

Scott County 50x30 Housing Working Group


August 10, 2016
(updated)



Overview of Presentation

- Regional demographic trends affecting housing:
 - Changing demographics in the seven-county region
 - Suburbanization of poverty
 - Jobs-housing mismatch
- Metropolitan Council *2040 Housing Policy Plan*

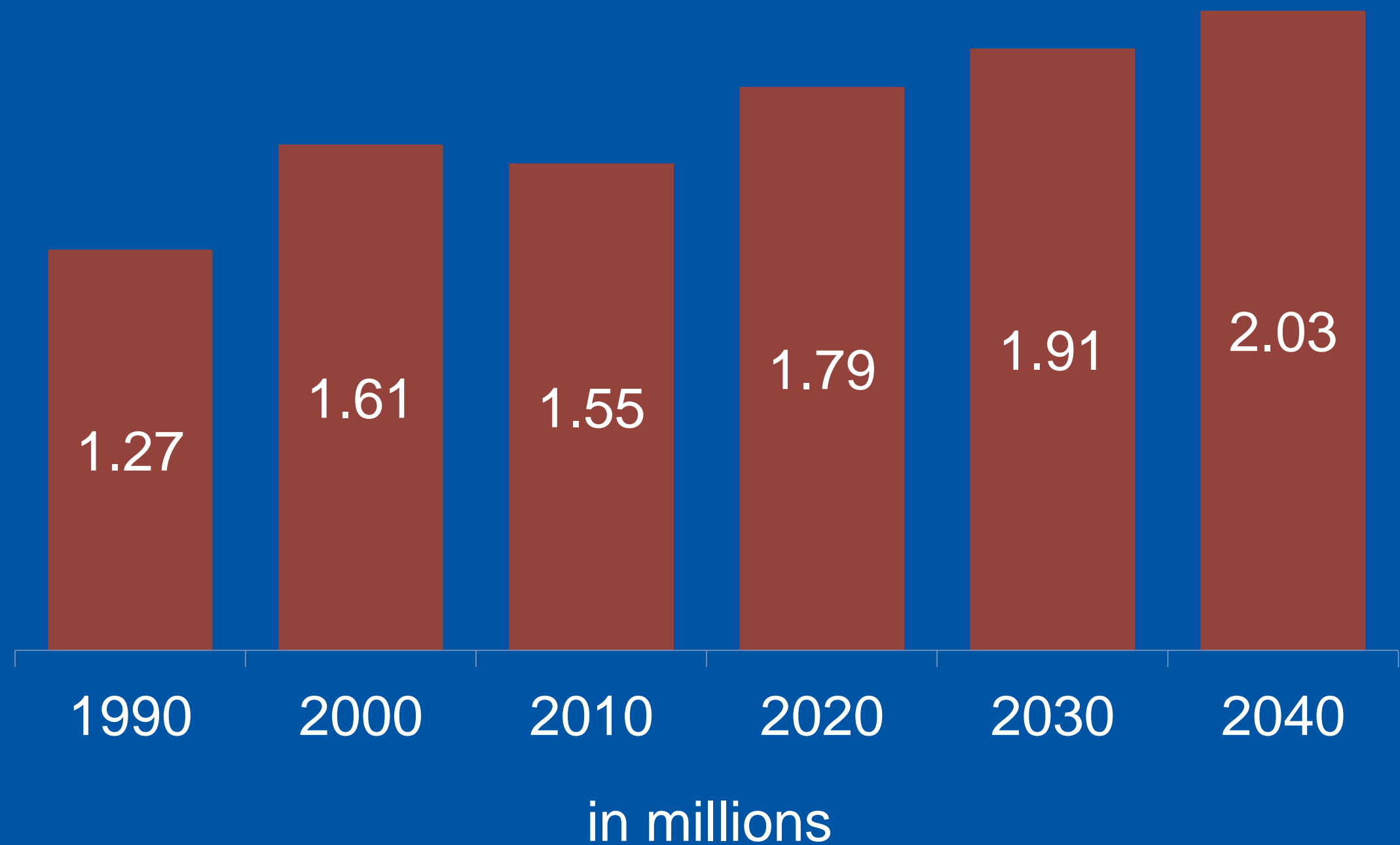
Demographic trends: The Future is not the Past



**What will
2040 look
like?**

The region will continue to add jobs:

32
percent
growth
over the
next three
decades

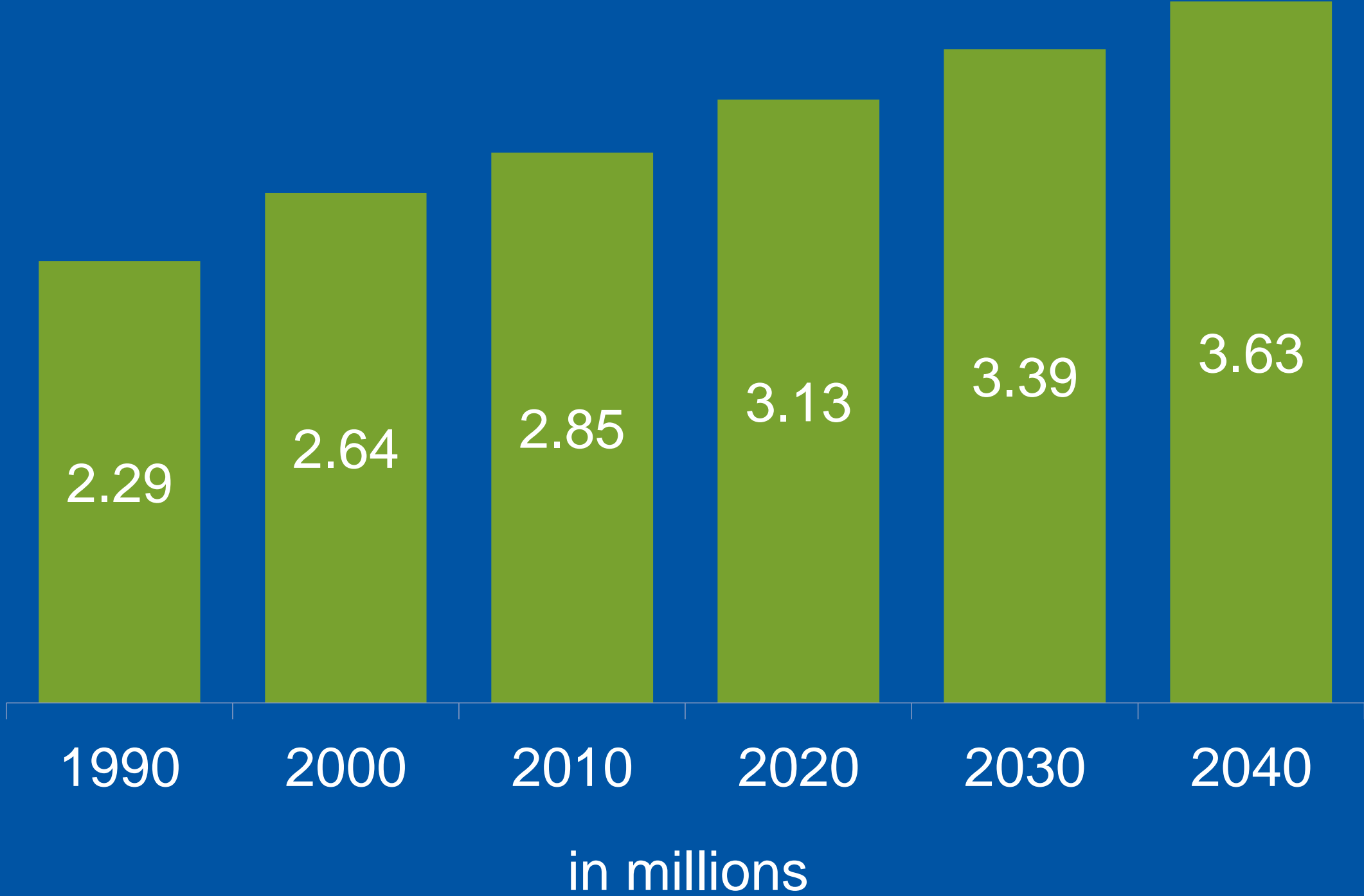


Source: 2010 data on population from Census Bureau;
2040 forecasts from the Metropolitan Council (July 2015 release)



The region will continue to add people:

28 percent growth over the next three decades

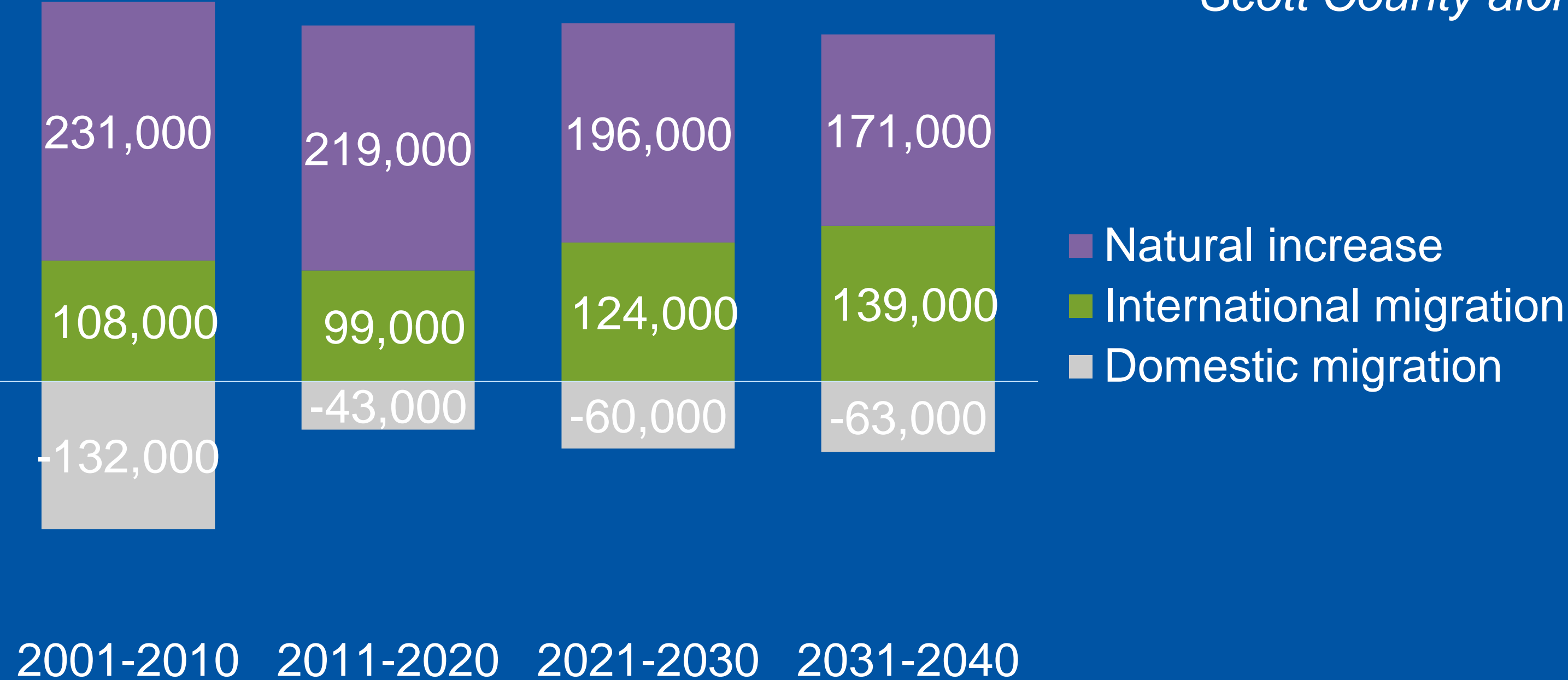


Source: 2010 data on population from Census Bureau; 2040 forecasts from the Metropolitan Council (July 2015 release)



75% growth from natural increase; 25% international migration

*Not available for
Scott County alone*



Source: 2010 data on population from Census Bureau;
2040 forecasts from the Metropolitan Council (March 2015 release)



