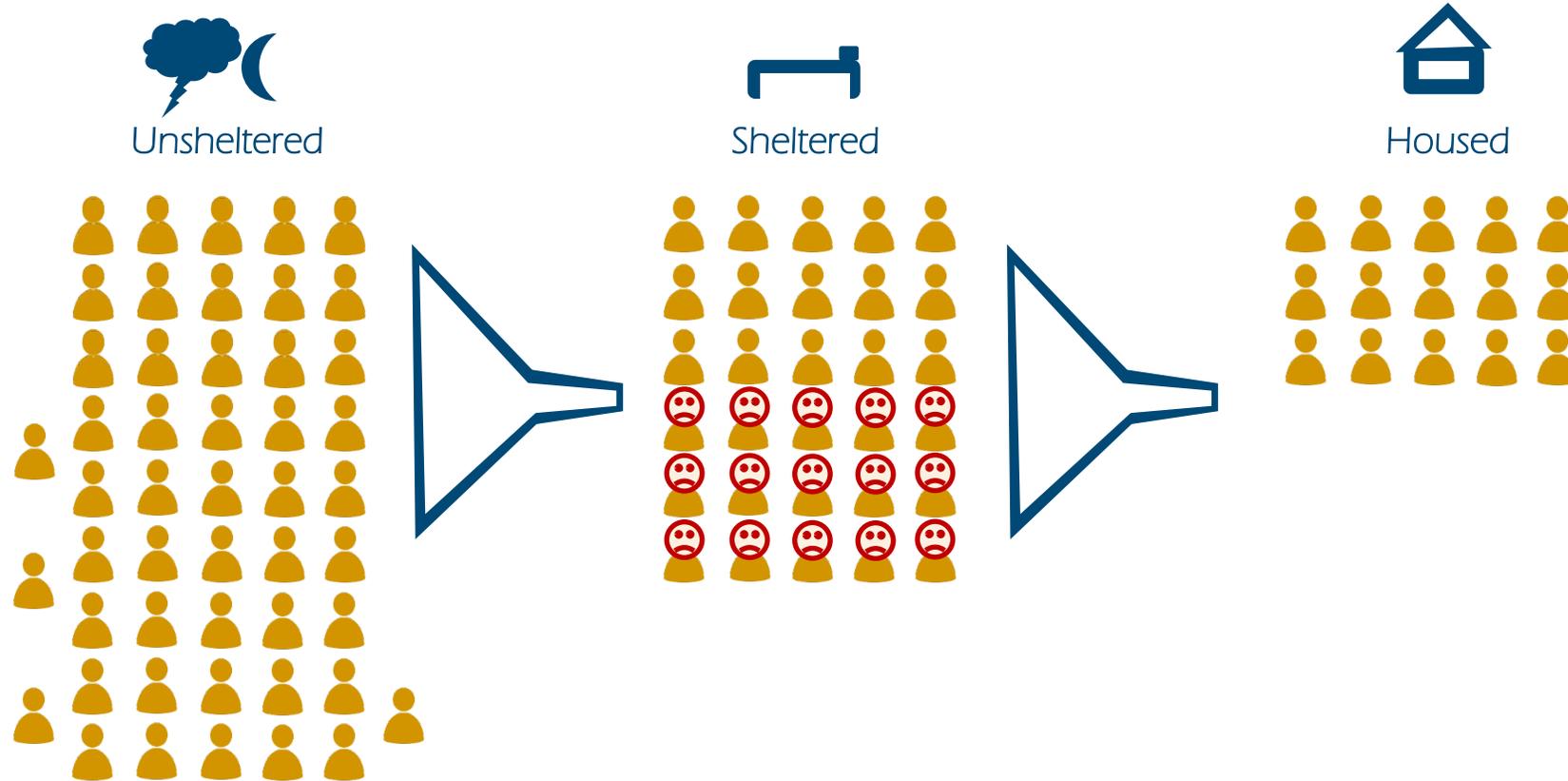
Number of Households on Coordinated Entry List



