



## Housing Working Group Meeting Notes

Wednesday, January 12<sup>th</sup>, 2022

Attendance: Kim Churchill, Kevin Burkart, Peter Goldstein, Fred Corrigan, Lloyd Erbaugh, Caitlin Judd, Jody Brennan, Dan Lauer-Schumacher, Julie Siegert, Stacy Crakes, Mark Kendall, Bob Coughlen, Nicole Hendrickson, Alyssa Wetzels-Moore, Danielle Fox, Lisa Freese,

Agenda items:

- **Clerical Updates:**

Switching our meeting platform to Teams – our meeting invitation and future agendas will reflect this change

Jody is stepping down as co-chair of our LLE Housing Workgroup as additional commitments have picked up with the city council. **Thank you, Jody, for all of your work in your role with us!**

Hoping to solicit a new member to serve in a co-chair role. Kim Churchill identified her potential interest in filling this role. Will connect further with Fred in the coming days to talk through what this commitment entails.

- **2022 Maxfield Study Update**

CDA does these updates every 5 years ([2016 Maxfield Study Link](#))

During the last study, we sought to determine the “skills gap, the intent of which was to explore the positions (*wage scale of these positions*) available and coming to the county against the available housing within the communities. This task proved difficult to assess in a tangible way.

This time, we sought to assess the number of residents that are working from home (*even if the company is located outside of Scott County*), which was identified as important for determining the number of housing units needed to support those working within the community

Anticipating that the Maxfield Study will be available to be reviewed by us in either Feb. or Mar

Planning to present the updated housing portion of the Maxfield Study to the SCALE Board in April and potentially providing the update around commercial/industrial study in May

This report may serve as a fundamental first step in advancing our Education and Advocacy efforts.

- **Education & Advocacy:**

- Discussion of possible video production and collateral documents proposal from Kevin Burkart highlighting key housing priorities for SCALE partners

Identified by council members as helpful during the Blueprint Presentations. They felt that they’re presented with the same or similar questions or concerns from residents and would prefer to have educational materials to share with them in advance of proposed developments.

We also recognize that a video will not solve all of the questions posed around proposed developments.

[Great Scott Web development](#) (SCALE Project) – rather than having a separate housing website, it would make sense to have housing-related information contained within this website. Perhaps incl. the video here would be worthwhile.

Video may offer an easily accessible way to communicate the need for and inclusion of varying housing types. Identified as useful for demonstrating what Maxfield is telling us (*what do our communities need, employers need, etc.*)

Who should our target audience be?

If SCALE Partners

Should that be our only audience? *Noted the benefits to framing this in a way that’s accessible to constituents to better ensure that they understand what the community needs*

Technical (action items) to SCALE Partners & ‘what does housing mean’ to community

Important to add:

- Technical terms – ensure that we’re speaking the same language
- Afraid of ‘Housing conversation’ – explain short-form



- Maxfield – Highlight successes and/or any Key Performance Indicators
  - Highlighting shortages of housing types
- Housing across a continuum – if there's not a place to start, growth is increasingly more challenging (both for the individual and for the community)
- **Highlight: No decrease in property values when affordable housing is developed**

We're not talking about housing; we're talking about what housing does (Stability) – it's a community effort//what does having a home mean to you? It's not an us vs. them, it's a together effort

[Out of Reach Report](#)

Is it worthwhile to consider incl. of something within the video that would promote making this go viral/connect with more people?

- Continuity between other videos that have been produced for SCALE ([Example](#))
- Two-dimensional Animation (intent would be for this video to be similar to the example)

Is there a need for multiple videos:

- SCALE Audience – Kevin recommends starting our focus with electeds and staff. Utilizing a 4-5 minute video format//presentation type video
- General Public – Identified the need to ensure that we're keeping it simple and accessible. Possibility of segmenting the larger (4-5 minute) video to highlight certain sections for the public. Nonetheless, it became rather clear that our group values the idea of having this be accessible to community members.

Would SCALE Partners have an opinion about the intention behind the audience? Will audience impact funding?

Danielle will report back on process for accessing funding

Funding availability – important to note that we utilized a portion of SCALE Funds to support the development of the Housing Blueprint. Need to know what's been allocated or earmarked thus far. Wanting to ensure equitability in access between the different LLE initiatives

Bob & Julie are willing to be collaborators on the messaging/creation of this video

Hoping to utilize April SCALE meeting to reiterate the intent of our committee, what we hope to accomplish and what has been done thus far to reinvigorate these efforts

- **County and City ARPA funding Priorities Update**

Continuing to explore ARPA requests that were of interest to the board

Persons with Disabilities (PWD) Unit Development: Shared the importance of integrated community options to serve people living with disabilities on fixed incomes

Funds would be used to support the local match and/or other needed funds for developers seeking to develop in Scott County. They would come with a requisite to set aside a certain number of units within their proposed development for the expansion of these units.

In December, there was a meeting with development partners to explore best processes for supporting PWD development in Low Income Housing Tax Credit development

Seeking ways to increase the viability of projects moving forward

Noted:

Struggling to maintain staffing levels and to ensure adequate services are in place

Funding these projects is challenging with multiple competing priorities. Determining the path for releasing funds (grant v. loan) is imperative.

Encouraged by the involvement of developers that hadn't previously developed units within the county



City of Savage – what would we want to do in our community? How could we collaborate with the CDA? What if we had a 4-plex within our community that served as low-barrier shelter (varying populations)?

Initiated efforts to outreach to community around the items that constituents are interested in, city council interest in supporting affordable or supportive housing types.

