Housing Working Group Meeting Agenda

Wednesday, September 14th, 2022
9:00-10:30am
Virtual Meeting: **Join on your computer or mobile app**
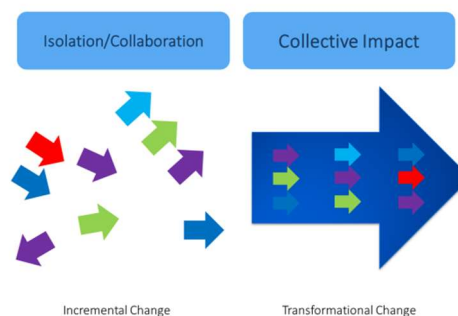**Click here to join the meeting**

Agenda items:
- **LLE Housing Web Site Update** - Marleny/Peter

The consensus across the group is that the LLE webpage should be more outward facing, more user-friendly, and more dynamic. It should be simple and attention grabbing, while educating people about housing who may not come to the table with housing background knowledge. It seems that most attendees agree with the focus audience being the general population that does not have background in housing.

The information included is good but should keep a focal point of speaking to people who may not necessarily be well-versed in the field of housing. It was identified that we should continue to consider how staff tasked with city planning, elected officials and constituents should be able to find the information in a simplified way. Additionally, the navigation on the page should not include much effort to click through. Navigation to information should be short and simple, without displaying large paragraphs or large sections of wording. The suggestion was also made to include the video somewhere that is more pronounced and visible.

Consensus is that the simple graphics would be good for data points, and maybe pictures that are linked with photos through the lifecycle of housing. Links to housing resources can be included throughout but efforts should not be to duplicate websites available for housing in Scott County. The LLE website specifically should remain educational. It was requested that the pillars of LLE are also moved to a more pronounced place on the homepage to help connected those interested in other components of our work with an opportunity to engage with these workgroups and access their information.

The group seemed to agree upon utilizing a standard of comparing housing affordability to spending 30% or less of one's income on housing but identified that it may be helpful to spend some time focusing on information/articles that explain why that is the standard and attributing that standard to both senior residents of Scott County and to families. Additionally, the suggestion was made to utilize anecdotal stories and situations of why difficulty in managing finances can happen because someone is paying more than 30% of their income toward housing or what unplanned expenses can threaten that affordability, in

Isolation/Collaboration | Collective Impact

Incremental Change | Transformational Change

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order to frame this concept in a way that recognizes real-life circumstances. This would outline how there are drastic differences to financial burdens for low-income families as opposed to higher income outside of a base percentage. It was also requested that the data include comparative points as related to COVID and its effects on Scott County residents. This can be displayed in a way that shows data points comparing Scott Counties' data to MN Housing's data.

The group agreed that eviction and foreclosure data within the county are important data points to be including as it's representative of how the county is doing as a whole. Preferable, this will include trends in data over time. This information will likely be geared toward homeowners as the majority of Scott County residents are homeowners instead of renters. Julie is willing and able to provide data around pre-foreclosure notices for the most recent years. Additionally, we can include links to the Maxfield study on the website, recognizing that it doesn't dig deep into trends over time, and we would want that to be included as well. Peter and Marleny will put together some graphs and bring those back to the group.

- **Housing Data Trend Review** – Peter

<mark>Reviewed the attached PowerPoint</mark>

The Family Homeless Prevention and Assistance Program (FHPAP) is presently recognized as the most robust funding mechanism for households facing eviction actions who are past due on their rent. This program, during periods of funding availability, is accessed with a call to the Greater Twin Cities United Way-211. For households that meet the baseline eligibility for this program, they're referred on for further assessment by the CAP Agency who administer the funds. As FHPAP funds are allocated for the month, the households that are not selected for assistance are often referred to the County's Emergency Assistance Programming.

The Emergency Assistance Program in Scott County is split between Emergency General Assistance (single adult households) and Crisis Funds (family households (those with minor children in the household (18 and younger)). There is approximately $8,000 available annually for the Emergency General Assistance Program for Scott County. This allotment is determined based upon a three-year look back period and there are ways to get that amount increased as we move forward based on the need.