Number of Families on Dakota Woodlands Waitlist



A Stuck System



49 unsheltered + 30 sheltered = **79**

Summary of 2017 Recommendations



Housing Business Plan 1.0

- **Invest** in housing solutions, support services, and temporary, emergency housing
- **Collaborate for solutions** with the Community Development Agency (CDA), private developers and cities
- **Utilize development tools** available through the CDA
- **Invest in support services** to help people maintain housing stability

Housing Business Plan 1.0: New Annual Investments



In 2017, the Dakota County Board adopted a **Housing Business Plan** to address homelessness which created new investments throughout the continuum

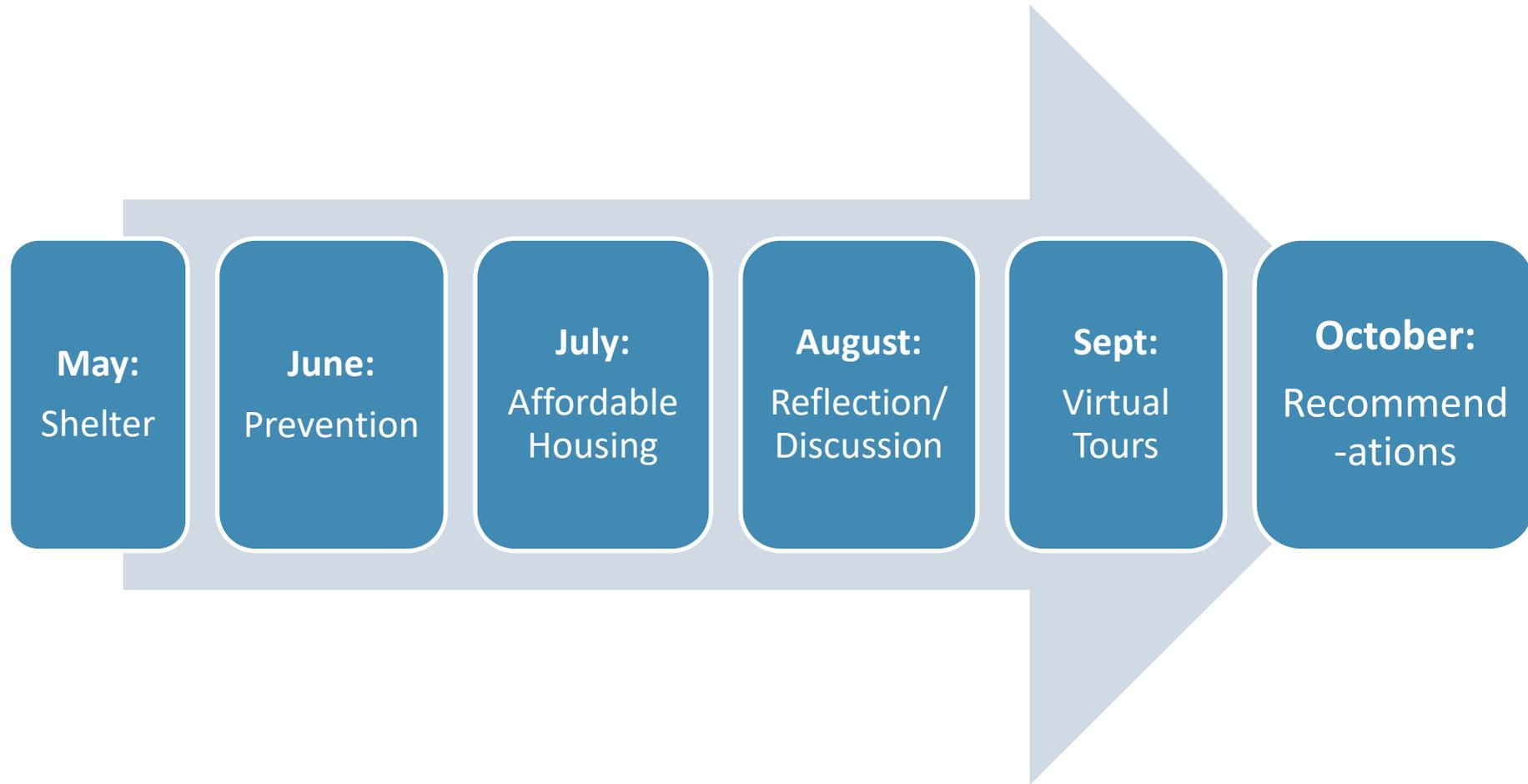
Year	Activity	Annual NEW Investment
2018	Housing Search and Stability Services	\$700,000
	Emergency Shelter	\$250,000
	Lincoln Place	\$200,000
	Landlord Engagement	\$50,000
	Hard-to-House Units (CDA)	10 set aside units
2019	Levy-Funded Rental Assistance (CDA)	\$240,000
2020	Cahill Place	\$630,000
New Annual Investments – Cumulative		\$2,070,000