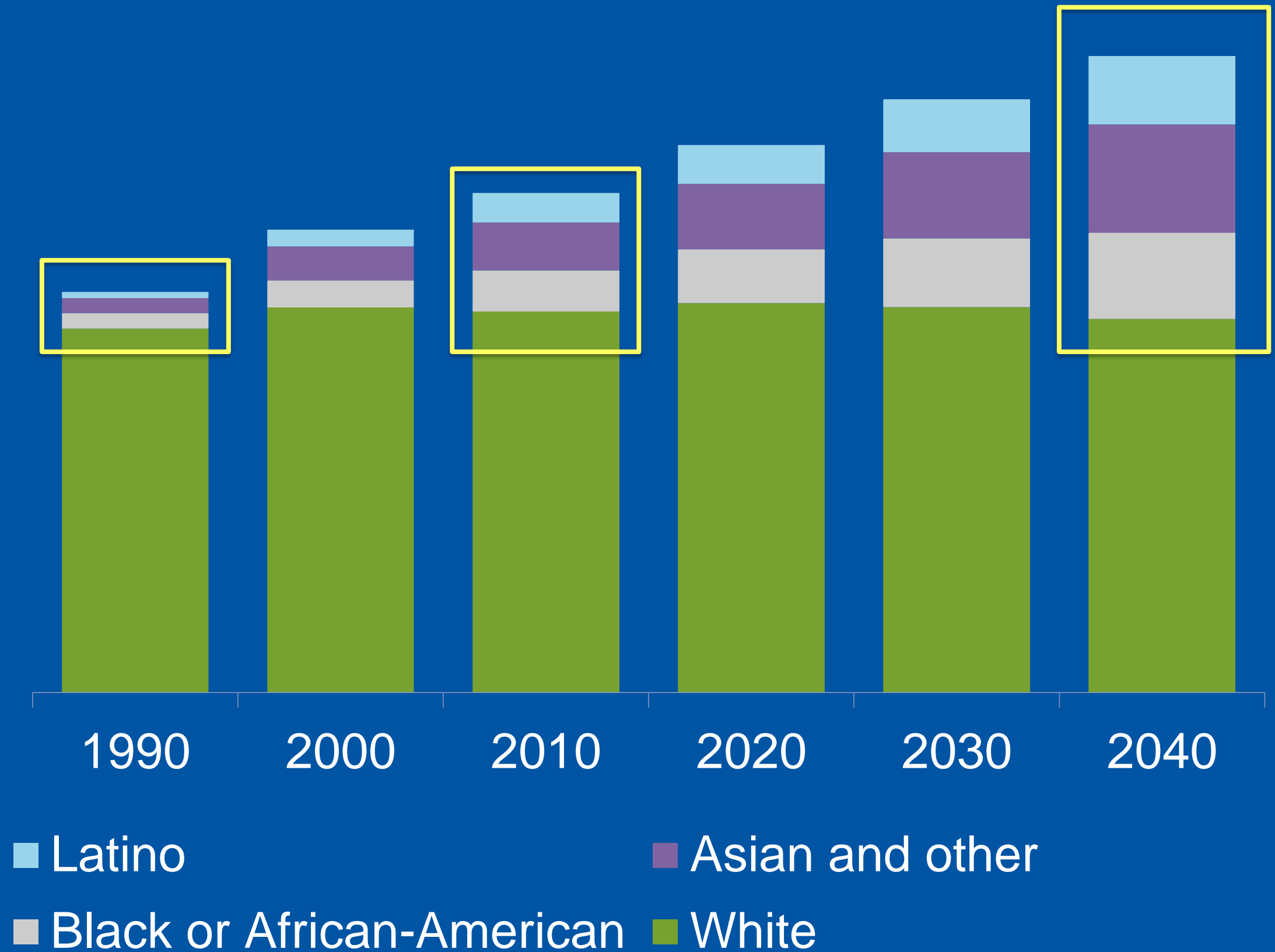
More people of color!

*Not available for
Scott County alone*

9 percent
people of
color in 1990

24 percent
people of
color in 2010

41 percent
people of
color in 2040



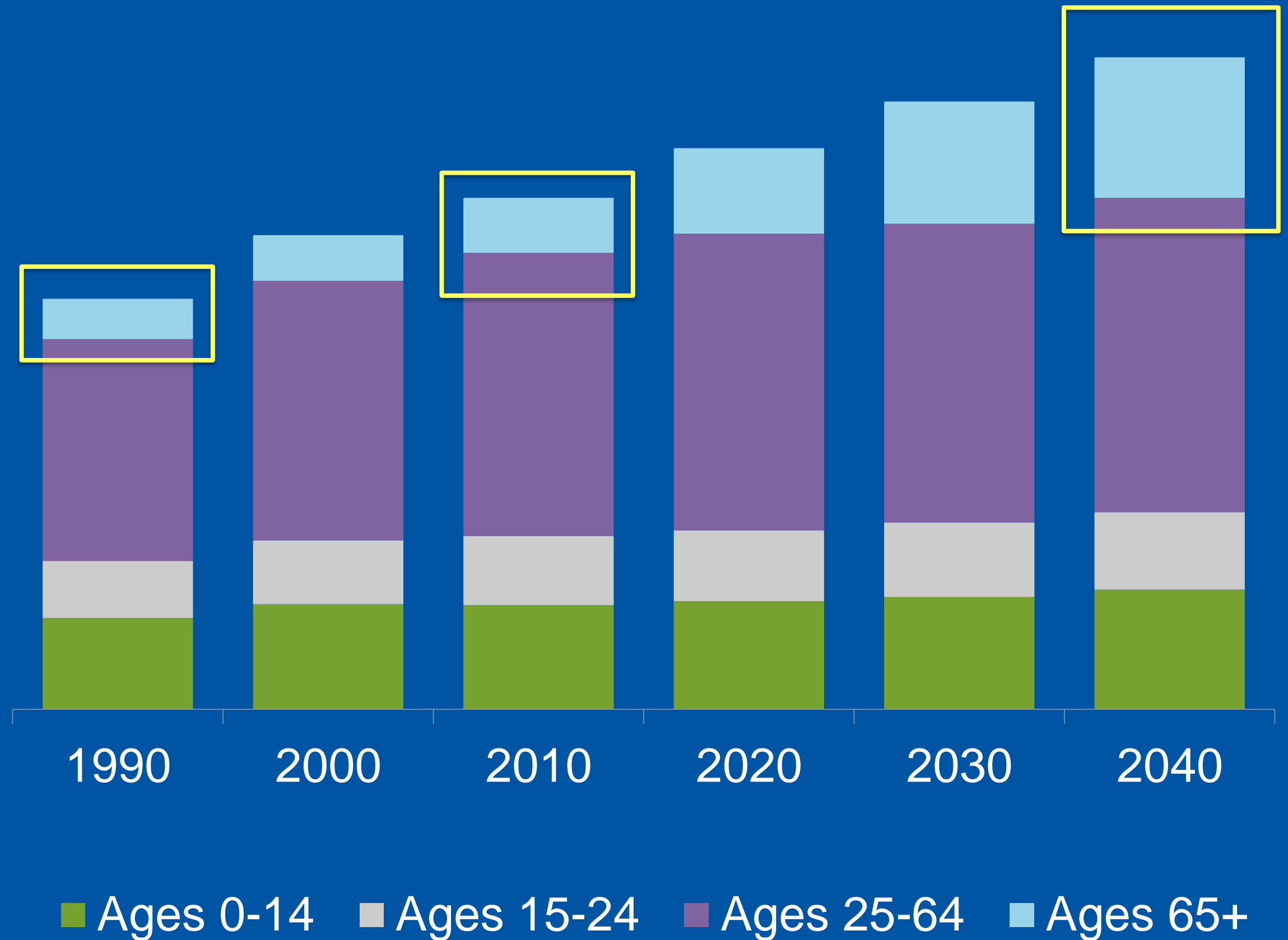
Source: 1990-2010 data on population from Census Bureau;
2040 forecasts from the Metropolitan Council (March 2015 release)

More older adults!

One in ten
in 1990

One in nine
in 2010

*One in five
people in
2040*

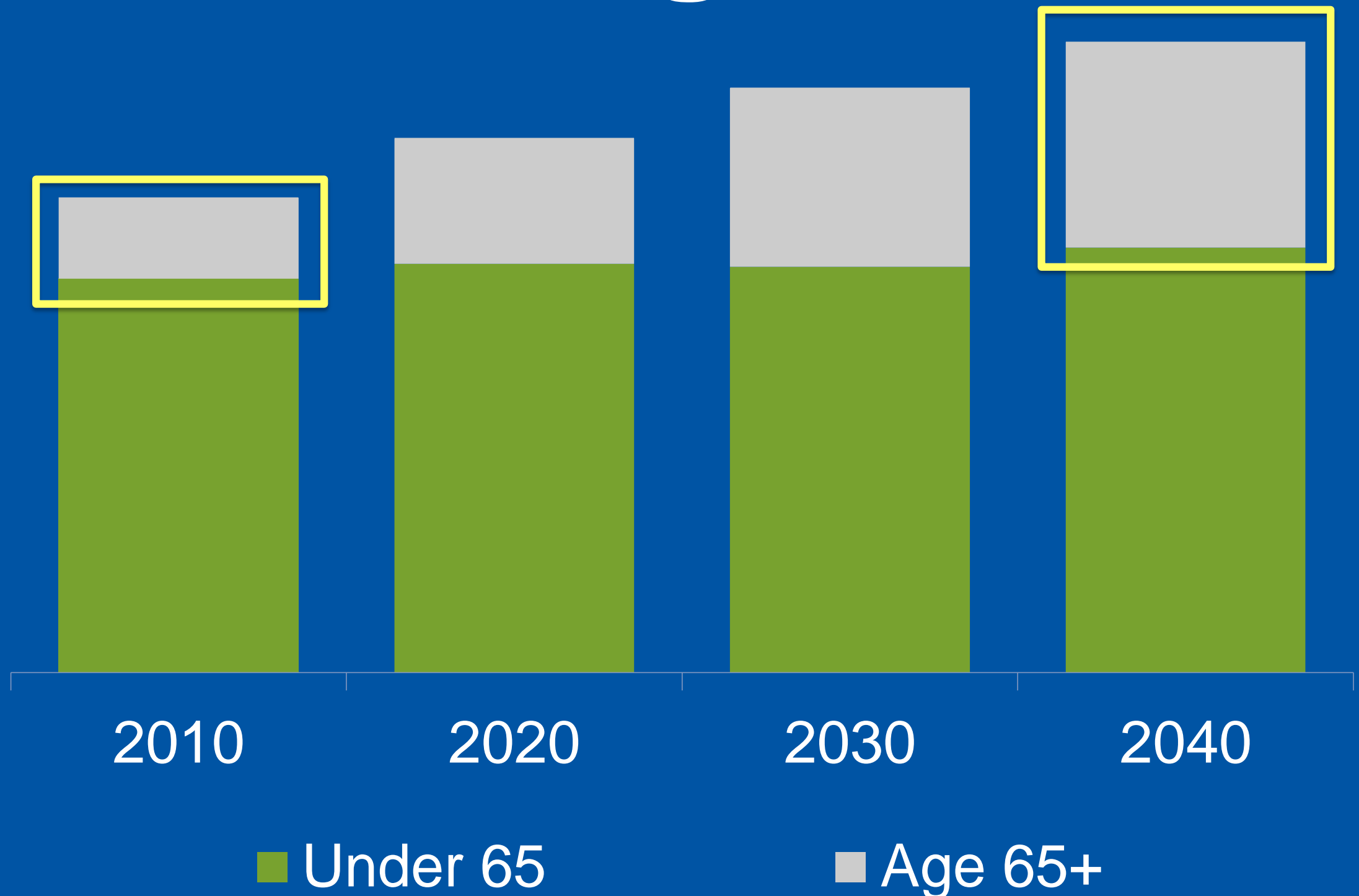


Source: 1990-2010 data on population from Census Bureau;
2040 forecasts from the Metropolitan Council (March 2015 release)

