

Operate SRO housing

Seeking property managers for single-room occupancy (SRO) housing owned by the county

Hennepin County is pursuing a new strategy to create more housing for people with extremely low incomes. Single room occupancy (SRO) housing is similar to dormitory or boarding house style housing where renters have private single rooms, shared or individual bathrooms, and shared kitchens or individual kitchenettes.

Hennepin County is currently looking for private (nonprofit or for-profit) entities to operate properties owned by the county as SRO housing. Many existing property managers, management companies, housing providers, and landlords with both small and large portfolios may be a good fit for this opportunity.

How it works

Under this model, Hennepin County maintains ownership of the property to ensure long-term affordability and leases the building to an operator who serves as both the property manager and landlord. Unlike typical third-party property management agreements where the managers keep a percentage of rents as a fee, under this model, the manager will collect and keep all rental revenue and use it to operate the building, including staffing and administrative costs.

Operator expectations

The SRO operator/property manager will be expected to:

- Assume all roles and responsibilities of property manager and landlord, abiding by all tenant-landlord laws and regulations.
- Provide and cover routine maintenance, unit turnovers, and building rehab, with the County as support for larger and catastrophic repairs.
- Provide monthly operating and occupancy reports to the county for the first year, reducing to quarterly reports once sustainability and fit is demonstrated.
- Manage tenant marketing and selection processes, including referrals from case managers for people experiencing homelessness.

Contact

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