Timeline: May – October 2021

Chairs: Commissioners Atkins and Holberg

- **Purpose:** Learn from *Housing Business Plan* outcomes to make recommendations for future housing plans.
- **Membership:** Faith leaders, sheriff and police chiefs, people who have experienced homelessness, Dakota County Commissioners, CDA and Community Services leaders

Recap of 2021 Meetings and Topics



Housing Business Plan 1.0 Reflections



- Prevention is key
- System flow
- Unsheltered homelessness remains high
- Need for permanent shelter solutions

Housing Business Plan 2.0

1. Invest in fixed-location shelter(s)
2. Focus on prevention at multiple levels
3. Significantly increase affordable housing supply

Dakota County Investment Summary 2018-2026



	Actual and Planned Expenses*	Funder
Prevention	\$39,979,906	Dakota County, Federal, State, and Local Grants
Shelter	\$17,019,786	Dakota County, Federal and State Grants
Housing Stability	\$40,762,871	Dakota County, Federal, State, and Local Grants
Total	\$97,762,563	

* includes actual expenditures from 2018-2025, budgeted expenditures for 2026

Investments are working and having a positive impact on Dakota County residents

Dakota County Housing Continuum



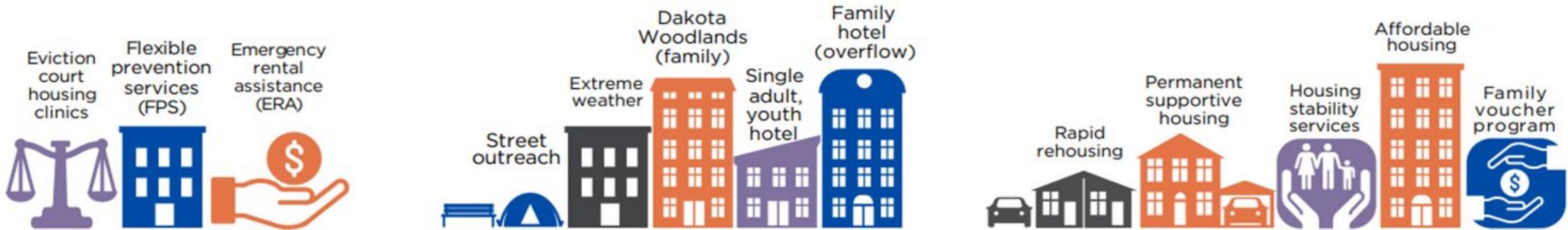
Prevention



Emergency shelter



Housing stability

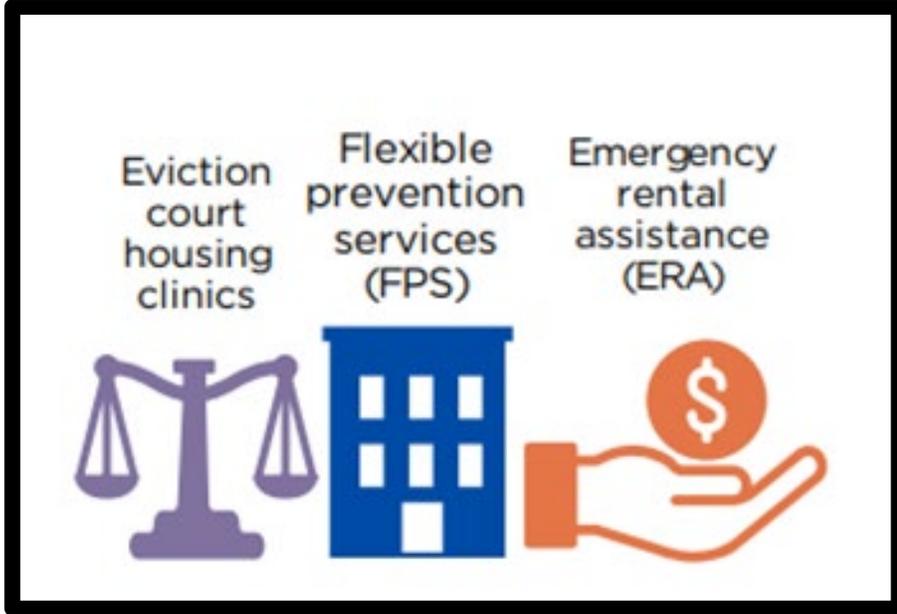


- **Emergency Rental Assistance**
- **Prevention Services**
- **Housing Clinic at Eviction Court**
- **On-site Apartment Services**

- **Shelter beds and operation**
- **Shelter diversion**
- **Outreach to homeless populations**

- **Rental assistance**
- **Permanent Supportive Housing Services**
- **Access to affordable units**
- New affordable housing
- Preserved affordable housing
- Home improvement loans
- Home ownership

Prevention



Prevention Services and Navigation staffing to prevent evictions and homelessness

Emergency Rental Assistance financial assistance to households facing eviction

Housing Clinic services at eviction court

On-site Apartment Services services at apartment buildings throughout Dakota County

Funding Source	Amount 2018-2026
Property Tax Levy	\$889,848
Federal Grants (Emergency Rental Assistance)	\$23,451,779
State Grants (i.e., LAHA, FHPAP)	\$15,057,482
Intergovernmental and Other Grants (i.e., Pohlad Foundation, Family Housing Fund)	\$580,797
Total	\$39,979,906

1501 households served in 2025 with Prevention Services

Housing Clinic – 2025 Data



Housing Clinic Households Served

From 1/1/2025 to 12/31/2025

Total served at court

1,034

Eviction Filings by Outcome

● Settled ● Eviction ● Dismissed ● Other (Against Tenant) ● Other (In Favor of Tenant) ● Closed