Growth among older adults driving household growth

One in **six** households in 2010

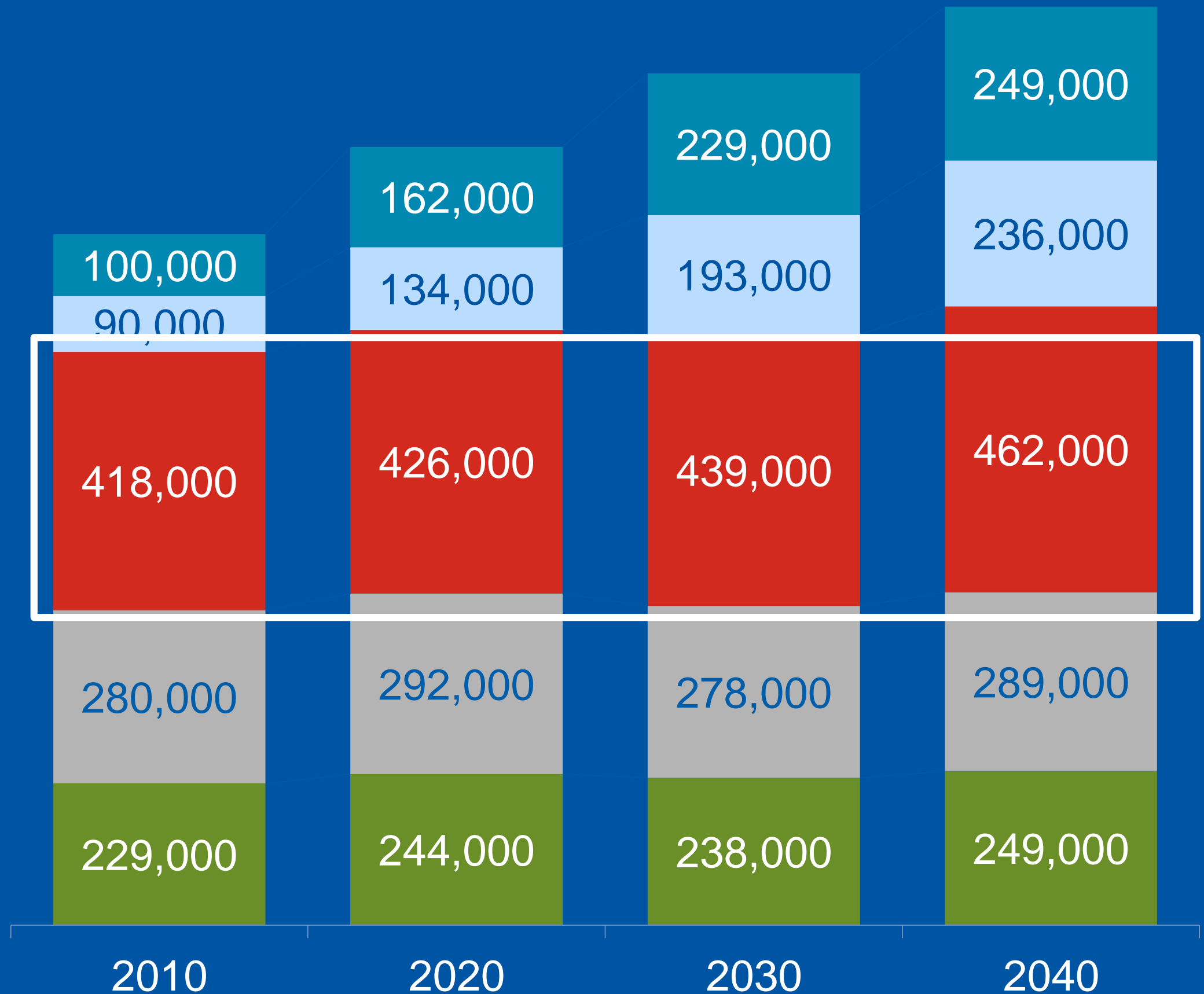
One in **three** households in 2040



Source: 2010 data on households from Census Bureau; 2040 forecasts from the Metropolitan Council (March 2015 release)

Households growth: smaller, older

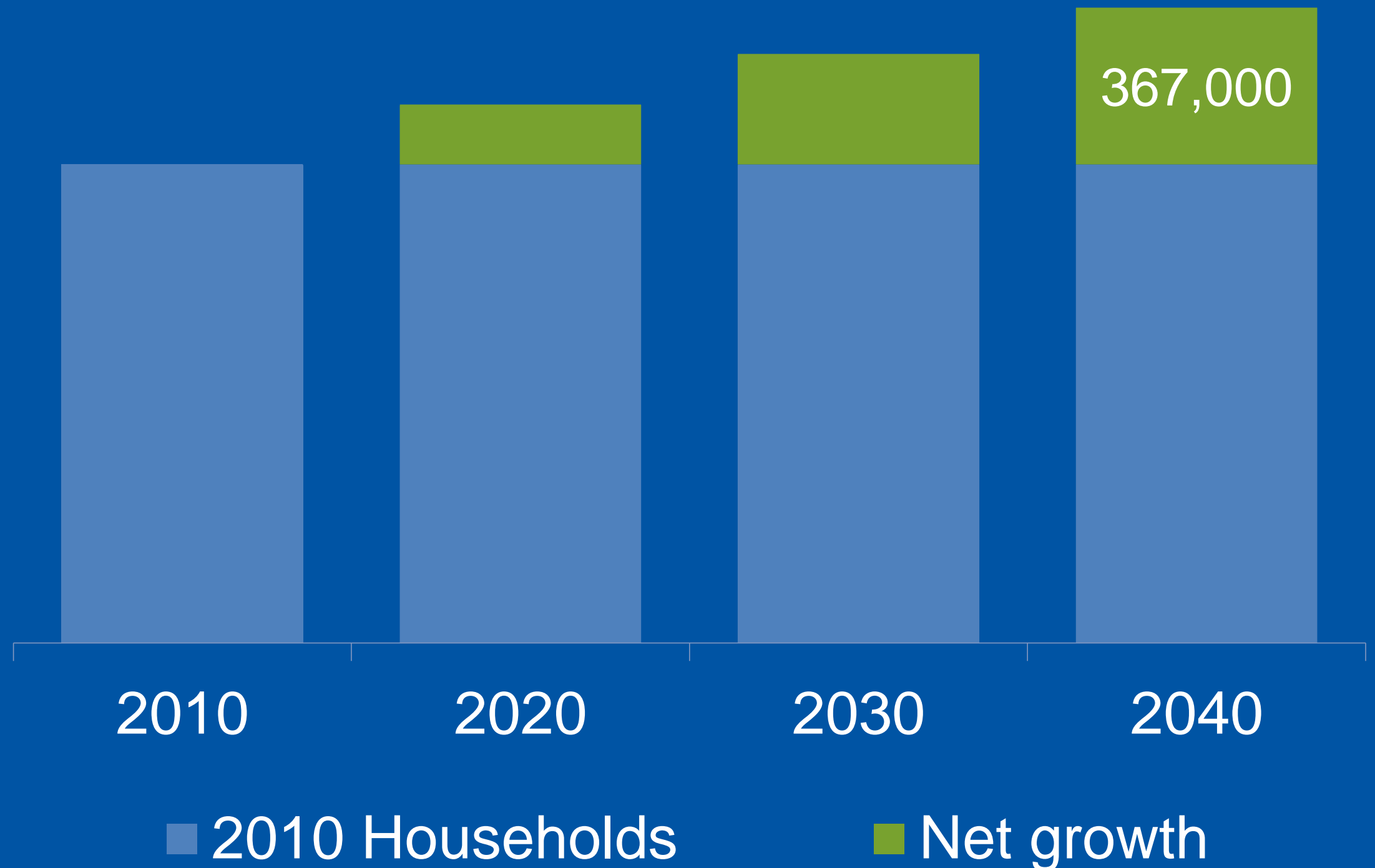
- Age 65+: 2+ person household
- Age 65+: 1 person household
- Under 65: 3+ person household
- Under 65: 2 person household
- Under 65: 1 person household



Source: 2010 data on population and households from Census Bureau; 2020-2040 forecasts from Metropolitan Council (March 2015)

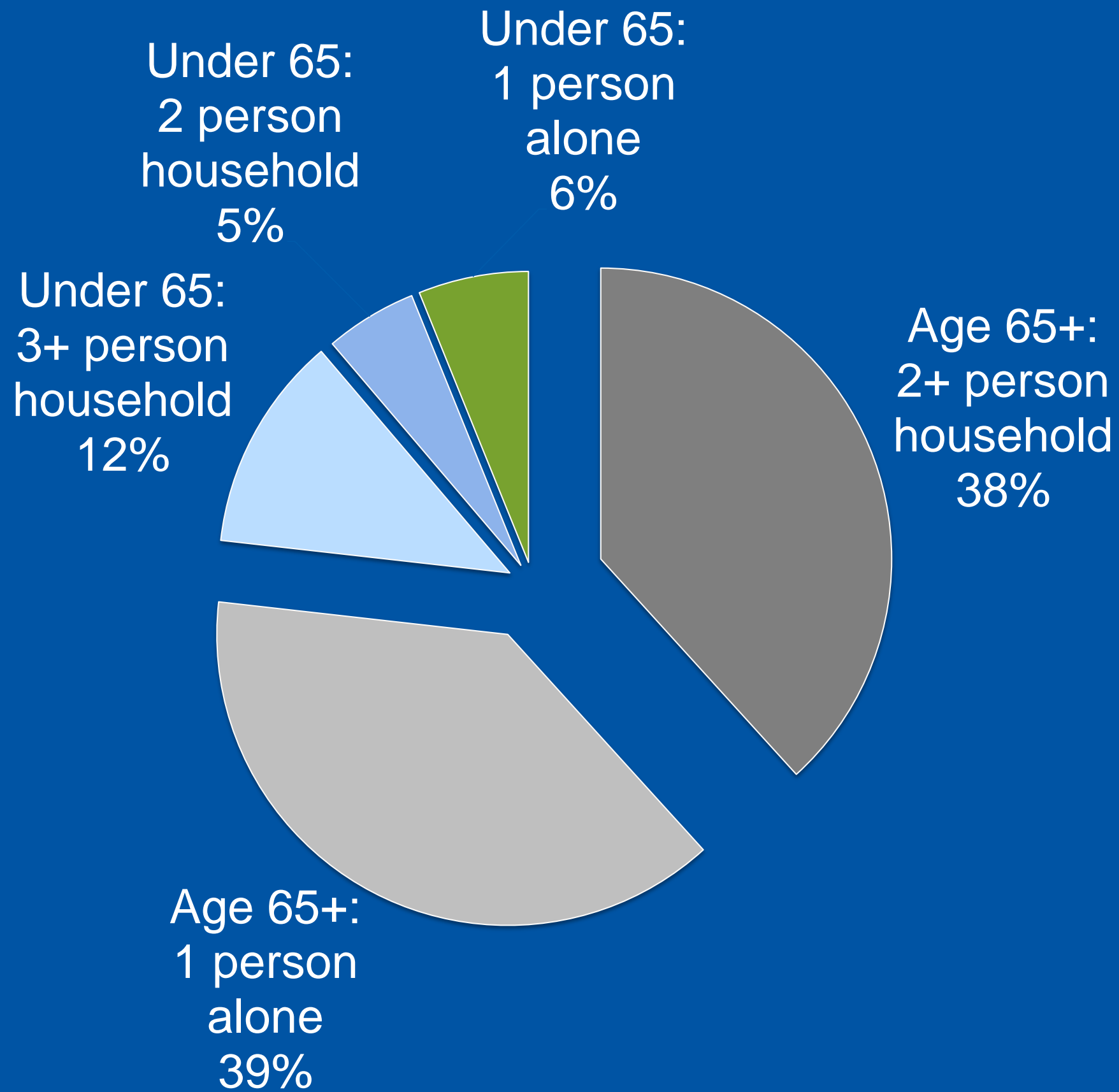
Net household growth by 2040

In what age cohorts will the net growth in households be?



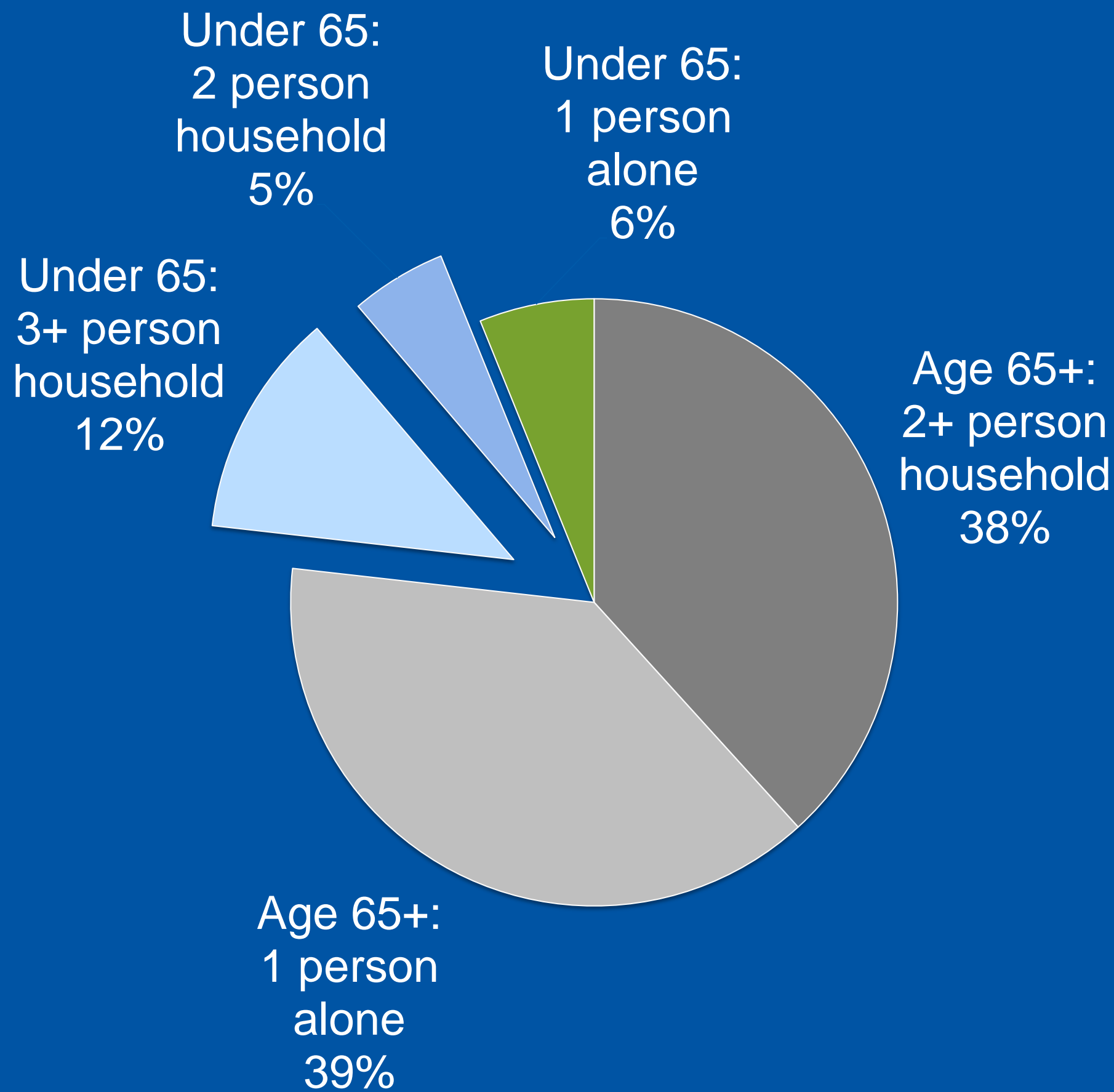
Source: 2010 data on households from Census Bureau;
2040 forecasts from the Metropolitan Council (March 2015 release)

