Housing Working Group Meeting Notes

Wednesday, May 11th, 2022

9:00-10:30am

Agenda items:

- **Workgroup Member Updates/News**

Prior Lake: City Council just approved two multifamily, market-rate apartment buildings. One in Jefferson Pond and one Downtown (97 units with restaurant downstairs ([Swnewsmedia article](#))).

Felt worthwhile to acknowledge that the Council identified that they have a fair amount of market-rate development happening and may need to consider a project that would offer a rental range that is more attainable. That said, also recognizes that these new developments will open NOAH (*older, more affordable units*) within the city.

May 17th and 18th in person first-time homebuyer workshop link to the details and how to register: https://scottcda.org/resource/first-time-homebuyers/ at Shakopee Public Hall (15-20 occupancy)

CDA continuing to work on ARPA projects, and are leveraging $1M received from Scott County to add some additional PWD units within new developments seeking public funding through the Consolidated RFP

[Framework](#) will continue to be offered, in addition to the in-person course (more expensive to do online)

The June Heading Home Scott-Carver meeting will offer a space where development partners share their proposed projects that they intend to submit for funding through the Consolidated RFP within both Scott and Carver Counties. This year, we're anticipating two projects being proposed in Scott County: Prairie Pointe (Shakopee) and Main Street Lofts (Elko New Market)

We'd welcome LLE Group Member and other folks to join this virtual meeting. The meeting is scheduled for June 1st from 8:30-10am. [The link to join this meeting can be found here](#), please feel comfortable contacting Peter – pgoldstein@co.scott.mn.us for the link as well.

- **Workgroup Member Concerns**
  - Shakopee hotels police calls data (shared with agenda) - Council Member Jody Brennan

Jody felt that it was important to address NIMBY-ism by reviewing and considering the impact of crime on local communities when new developments are made available. In April, we discussed the impact of police call data comparatively to other apartment communities in Shakopee and identified that hotel data may be illuminating around the impact of calls when a lack of affordable housing exists. Data compiled by the City of Shakopee was shared with the meeting invitation.

Planning to do a more in-depth review of the data to better assess what the true impact of vouchers on these calls to hotels with the county, as there seems to be a sense that there's less voucher use than was initially anticipated

Savage Police Chief identified that there are fewer calls to workforce housing developments, acknowledged that these numbers don't address workforce housing.

Discussed the number of households that we know are connecting with county systems who identify living in doubled-up/hotel settings, along with the households that are served by His House Foundation and CAP through their outreach efforts to connect with residents live with hotels

Identified the need for intentional supports to be offered to these residents, as His House is spending up to an hour with folks at each hotel

Access to the vouchers is very limited, with one of the providers that have access to vouchers being law enforcement. Shared the reality that these partners and business partners will often call on service-providers to support households through the use of vouchers

His House Foundation offered to connect further with Jody and other folks who are interested in learning more about their work and the people receiving their support in hotel settings

Housing Working Group Meeting Notes

- **Student and Family Homelessness Collaboration**

Reviewed HWSH Presentation 2022 (<mark>included with notes</mark>)
LLE initiative created to collaborate to break down systems and silos to better understand how we can assist in bridging the gaps of services and needs experienced by families within our community

Breadth of funding needed – Homework Starts with Home Program allowed for rental assistance, prevention (diversions from homelessness), and case management services. Requested around $500k for supportive and direct assistance funding to pursue the project design outlined in the presentation.