After the availability of RentHelpMN ended in Jan 2022, we saw a general trend in the early months of eviction actions being filed for reasons that were related to material breaches of leases, outside of nonpayment of rent. This would be consistent with the eviction moratorium offramp that our legislative leaders negotiated. Recently, there's been an increase in filing actions across the county We're seeing a shift back to more filing actions happening than earlier and more for nonpayment of rent. In August, we've
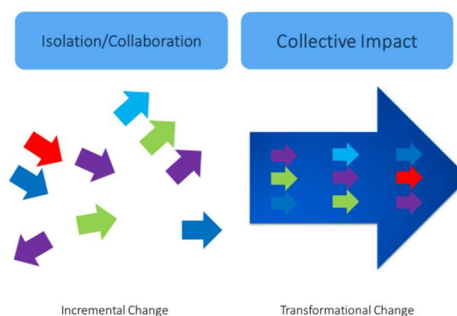
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had easily the most evictions that we've seen since the beginning of RentHelpMN. We've also seen an increase in the amounts that have not been paid or that are overdue to landlords.

- **Maxfield Report**
    - Conclusions and Recommendations Discussion
    - Steering Committee Update

Working to get a revised charter drafted for the LLE Committees
    - SCALE Services Delivery Committee discussion

Will review progress with our group, along with the information that was contained in the Maxfield Report

- **Community Land Trust Updates**

3 homes in Shakopee – When the CDA established the Scott County Community Land Trust we purchased 3 existing homes, these have all now been sold to eligible homebuyers. The second home closed in August (write-up), and we closed on the third home this past Friday.

New Prague - The CDA received 3 bids and the Board approved a construction contract for the four single family homes in New Prague at our meeting yesterday. These homes will begin construction this year and should be available in the spring of 2023.

Habitat for Humanity, Prior Lake – The first phase of 3- and 4-bedroom townhomes are now under construction in Prior Lake.

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

Our next meeting is scheduled for October 12th, 2022, from 9-10:30am
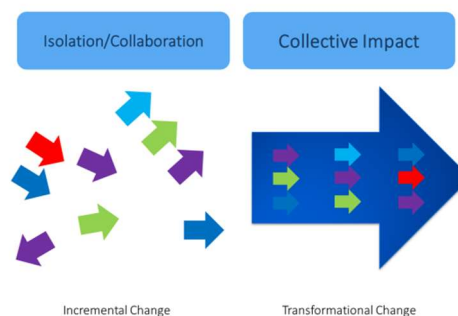
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Rental Housing & Homelessness Data Trends (Scott County)

LLE HOUSING WORKGROUP

9/14/22

RentHelpMN

Applications available from 03/31/21 – 01/28/22

1,459 Applications Submitted ($9.8M requested)
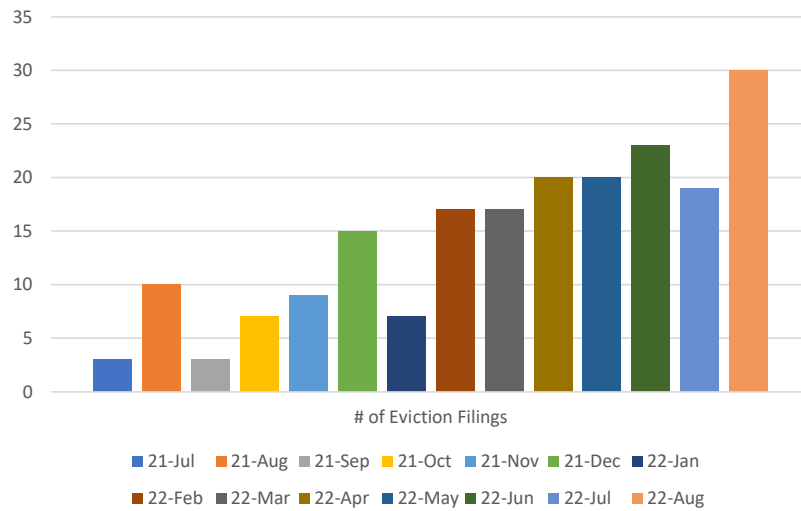
95% of requested amount was for rental assistance