The new market demand *is old*



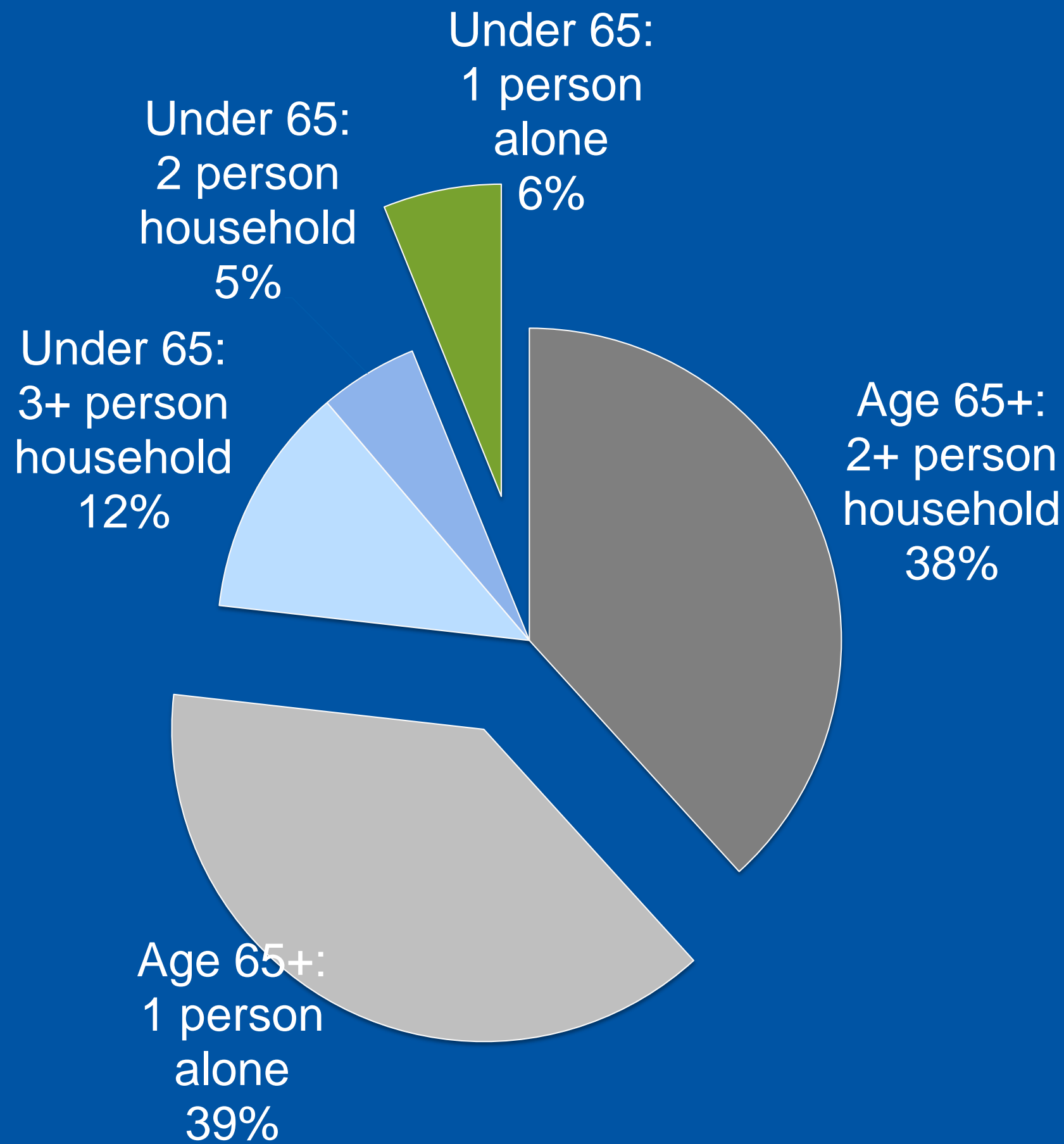
Three-quarters of household growth among 65+

The new market demand *is old*



Less than one in five net new households will have children

The new market demand *is old*

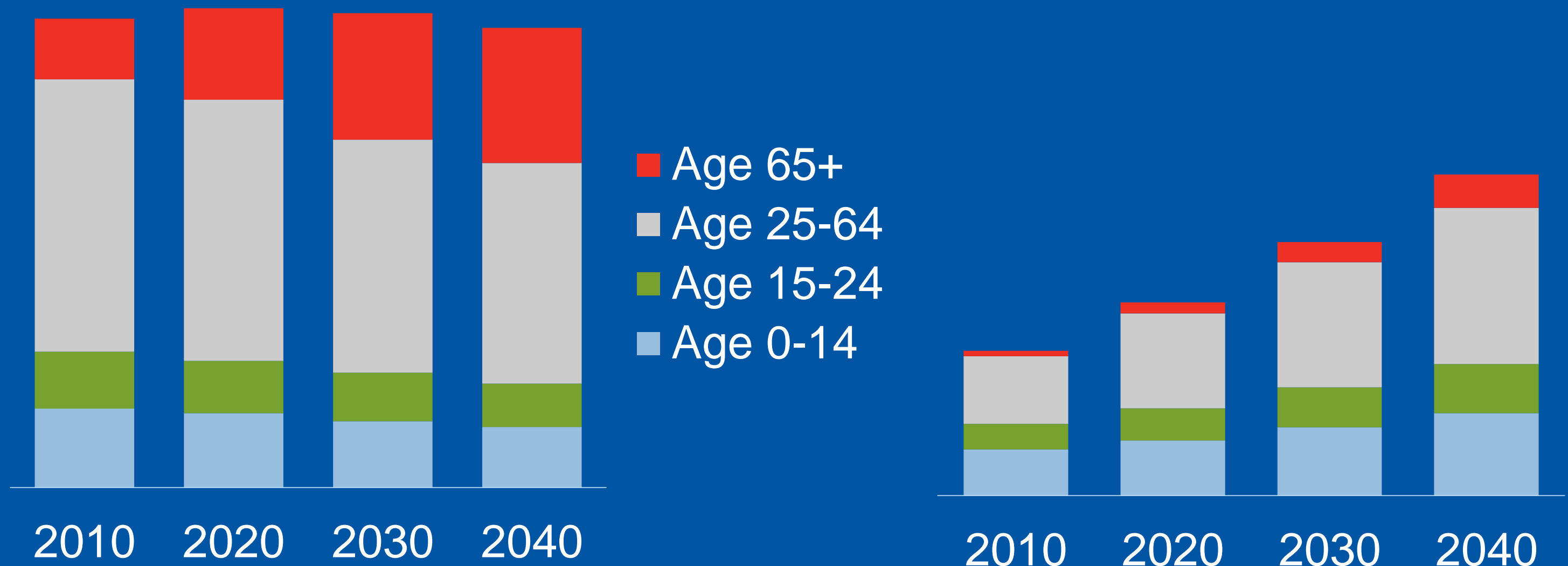


One in three net new households will be individuals living alone

People of color keep us young

White, non-Latino

People of color



*Not available for
Scott County alone*

Source: 2010 data on population from Census Bureau;
2040 forecasts from the Metropolitan Council (March 2015 release)

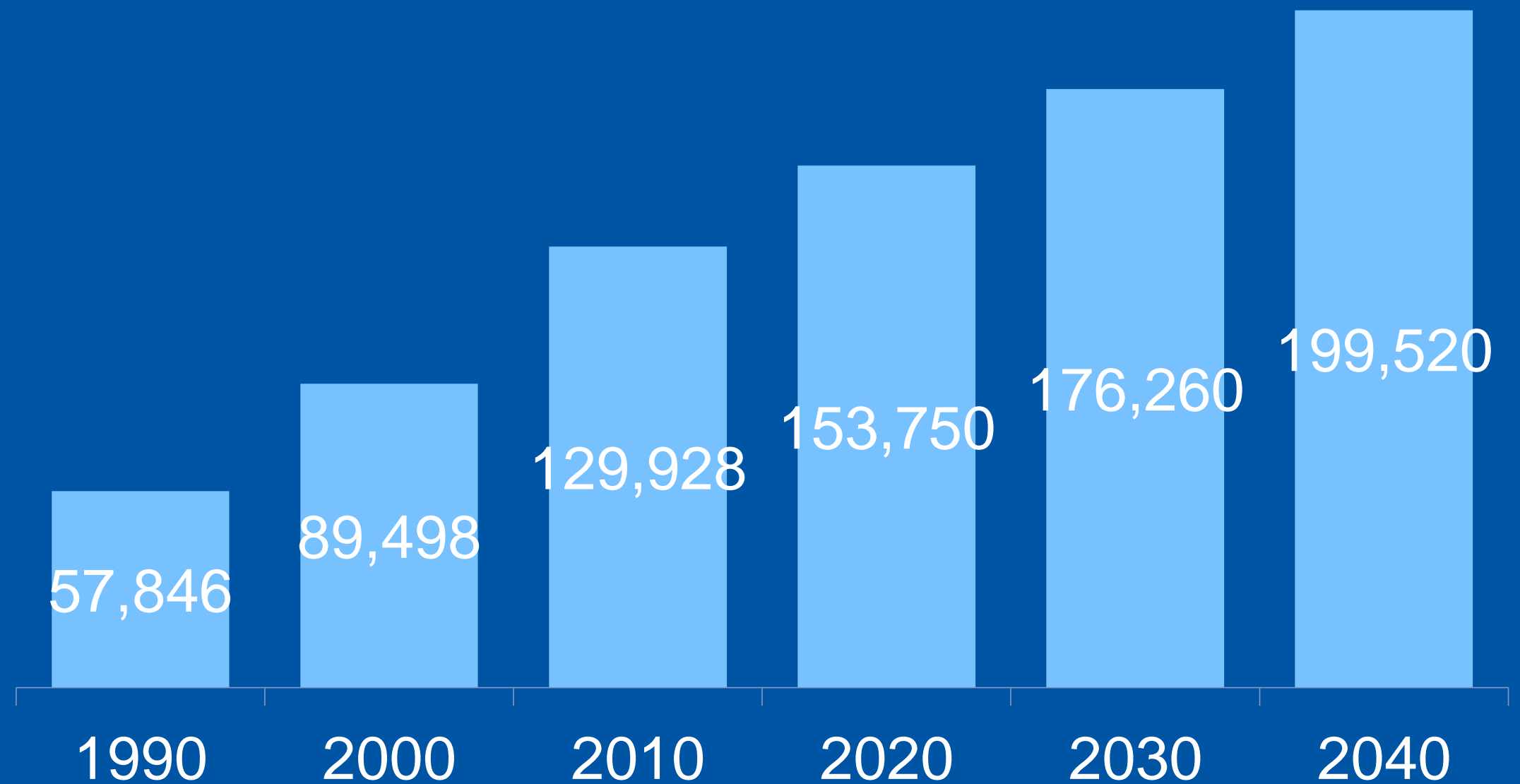


A diverse group of young students in a classroom, looking thoughtful and engaged. The students are of various ethnicities and are sitting at desks. The classroom is decorated with colorful streamers and educational posters on the walls. The text is overlaid on a semi-transparent white box in the center of the image.