- **Maxfield Housing Report**
  - Housing Report Update – Planning to have a final report available for review and dissemination in June. Tech Team meeting input: validated a lot of what they're seeing.
    Fred provided an overview of the Key Takeaways:
- Population and Household growth was not as robust from 2010 to 2020 as the previous decade.
- Older adult growth was strongest in the previous analysis, but there is a transition occurring among the later mid-age households (35 to 50); still strong family market with an increase in demand from older adults 55+
- Low 2.9% unemployment rate (Scott County) due primarily to decreased labor force
- The larger cities accounted for most of the new rental construction over the past three years. Job growth is not directly fueling demand as many people can chose where they want to live and work remotely
- Funding of affordable housing has become increasingly complicated and difficult
- Continuum of care senior properties are challenged with labor shortages and increases in assisted living and memory care vacancies; developers are turning to active adult as the service-based product recovers from the pandemic.
- Home resale prices increasing dramatically, with a very tight resale supply. New construction hit with supply change challenges and labor shortages
- Critical shortage of entry level for-sale housing

  - SCALE Presentation – June 10th
  Taking place at SMSC Event Center. For a full breakdown of SCALE meetings and meeting materials, please visit the SCALE Website

- **Education & Advocacy Next Steps**
  - Housing Video Production Updates (Kevin)
We reviewed the latest version of our video. Will be disseminated further as the finalized version is available.

Audience: defined as SCALE Partners, with the hope that this will help start the conversation with each respective SCALE Partner community
Identified that elected officials and community members couldn't always define the varying housing types in the community
Anticipated that this will go to SCALE partners during the upcoming meeting, with the hope that this will be directed towards the communities that they represent
Can we adjust this video to be better oriented to community outreach?

Kevin identified that we could create mini videos from each of these videos for these purposes
Tried to take on the questions that city councils receive from constituents to help formulate responses or deeper understanding of the housing needs that exist

Video identified as being a little long for public consumption, but would be good for varying committees and groups within each respective city

Reviewed handout that will accompany the video and provided to SCALE partners. Feedback is welcomed! The contents of the handout can be found below:

Housing Working Group Meeting Notes

Home.

Home is a universal concept, a shared experience.

Success in life starts at home at all ages and for all people.

When we have safe, secure places to live…

… parents earn more,

… kids learn better,

… health and well-being improve,

… communities prosper,

… and we all thrive.

Everyone needs, and deserves, a home.

Scott County is facing a chronic shortage of housing throughout the community:

· Lifecycle housing: Housing options to support a person throughout all stages of their life

· Workforce housing: Housing for middle-income earners (earning between 50 and 100% of the area median income)

· Affordable housing: Housing that is within our financial reach; a household is paying no more than 30% of its gross income for housing costs.

· Market-rate housing: Housing rented or sold without restriction as to income levels, rental rate, or sales price.

Housing provides homes.

Home is the central, most fundamental element of our lives, and the foundation of living, learning, and earning in our community… now and for generations to come.

To learn more, visit www.livelearnearn.org.

Next steps: improving the LLE website to be robust and easy to use for navigation to necessary data and information

• **2022 Housing Committee Priorities**

Next meeting will be held shortly after the SCALE meeting so hoping that we'll have a better understanding of the varying priorities and opportunities that we'll be able to pursue

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Agenda

1. Live Learn Earn Initiatives

2. Student Homelessness and the Response in Scott County:
✓What we know
✓What we did
✓Where this fits with Scott County Blue-Print Priorities

3. Recommendations for next steps

Live Learn Earn

Live Learn Earn

Housing: Create housing options that give people in all stages of life and of all economic means viable choices for safe, stable, and affordable homes.

Workforce Readiness: Elevate each person's contribution to the community through a rich variety of local employment opportunities and career pathways.

Educational Preparedness: Ensure children are developmentally on track and prepared for educational success.

Transportation: Ensure access to safe, reliable, and affordable transportation options that connect people to jobs, goods, and services.

Student Homelessness and the Response in Scott County
What we know

Student Homelessness in Scott County

Brief Background:

1. In January of 2020, key partners met about student homelessness and decided to move forward with funds to help design a more coordinated response to the issue.

2. The CDA was awarded a planning grant from MN Housing to hire a consultant to help with this initiative.

3. The Improve Group was hired, and they held multiple workshops with community partners and interviewed families/students with lived experiences of homelessness. From there, they developed a map and final report that describes the current network of the homeless response system in Scott County and the referral structures among organizations that support students and families experiencing homelessness.