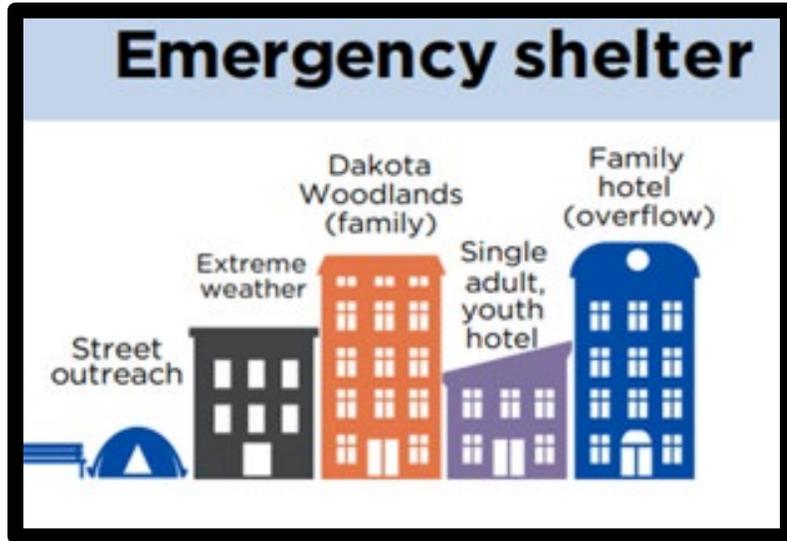
Not Served by
Housing Clinic
n = 869



Served by
Housing Clinic
n = 559



Shelter/Street Outreach



Funding Source	Amount 2018-2026
Property Tax Levy	\$9,432,142
Federal Grants (American Resuce Plan Act)	\$510,194
State Grants (i.e., DHS grants, LAHA)	\$7,077,450
Intergovernmental and Other Grants	\$0
Total	\$17,019,786

- *Shelter Services* provide emergency shelter to individuals and families experiencing homelessness
- *Shelter Diversion* provides services to individuals and families prior to shelter placement
- *Street Outreach* provides services to people experiencing homelessness who are living outside