**What will 2040
look like in
Scott County?**

Scott County will continue to add people:

54 percent growth over the next three decades



Source: 2010 data on population from Census Bureau;
2040 forecasts from the Metropolitan Council (July 2015 release)

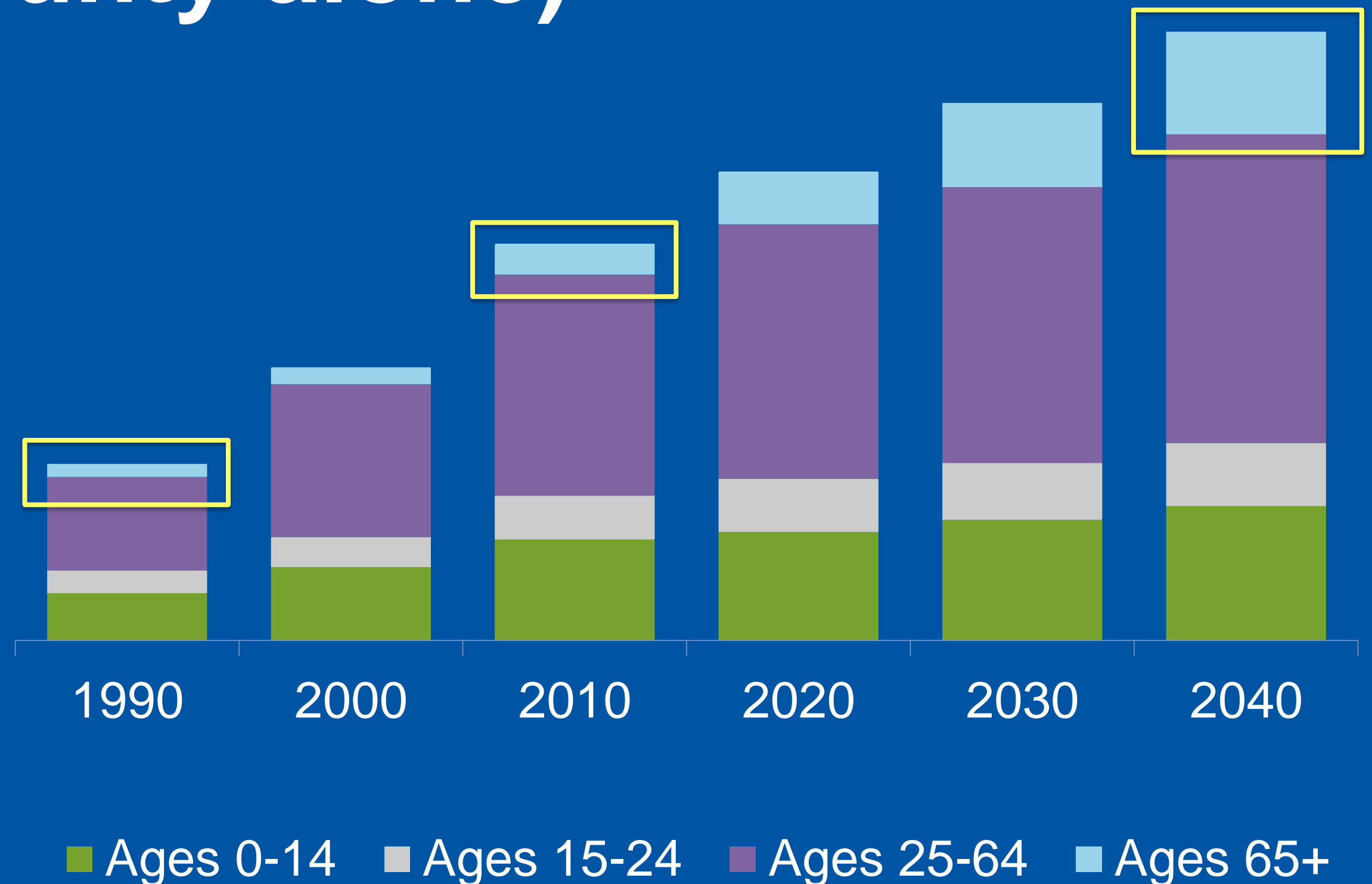


More older adults! (Scott County alone)

One in
fourteen in
1990

One in
thirteen in
2010

*One in six
people in
2040*

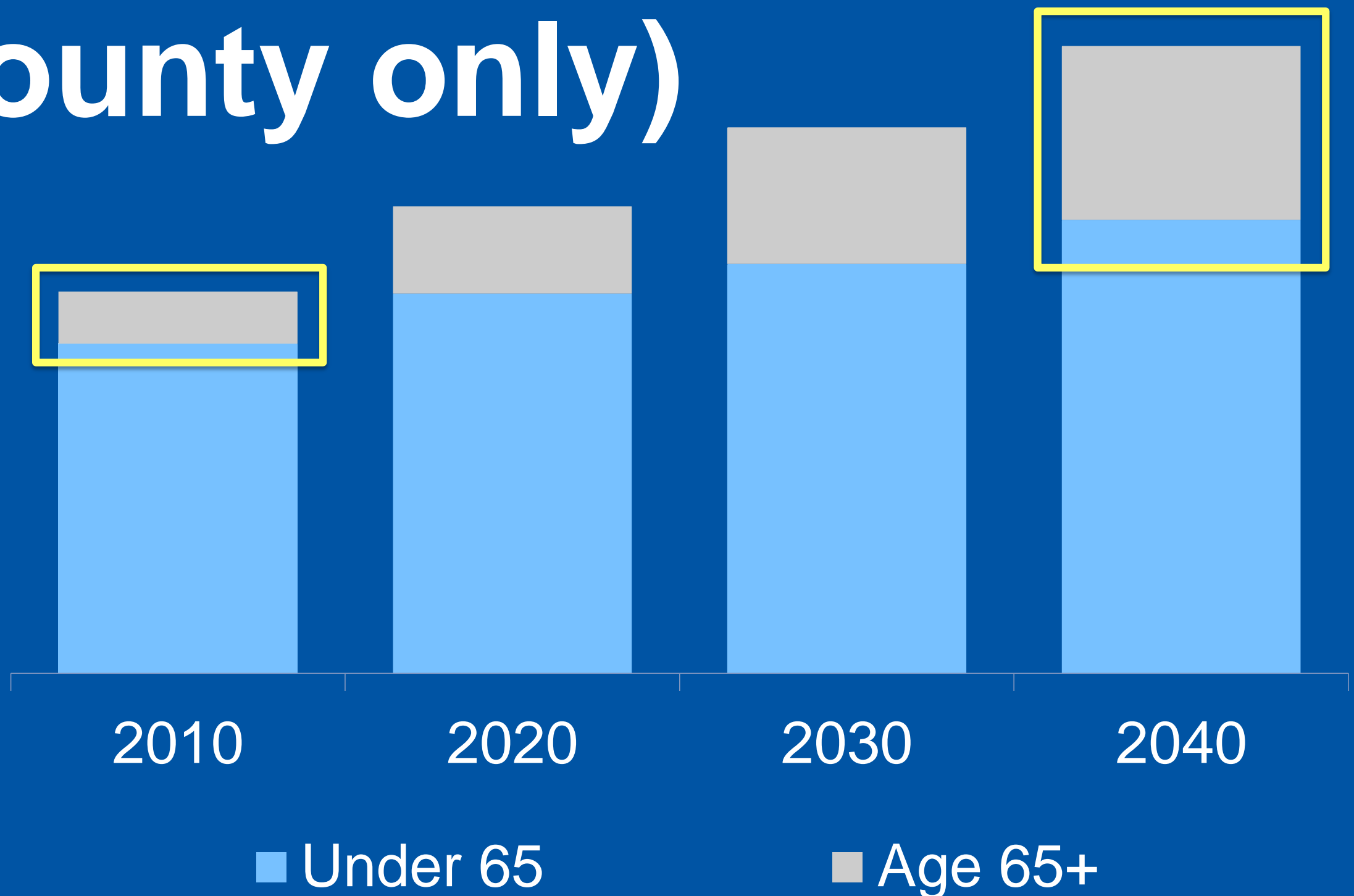


Source: 1990-2010 data on population from Census Bureau;
2040 forecasts from the Metropolitan Council (March 2015 release)

Growth among older adults driving household growth (Scott County only)

One in seven households in 2010

More than one in four households in 2040



Source: 2010 data on households from Census Bureau;
2040 forecasts from the Metropolitan Council (March 2015 release)

Households growth: smaller, older (in Scott County only)

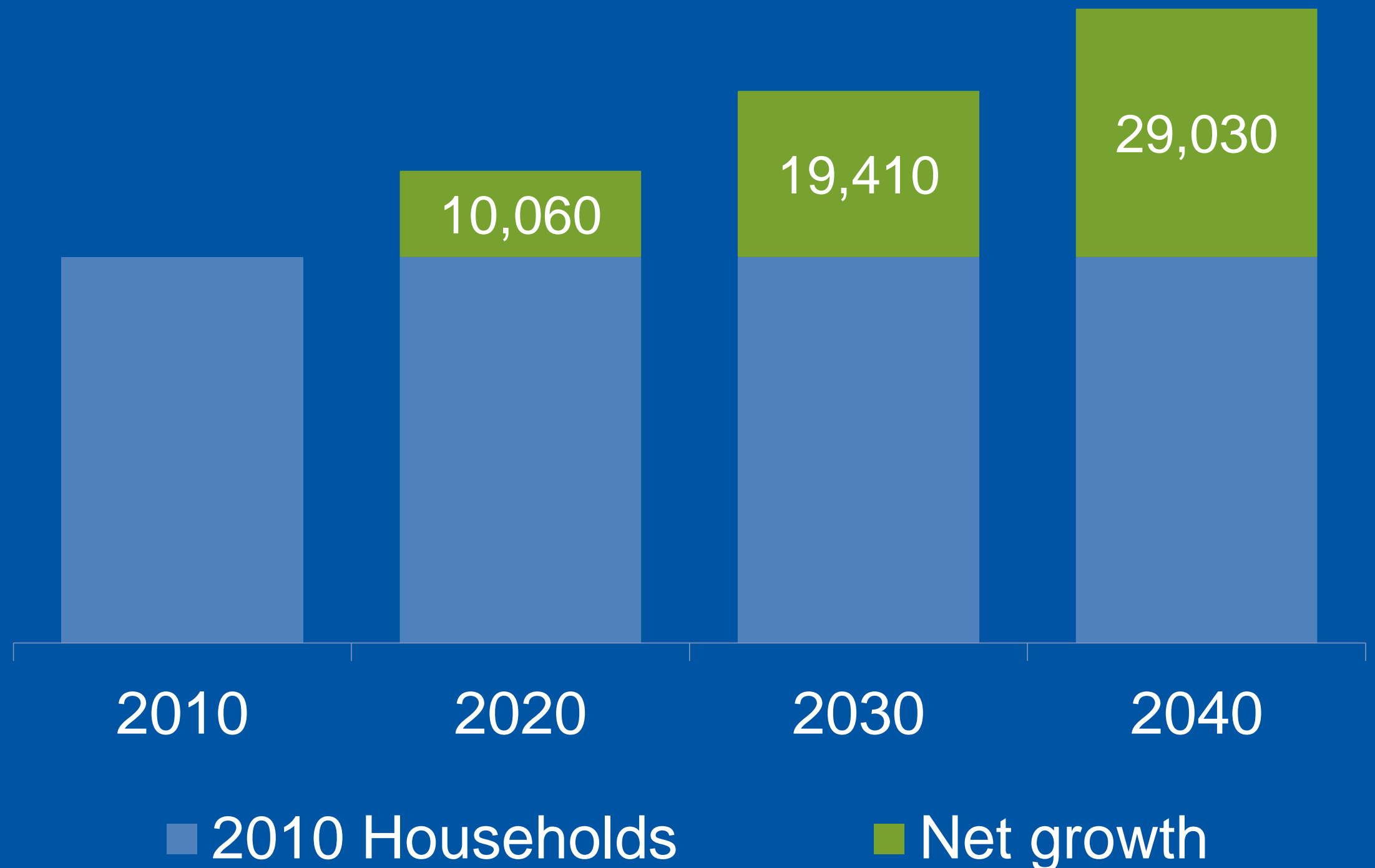
- Age 65+: 2+ person household
- Age 65+: 1 person household
- Under 65: 3+ person household
- Under 65: 2 person household
- Under 65: 1 person household



Source: 2010 data on population and households from Census Bureau; 2020-2040 forecasts from Metropolitan Council (March 2015)