4. The CDA and key partners used the final report to design a response to better address student homeless and apply for MN Housing Program funding.

*Our initiative was not selected for funding (Comments: Low-need/good collaborative effort)

KEY Partners:
1. Scott County CDA
2. Scott County Health and Human Services:
- *Children and Family*
- *Mental Health*
- *Economic Assistance*
- *Housing and Homelessness*
3. SMAC
4. CAP Agency
5. Shakopee Schools

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Participating Partners

- CAP Agency
- Beacon
- Launch Ministry
- Southern Valley Alliance
- Shakopee Diversity Council
- Shakopee Schools
- Shakopee Police
- Coordinated Entry
- The Link
- CommonBond

- Scott County
- Children and Family
- Mental Health
- Economic Assistance
- Housing and Homelessness
- Social Services
- Lived Experience
- The Improve Group
- CDA

Student Homelessness: What We Know
MN Dept of Education Data
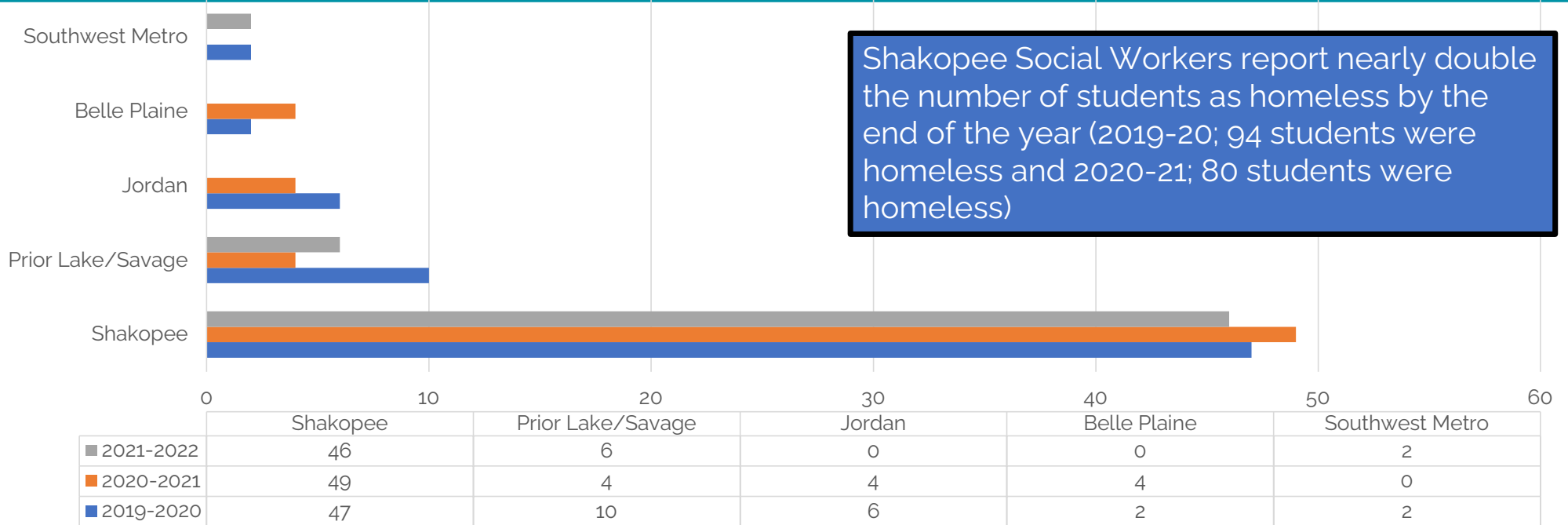
Shakopee Social Workers report nearly double the number of students as homeless by the end of the year (2019-20; 94 students were homeless and 2020-21; 80 students were homeless)

