



**BOARD AGENDA**  
**BOARD OF WRIGHT COUNTY COMMISSIONERS**  
**Month Day, Year**

Christine Husom, District 1  
Darek Vetsch, District 2  
Mark Daleiden, District 3  
Mary Wetter, District 4  
Michael Kaczmarek, District 5

1. Schedule Meetings As Needed
2. ERP Discussion - Scope, Process, Target, Impact, And Cost
3. 2023 Wright County Homelessness Report

Documents:

[2023 WRIGHT COUNTY HOMELESSNESS REPORT.PDF](#)

4. Expectations For Determining Fees



**WRIGHT COUNTY**  
MINNESOTA

# 2023 WRIGHT COUNTY HOMELESSNES REPORT

March 14, 2023  
Sarah Dearhamer



# INCREASE IN HOMELESSNESS

WRIGHT COUNTY  
2023 PIT (Point in Time)  
COUNT

88

2022 PIT Count - 8

32 kids in Monticello school district are homeless



served 616 individuals and families in 2022 – an additional 100K points of food and a 43% increase from the prior year



144 SNAP-recipient households reported as homeless

# WHAT ARE THE FACTORS?

## Limited income :

Example 1, Household of 4 (Mom, Dad, 2 Children)



Walmart FT \$19/hr. - \$3,293 monthly



Menards FT \$16/hr. - \$2,773 monthly

\$6,066 monthly combined  
\$72,782 annual combined



3x the income - \$1,819 /month or lower

## High shelter cost



Majority of places require 3x the household income



\$1,636/month - average rent for 3-bedroom apartments +  
\$50/month for pets



Requires \$4,908 up front: 1<sup>st</sup> Month+Security Deposit+Last Month



\$2,300/month - average home rent/mortgage

# WHAT ARE THE FACTORS?

Limited income :

Example 2, Household of 3 (Mom, 2 Children)



Menards FT \$16/hr. - \$3,293 monthly



Child Support - \$693.25 monthly

\$3,986.25 monthly combined  
\$47,115 annual combined



3x the income - \$1,195/month or lower

How will she find a place?

- Section 8 and HUD vouchers are backed-up for years
- Income-based housing usually has a waiting list
- Properties require renters to meet guidelines

# WHAT ARE THE REQUIREMENTS?

To be considered for housing, a household must meet the minimum screening criteria with regard to:



## Credit

\$500 or more in outstanding collections

Bankruptcy on record less than 2 years old

Outstanding financial obligations to current or previous landlords



## Criminal History

Criminal conviction record for drug-related offenses







## Landlord References

Verifiable rental landlord reference of at least one-year duration with a written contract

# CURRENT OPTION

## St. Cloud HRA

-  Waiting list is currently closed
-  536 households are on the waiting list; HRA does not track how many are from Wright County
-  10% of the 966 vouchers are used in Wright County
-  Selected 1000 applications in May 2022. Anticipate lottery to reopen in 2 years



# ALTERNATIVE OPTIONS FOR CONSIDERATION