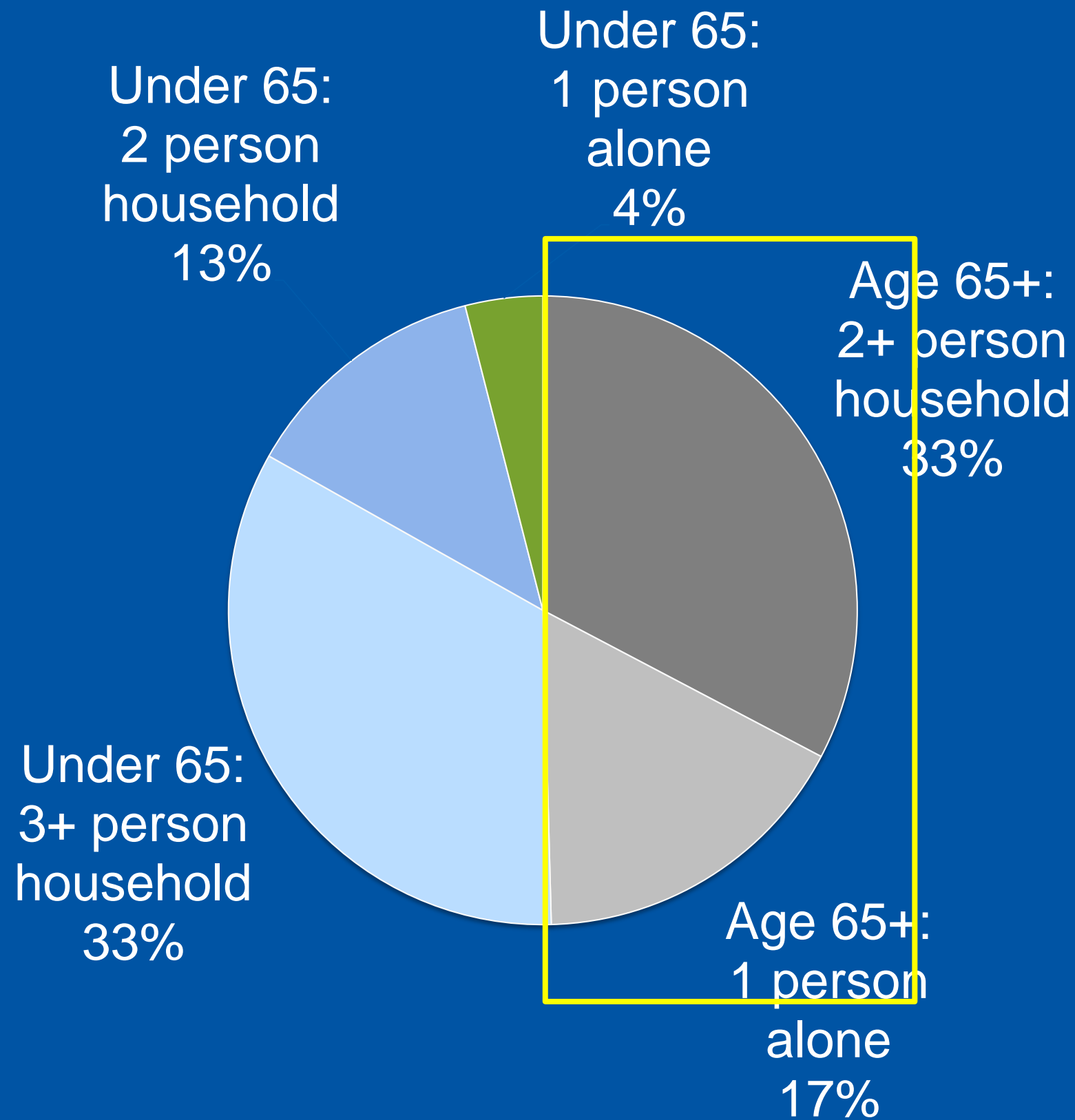
Net household growth by 2040 (in Scott County)

In what age cohorts will the net growth in households be?



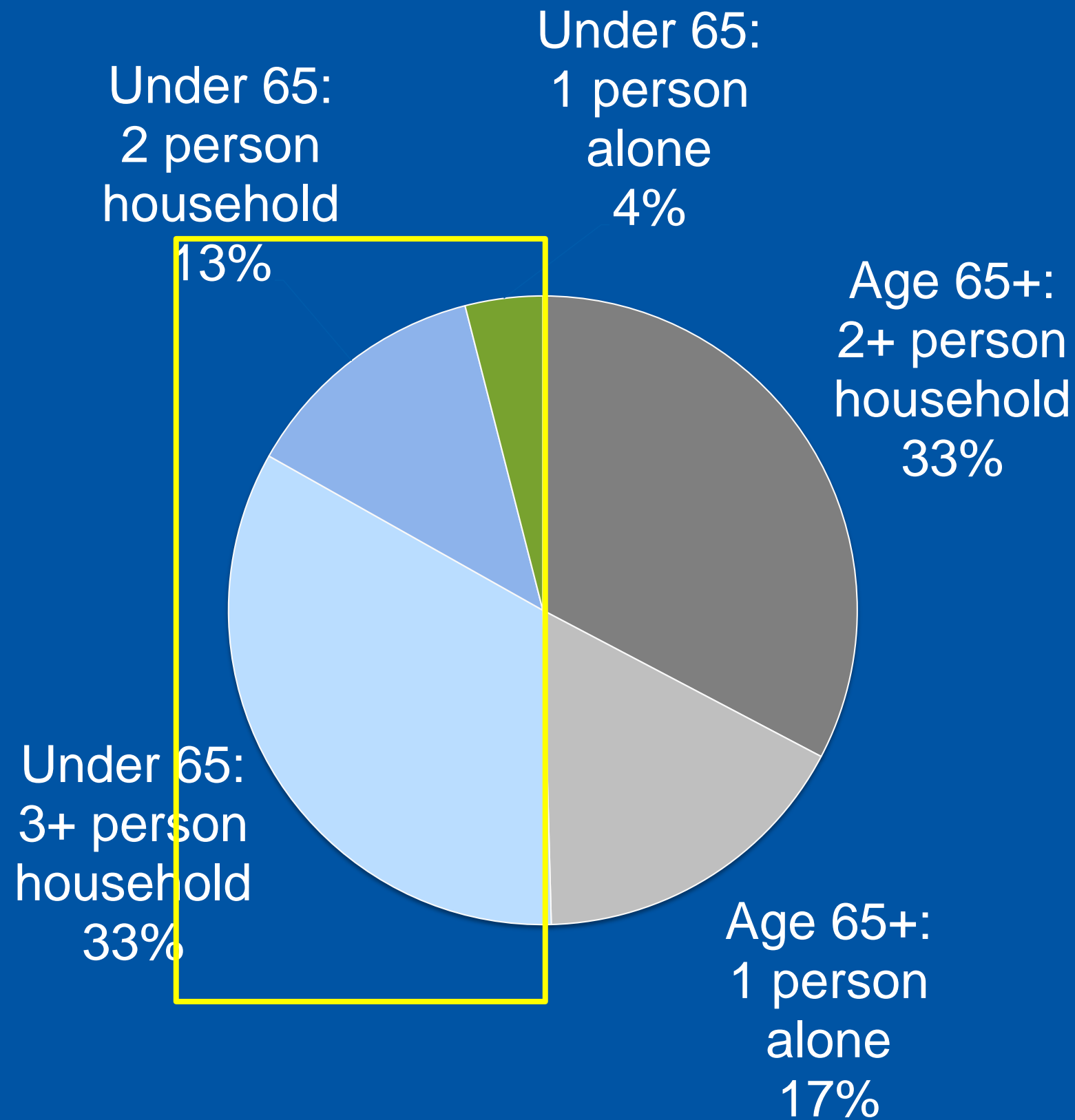
Source: 2010 data on households from Census Bureau;
2040 forecasts from the Metropolitan Council (March 2015 release)

The new market demand *is old* (in Scott County)



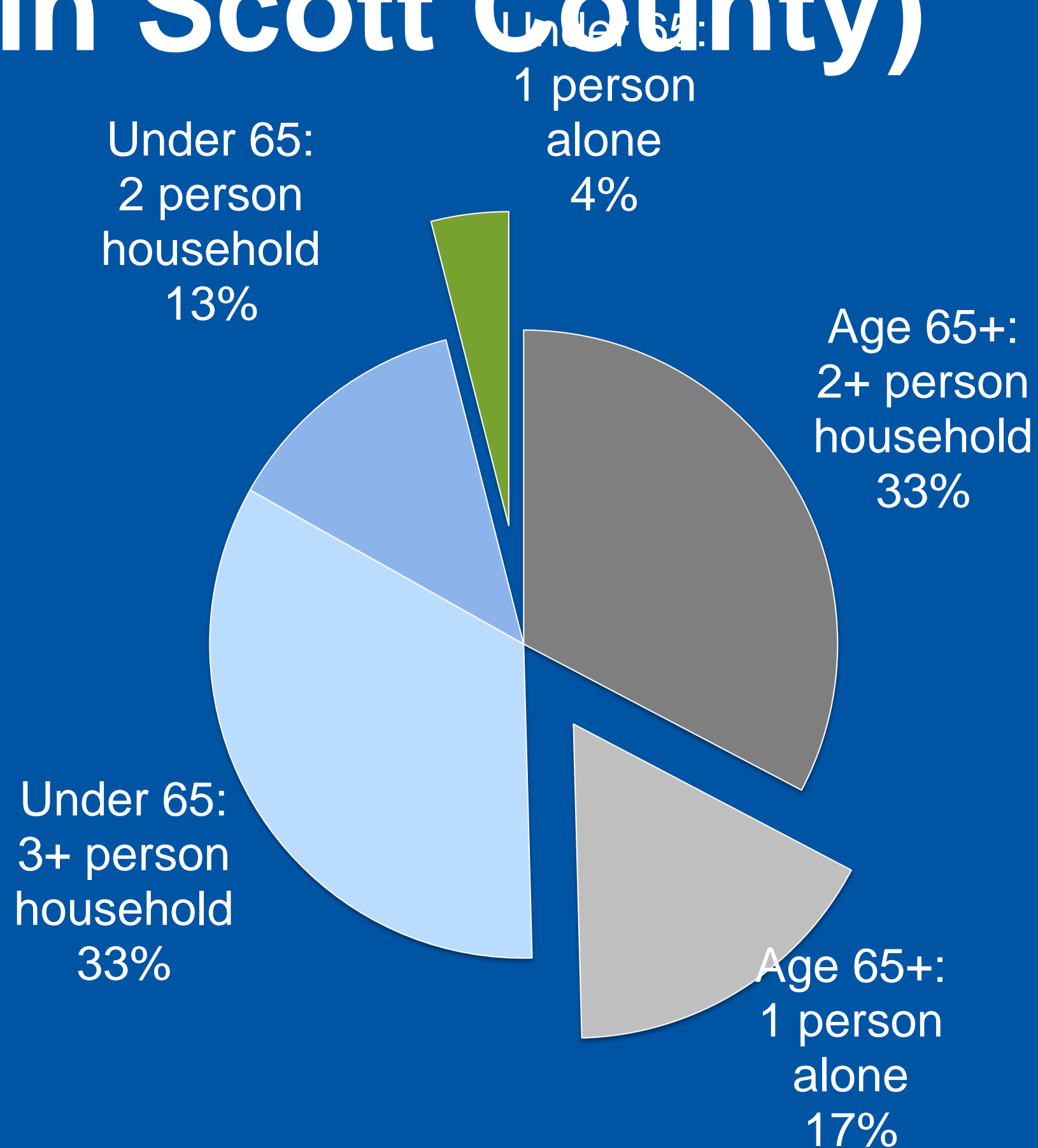
Half of
household
growth
among 65+

The new market demand *is old* (in Scott County)



Less than
half net
new
households
will have
children

The new market demand *is old* (in Scott County)



One in five
net new
households
will be
individuals
living alone

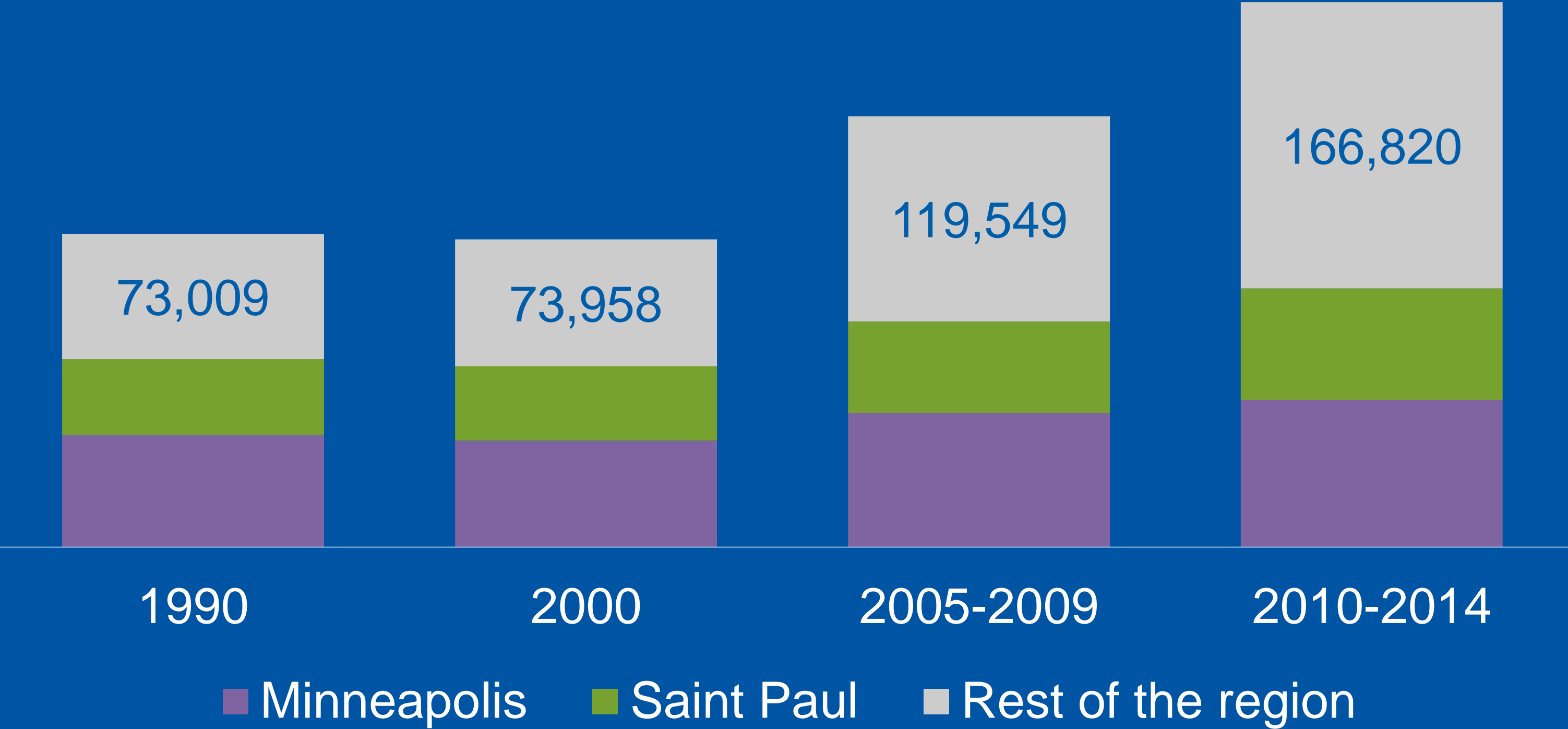
Affordable housing needs in the Twin Cities Metropolitan Region

What do households in need of affordable housing look like?