What was impacted by the pandemic – housing availability and accessibility have impacted community members. Want to ensure that this funding can be used for things that we couldn't otherwise have the opportunity to pursue

- **2022 SCALE Legislative Priorities – Housing**

Infrastructure Accountability and Housing Options

The incremental costs of growth to be paid for by development: Scott County is the second-fastest growing county in the state of Minnesota. Growth is accompanied by incremental cost(s) to infrastructure (water, sewer, parks, storm water, and roads). To facilitate continued orderly residential growth, it is essential that development fees are collected to ensure infrastructure meets the demand for housing starts without shifting costs to existing residents.

Infrastructure Accountability: Statutory authority for recognized impact fees: SCALE is seeking legislation to provide cities and townships statutory authority to collect street infrastructure fees to offset the cost for safety and capacity improvements to collector road networks necessitated by new development.

Housing Development in Scott County

Provide housing options: SCALE supports increased and sustainable state funding that addresses affordable housing needs across the lifecycle, which includes funding for programs that create pathways to homeownership that also address disparities and mitigate foreclosures; support workforce housing, including preservation of naturally occurring housing; provide housing stability for families with children and seniors as well as transitional and emergency housing for Scott County and the metro region.

- **Impact of End of Eviction Moratorium in Scott County**

What's changed since we last met (November)?

- End of Centralized Eviction Calendar
  - Return to County-specific Hearings
- RentHelpMN Applicants:
  - Can request 1 month of future assistance, as opposed to up to 3 mos.
  - Can request assistance for rent and utility arrears after moving out in order to remove barriers in seeking new housing. Prior to that, RentHelpMN had followed the guidance that assistance was meant to maintain housing stability, and accordingly had been declining to pay assistance if the household moved out.

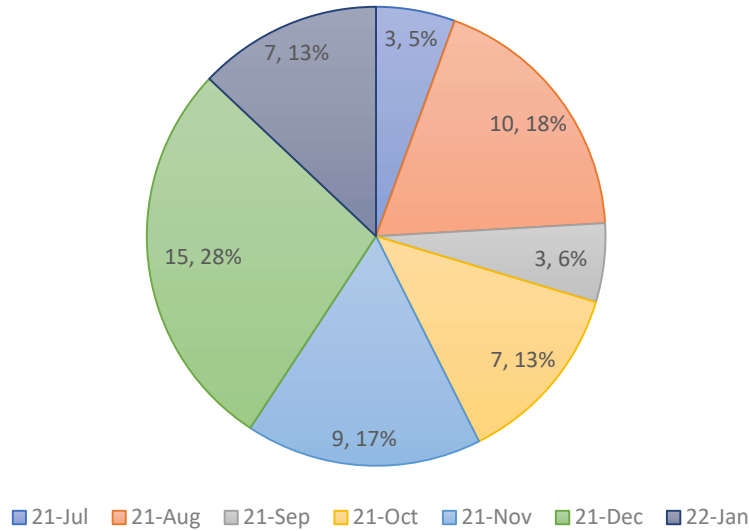
RentHelpMN Data: This information is publicly available and can be [found here](#)

Data is current as of 01/06/22

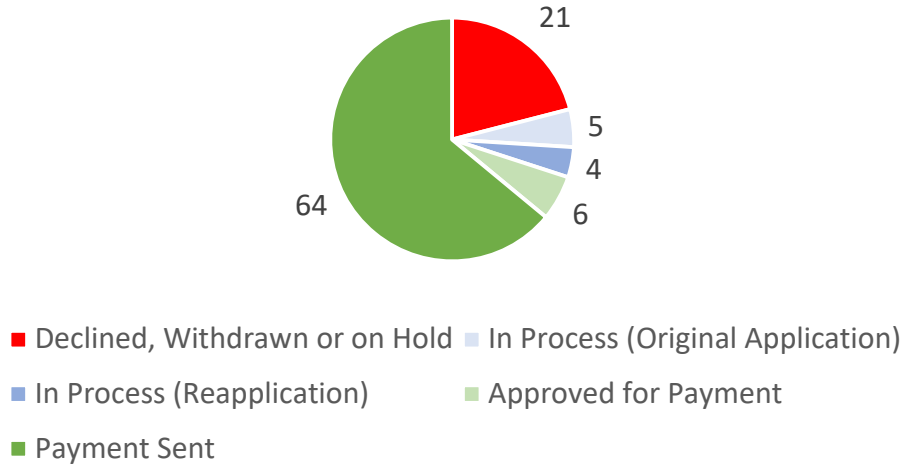
- Total applications submitted:
  - Statewide: 77,851
  - **Scott County: 1,163 (1.5%)**
- Total amount requested:
  - Statewide: \$448,341,600
  - **Scott County: \$8,260,400 (1.8%)**



# of Eviction Filings in Scott County



Percentage of Applicants



Fred shared: The following are the numbers for home sales in Scott County:

All housing sales - 2724 units sold, median price \$380,000 in 2021 (2020 units sold - 2985, median price \$340,000);

Single family homes sales - 1969 units sold, median price \$430,000 in 2021 (2020 units sold - 2185, median price \$381,000)

**Upcoming Events:**

January 26<sup>th</sup> – Annual Point in Time Count

January 27<sup>th</sup> – Family Homelessness Roundtable – Focus on bringing faith-leaders together to have a listening session (family sharing their story of housing instability), if we could dream big – what would that look like? intending to host multiple of these sessions moving forward, faith leaders from each community in Scott County will attend, along with several NGO partners.