	Shakopee	Prior Lake/Savage	Jordan	Belle Plaine	Southwest Metro
■ 2021-2022	46	6	0	0	2
■ 2020-2021	49	4	4	4	0
■ 2019-2020	47	10	6	2	2

■ 2021-2022 ■ 2020-2021 ■ 2019-2020

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Student Homelessness: What We Know

Stable Housing is correlated with academic success

Unstable housing experiences is linked to poor academic performance and outcomes

Reading proficiency among 3rd graders is a predictor of future academic success. Those that can't read by 3rd grade, 4 times more likely not to graduate. Children/youth experiencing homelessness are more likely not to be reading proficient by 3rd grade.

National Center for Children in Poverty
US Interagency Council on Homelessness
MN Department of Education

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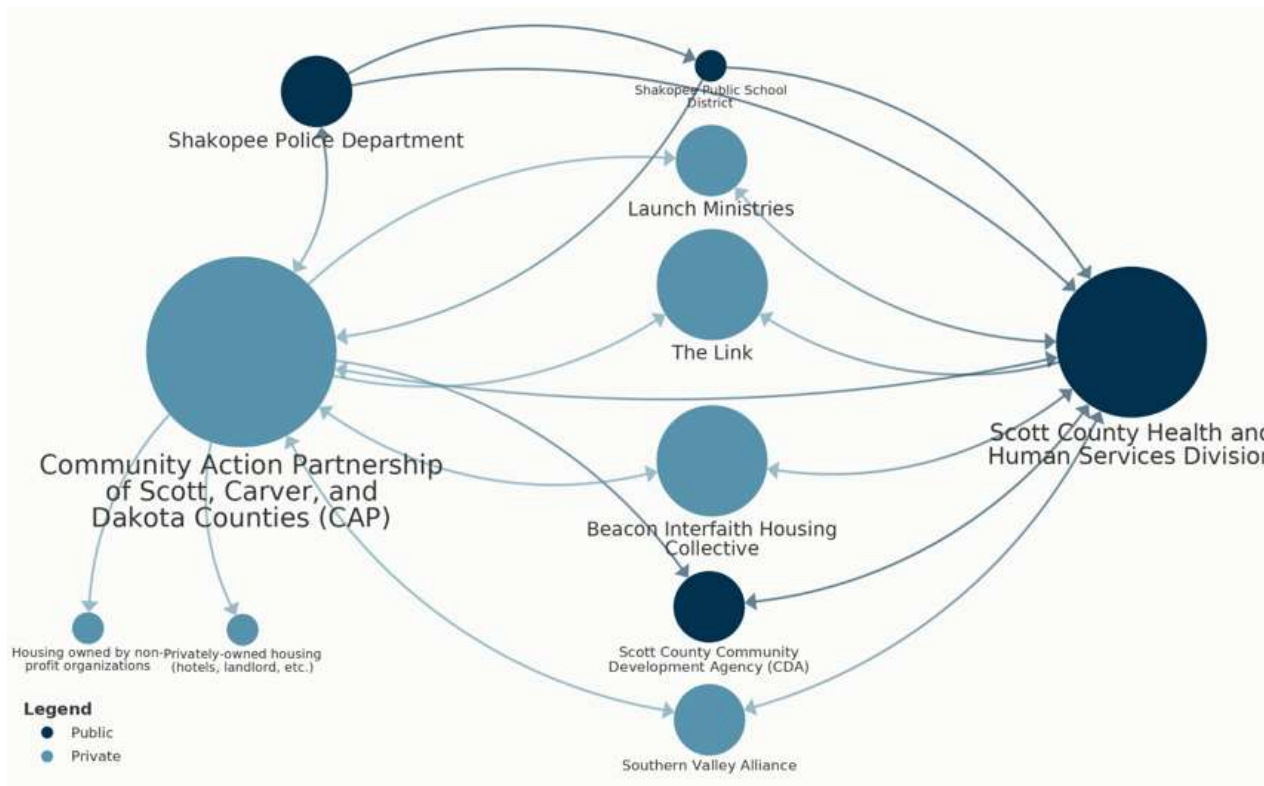SCOTT COUNTY

Student Homelessness: What We Know

We are not fully able to identify the problem and connect families/students directly to services due to lack of integration and coordination between systems. The number of students who report as experiencing homelessness, therefore, may be lower than the number of students who are actually homeless.