382 households served in 2025 with Shelter Services

Shelter – 2025 Data



296

Total Exits

185

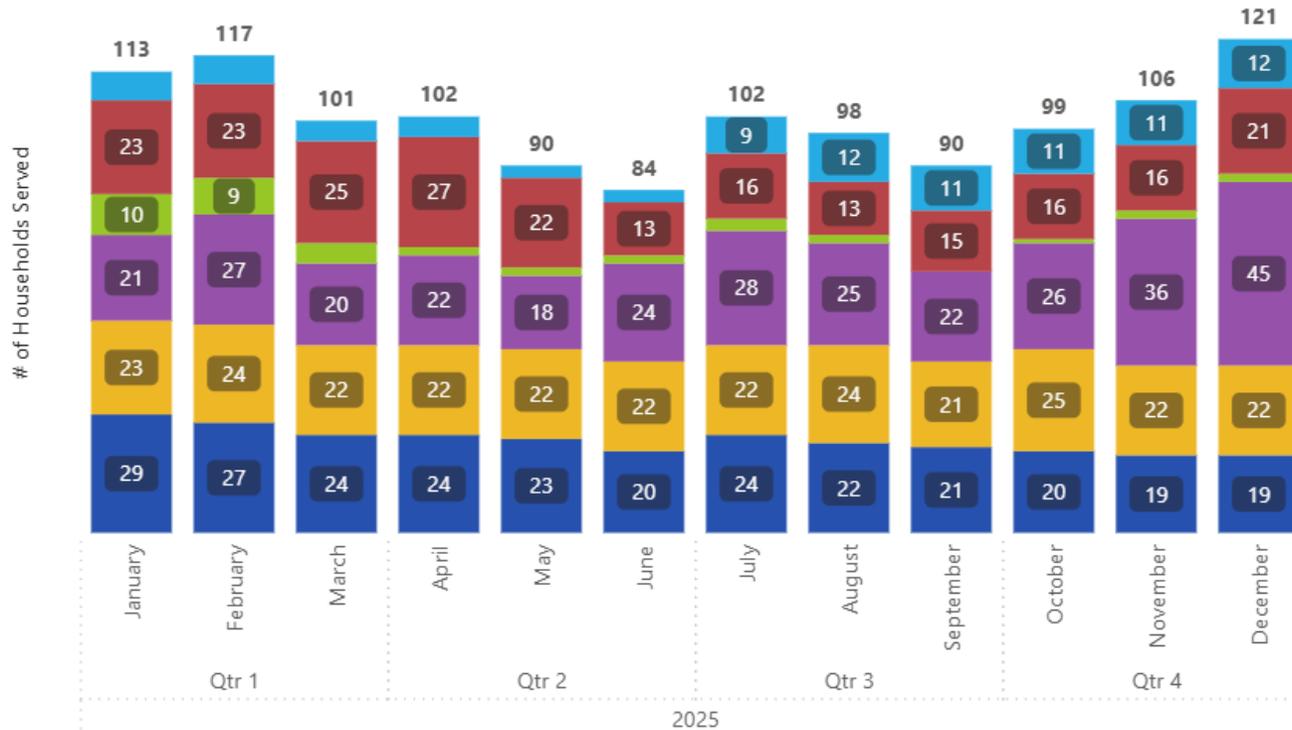
Successful Exits

63%

Success Rate %

How Many Households were Served and Where?

● Ally Hotel Shelter ● Dakota Woodlands ● Emergency Hotel S... ● Hotel 2 Home ● Hotel Connect ● The Link Hotel ...



Households Served Over Time

382

Housing Stability



Rental Assistance and Services includes Rapid Re-Housing and Family Voucher Program

Permanent Supportive Housing Services at Cahill Place, Haralson Apartments and Lincoln Place

Set-Aside Units provides access to community rental units and one year of case management

Funding Source	Amount 2018-2026
Property Tax Levy	\$20,387,150
Federal Grants (American Resuce Plan Act)	\$6,410,540
State Grants (i.e., LAHA, LHPA)	\$12,074,702
Intergovernmental and Other Grants	\$1,890,480
Total	\$40,762,871

388 households
served in 2025
with Housing
Stability Services