Household Size:	Extremely Low Income (at or below 30% AMI)	Very Low Income (at or below 50% AMI)	Low Income (at or below 80% AMI)
One-person	\$18,050	\$30,050	\$46,000
Two-person	\$20,600	\$34,350	\$52,600
Three-person	\$23,200	\$38,650	\$59,150
Four-person	\$25,750	\$42,900	\$65,700
Five-person	\$28,440	\$46,350	\$71,000
Six-person	\$32,580	\$49,800	\$76,250
Seven-person	\$36,730	\$53,200	\$81,500
Eight-person	\$40,890	\$56,650	\$86,750

Source: FY 2016 Income Limits, U.S. Department of Housing and Urban Development

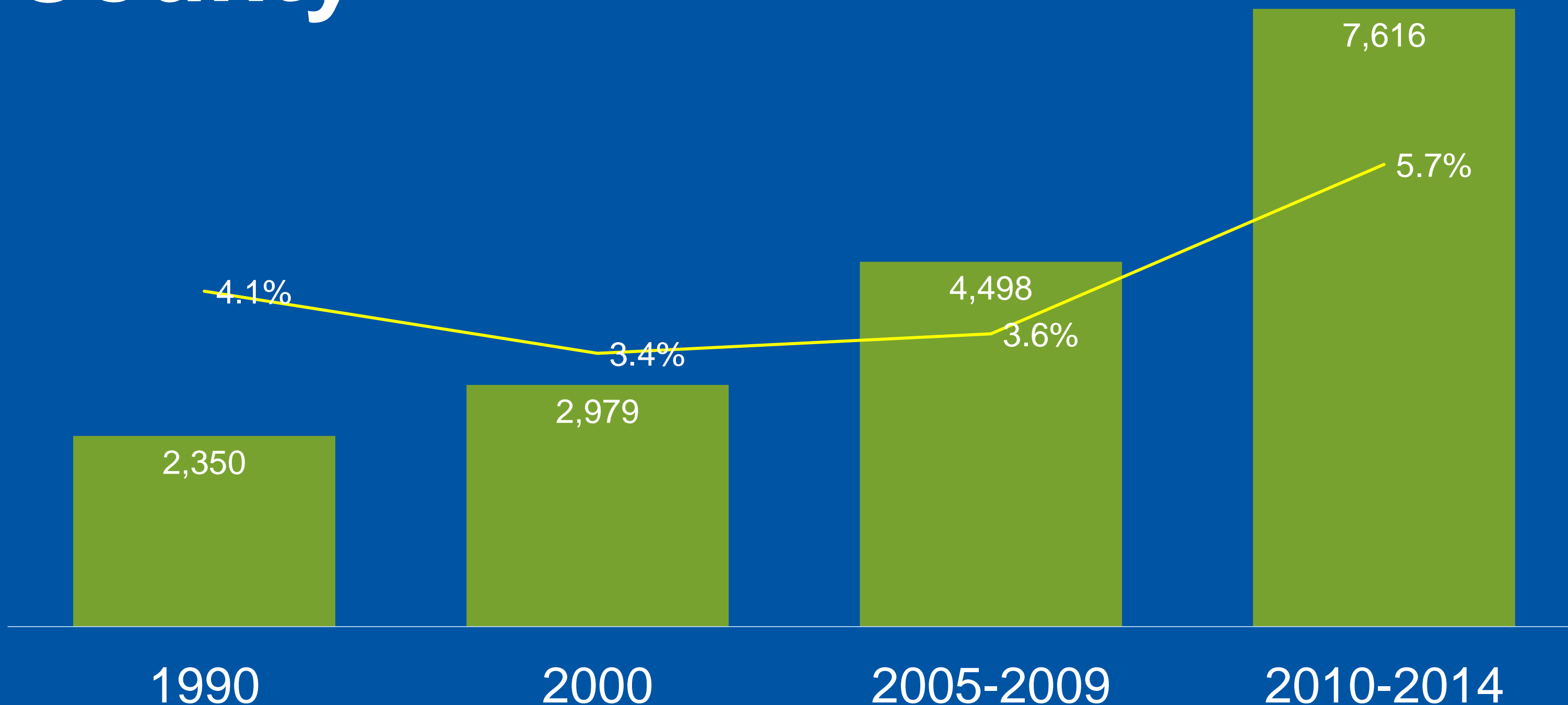
Poverty is suburbanizing



Source: U.S. Census Bureau, Decennial Census and American Community Survey



Growth of poverty in Scott County



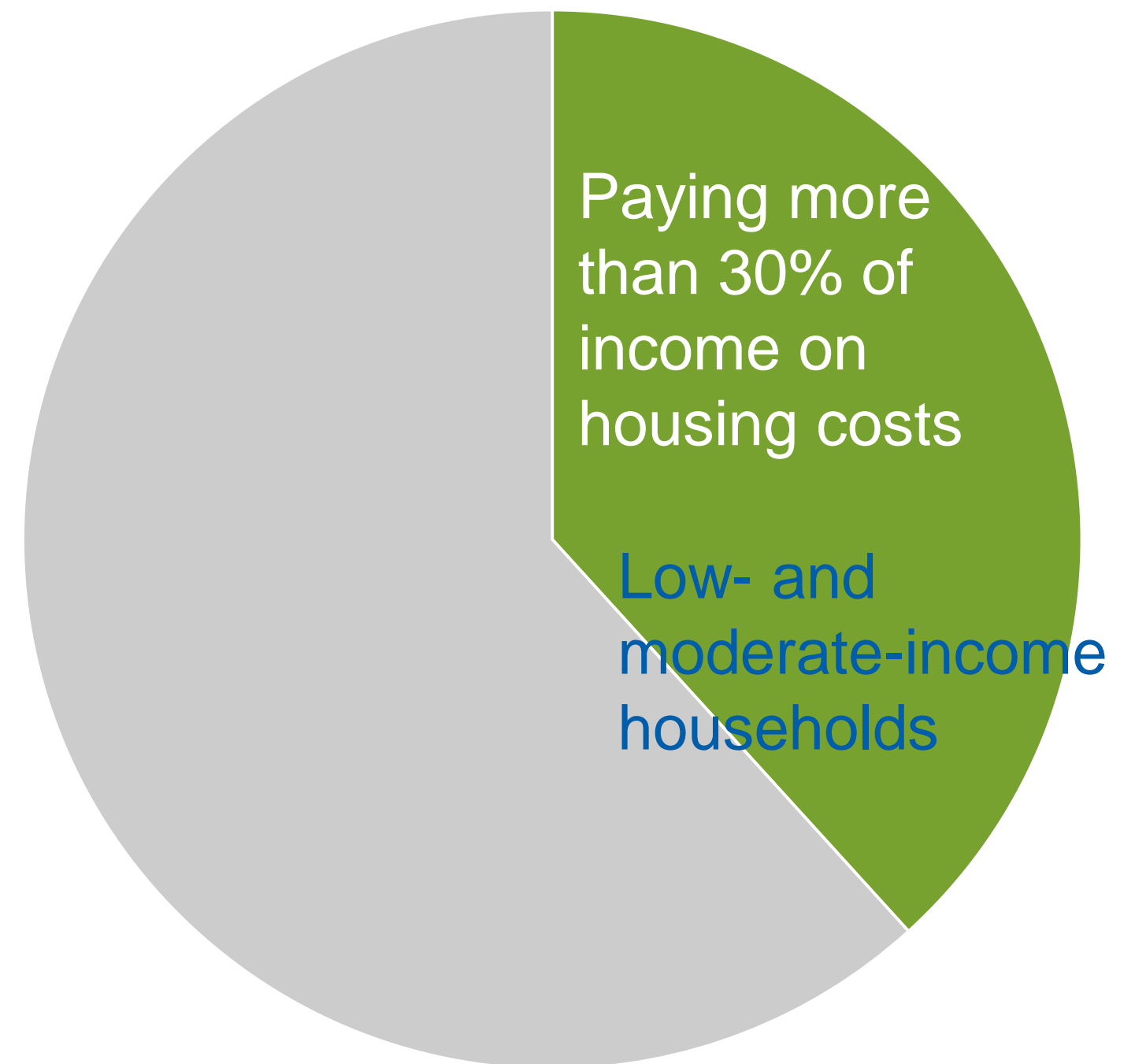
Source: U.S. Census Bureau, Decennial Census and American Community Survey



Affordable Housing Needs in the Twin Cities

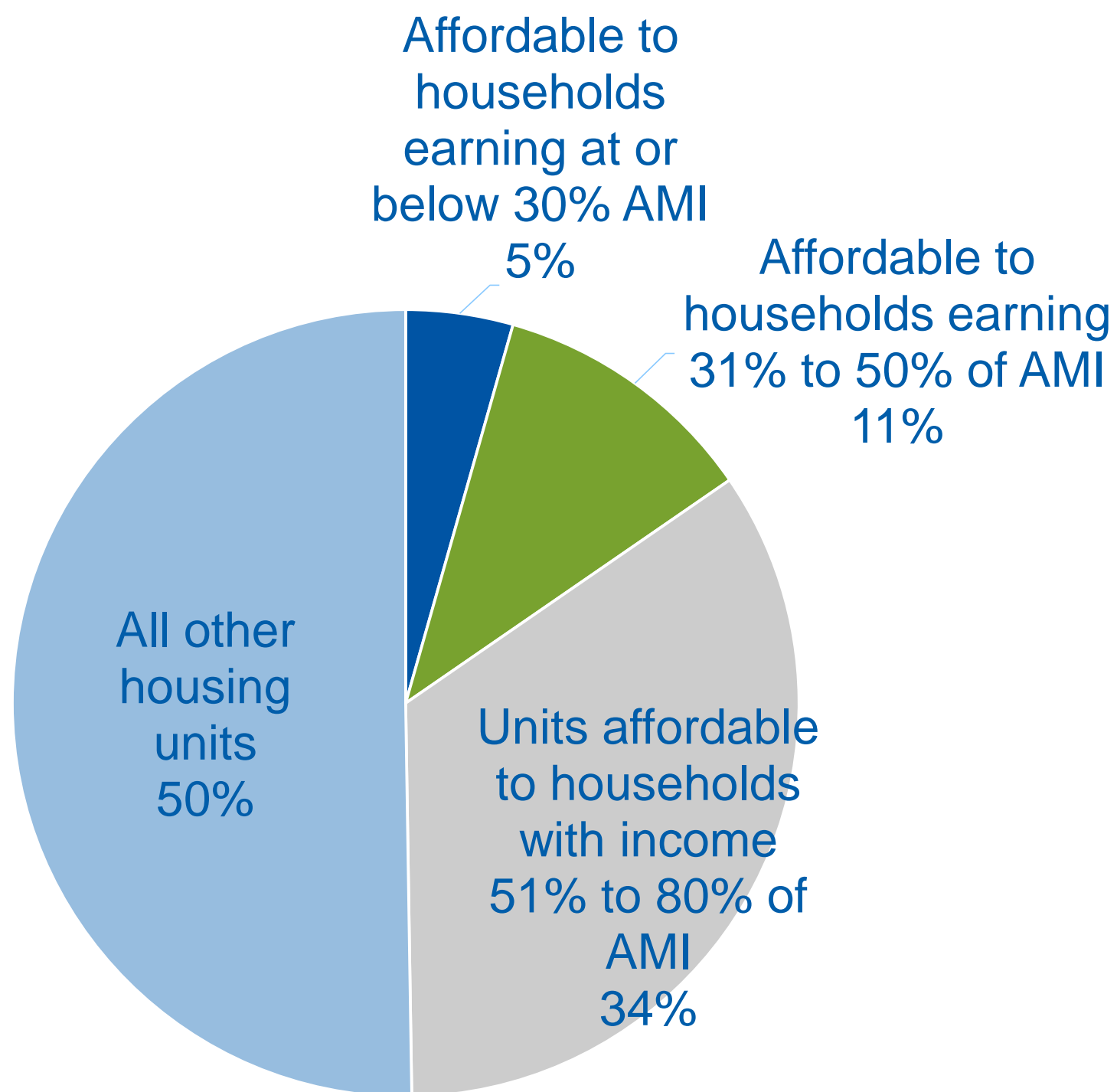
Current conditions (2014):