Why?

- Families of students must typically self-report as being homeless or request specific homeless related services (such as transportation services) in order to be identified by the school district as homeless.

- Local housing agencies don't track a child's enrollment status or school district as part of their intake process.

If families with school age kids in the district access a housing program versus the school, they will not count in the data. This includes Coordinated Entry System, the CAP agency or Scott County Human Services

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Homeless Response System Map

Student Homelessness: What We know

Supports to assist students and families are working in isolation from each other.

CAP and Scott County Human Services receive and send the most referrals throughout the County.

Schools are referring families to the housing system, but no one is following up with the schools.

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Student Homelessness: What We Know

Strengths of our system:

- Centralized location for Coordinated Entry (screening)

- Network and motivation exists for communication and collaboration

- Priority given to homeless youth and families

Student Homelessness: What We Did

- Designed a program using learnings from the MN Housing Grant. We met with all Key Partners, including Shakopee School Principals, to design specific aspects of the program including:

- Identified a proposed service delivery model that connects student and family to housing system for housing needs and school system for student needs.

  - Staffing Requirements
  - Screening
  - Referral process
  - Release of information
  - Outreach

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Student Homelessness: What We Did

- **Staffing Requirements:** Proposed designated staff to take referrals, conduct screening, administer housing assistance, provide navigation and supportive services as needed. Will work between the Shakopee District, CAP Agency, CDA, Coordinated Entry, and County Housing Services. Will follow-up with schools/housing agencies as appropriate for holistic service delivery.
- **Screening**: Brief pre-screening added to Key Partners existing intake including school district information, age of students, level/risk of homelessness, etc.
- **Referral process**: Direct referrals to designated staff for those pre-screened eligible. Coordinated Entry referrals to and from the program.
- **Release of information** for data sharing between schools, CDA, County, CAP.
- **Outreach**: Imbedded in Key Partner Outreach services
- **Collaborative Meetings:** Requirements for designated staff.

Scott County Blue Print Priorities

PRIORITY A: Homelessness and Specialized Housing	PRIORITY B: Education and Advocacy	PRIORITY C: New Housing Options	PRIORITY D: Housing Preservation
o 6 objectives o 20 suggested strategies and tools o Action tables	o 9 objectives o 27 suggested strategies and tools o Action tables	o 6 objectives o 16 suggested strategies and tools o Action tables	o 3 objectives o 10 suggested strategies and tools o Action tables

Priority A: Homelessness and Specialized Housing:

Objective A.4: Coordinate with the Heading Home plan to end homelessness

- Strategy A.4.a: Develop a coordinated communication system with the Heading Home planning team ·
- Strategy A.4.b: Evaluate rental assistance options for households in need
- Strategy A.4.c: Collaborate efforts to advance the Heading Home plan and the Homework Starts with Home project where appropriate.

Priority B: Education and Advocacy

Objective B.6:: Inform the community about the effects of housing on public services such as police and fire

- Strategy B.6.a: Develop a coordinated plan to collect, update, and share data between communities and service providers

Objective B.7: Pioneer new partnerships

- Strategy B.7.a: Develop a plan to build partnerships between service providers, nonprofits, schools, and businesses

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Recommendations for Next Steps

Recommendations/Next Steps

- 12 Recommendations in Final Report
  - Improve coordination among partners

- SCALE June meeting

- Funding to Implement Program Design

Thank you

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