86% of applicants fell at or below 50% AMI *($58,650 family of 4)*
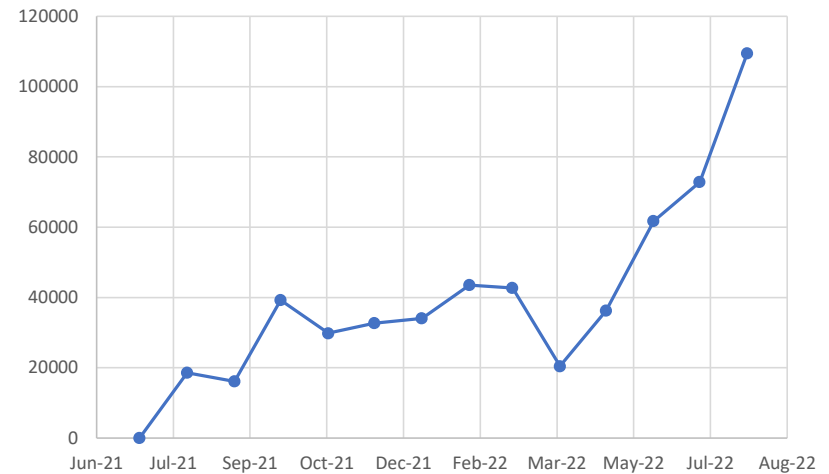
Existing Rental Assistance Programs

▶ FHPAP Q3 (3/31/22 – 6/30/22): GTCUW-211 received 334 calls from Scott County households seeking prevention resources and screened 79 of them for FHPAP.

▶ In total, CAP received 109 screenings from GTCUW-211and were able to assist approximately 35% of them with direct assistance with a quarterly average of just over $23,000 distributed in direct assistance between Scott/Carver.

Eviction Filings Data
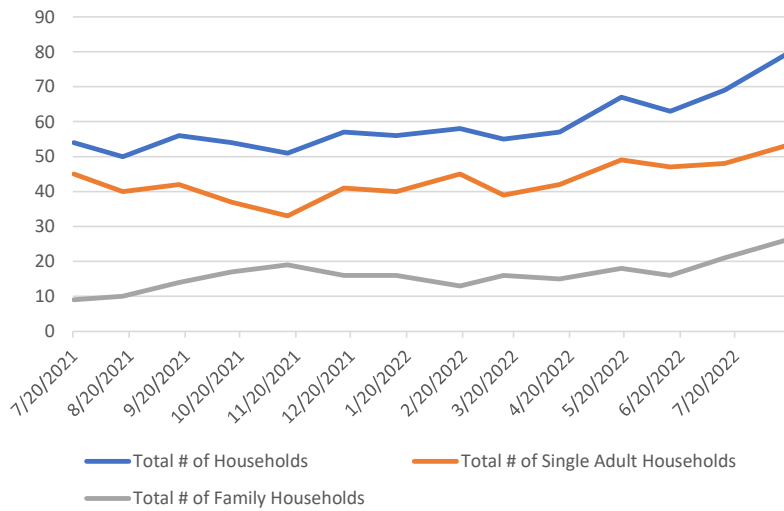
Eviction Filings by Month

Legend:
21-Jul, 21-Aug, 21-Sep, 21-Oct, 21-Nov, 21-Dec, 22-Jan, 22-Feb, 22-Mar, 22-Apr, 22-May, 22-Jun, 22-Jul, 22-Aug

# of Eviction Filings

Reported Past-due Amounts on Eviction Complaints (Monthly)

Coordinated Entry Data
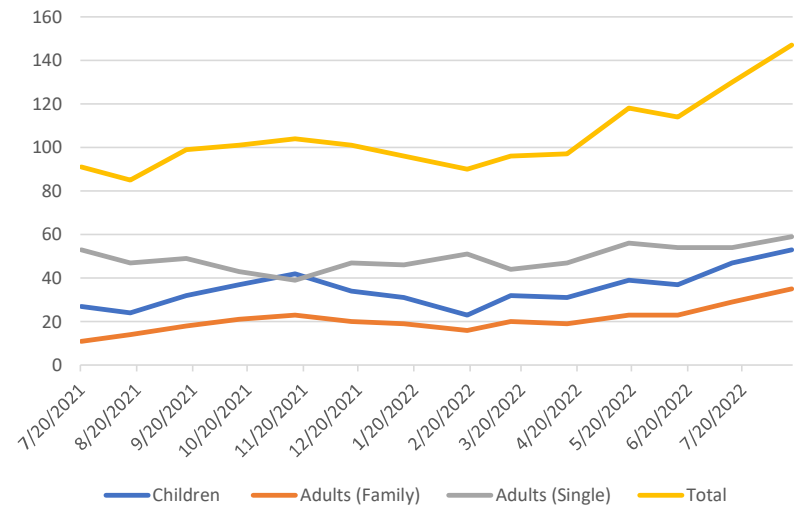
Questions & Community Updates

- Importance of the Housing Round Table Funding Request

- Thank you!