Permanent Supportive Housing – 2025 Data



93

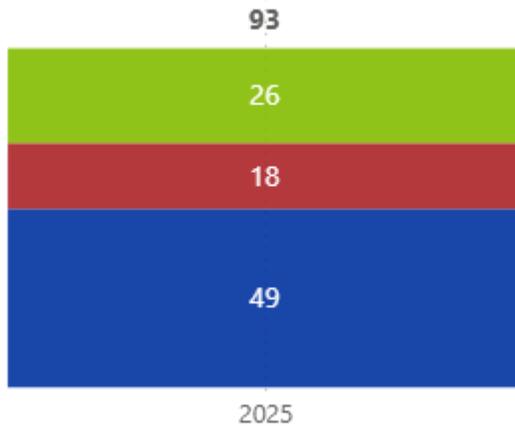
Total Households Served Over Time

216

Total Individuals Served Over Time

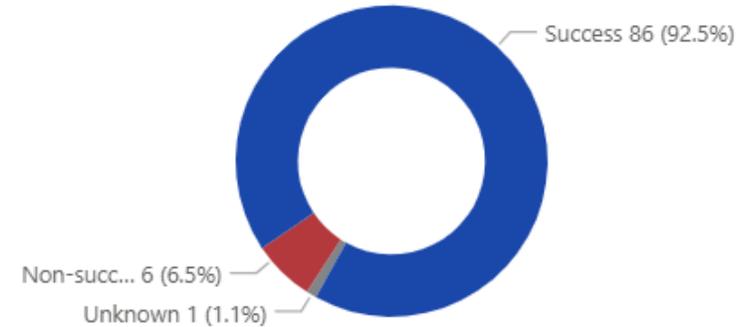
How Many Households were Served and Where?

● Cahill Place ● Haralson ● Lincoln Place



Number of Units:
Lincoln Place = 24
Haralson = 16
Cahill Place = 40

How Many Households had Successful Exit Outcomes?



2026 Activities



Continue focus on Housing Business Plan/Housing Comp Plan goals

1. Invest in fixed-location shelter(s)
2. Focus on prevention at multiple levels
3. Significantly increase affordable housing supply

Provide monthly data reports to County Board

- Shelter focus - monthly
- All housing continuum data - quarterly

Continue to use data to support program efficiencies in all areas of continuum

Monitor federal policy changes

LAHA discussion will be led by Finance as part of the budget process

Thank you