- 1,165,657 households
- Over one-third of these are low- and moderate-income (earning 80% or less of area median income)
- Nearly two in three low and moderate income households pay more than 30% of their income on housing
- This is more than 280,000 households

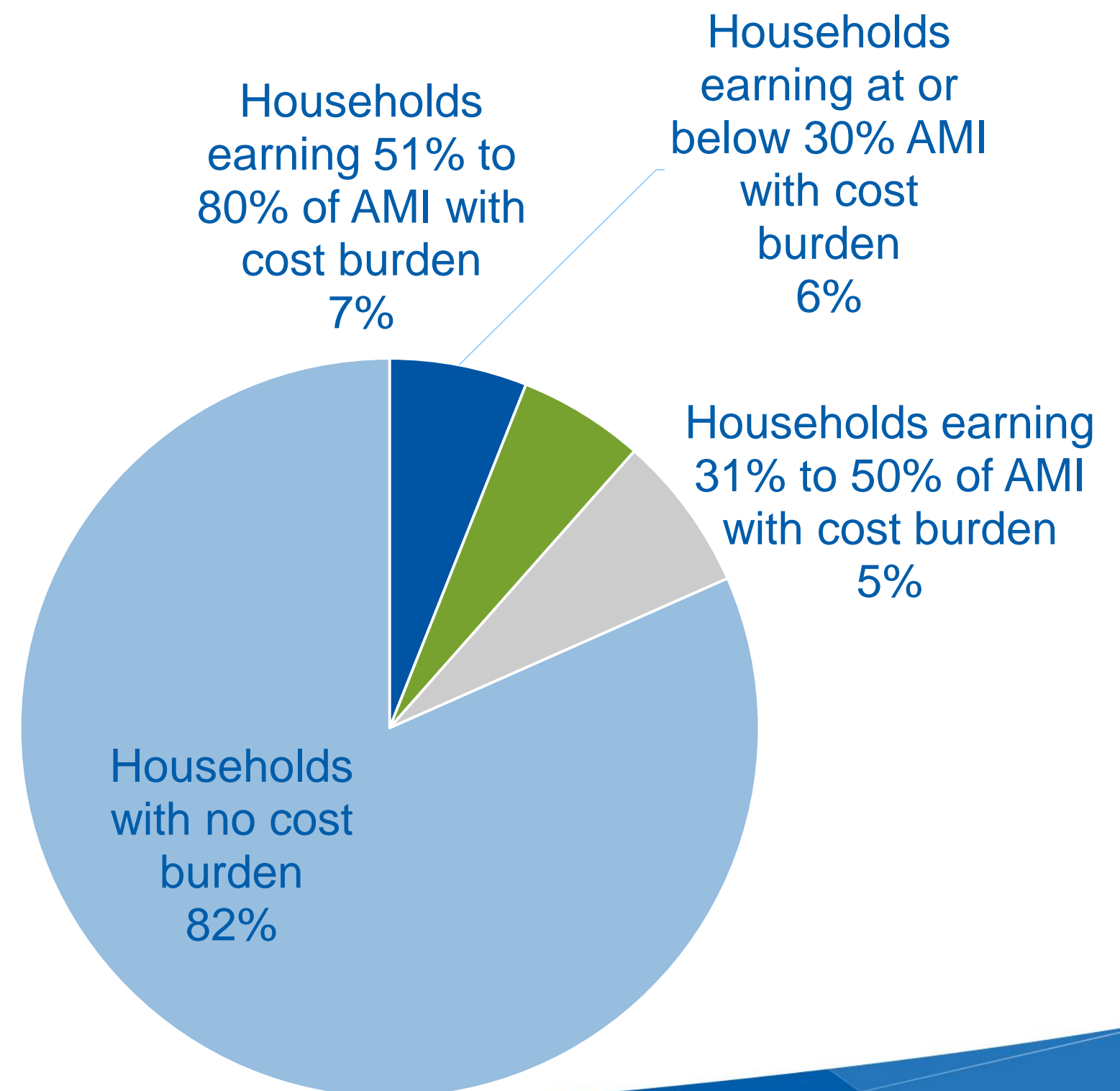


Scott County Demographics

Housing Units

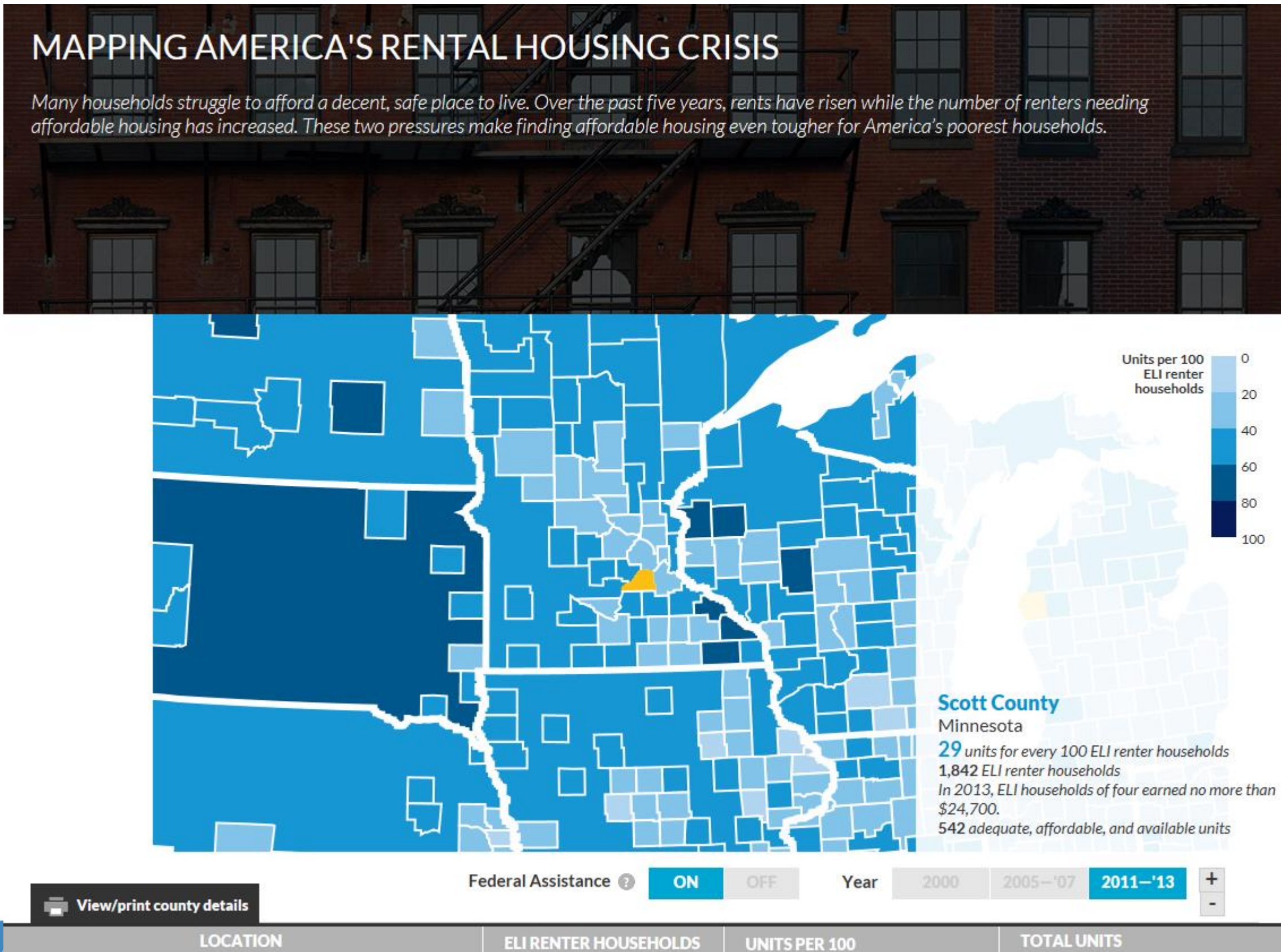


Households



Source: U.S. Census Bureau, American Community Survey and Comprehensive Housing Affordability Strategy; adjusted by the Metropolitan Council

For extremely low income households



29 units for every 100 extremely low income households

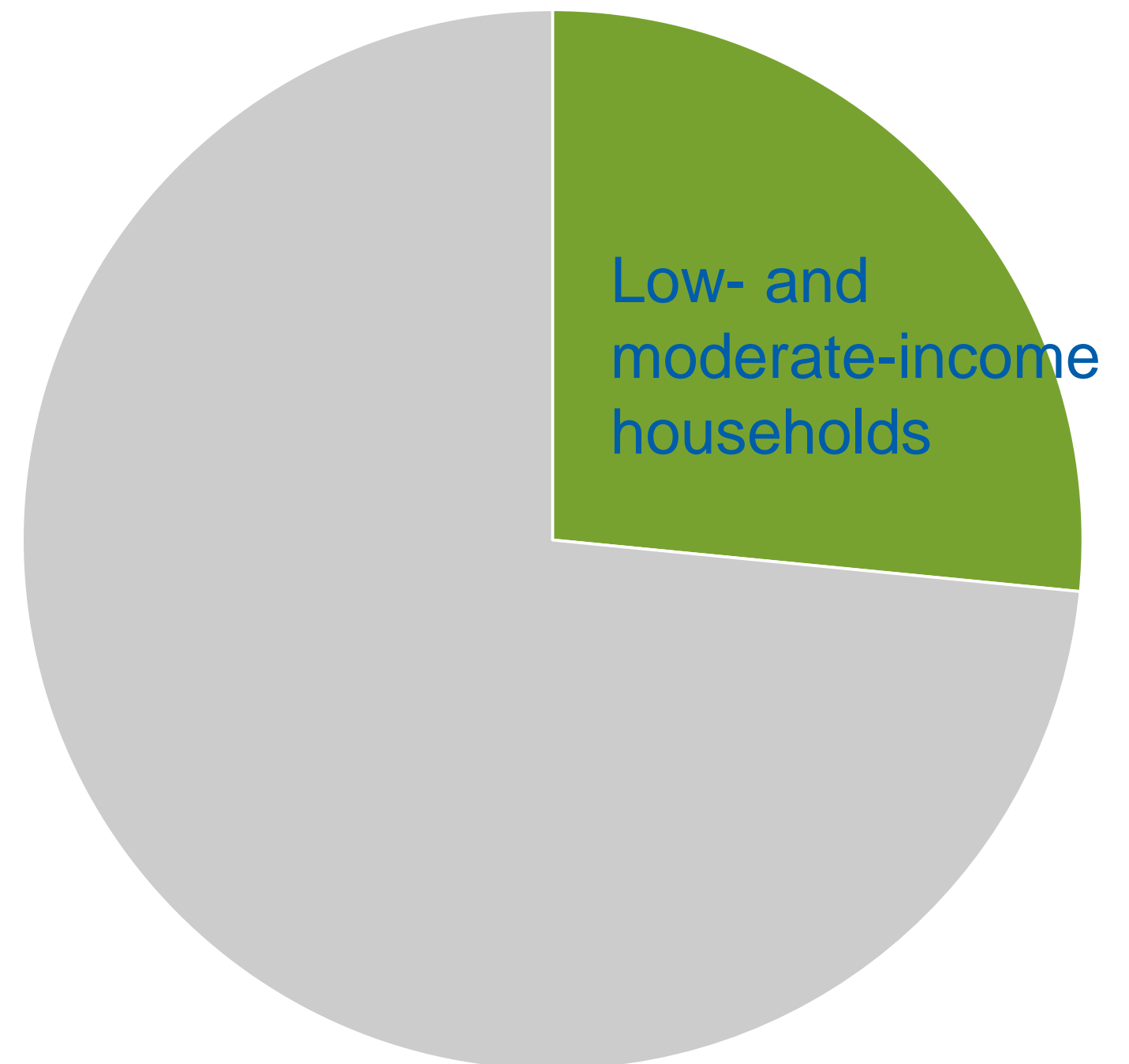
Source: Urban Institute Assisted Housing Initiative

Future Affordable Housing Needs in the Twin Cities

Forecasted conditions (2030):

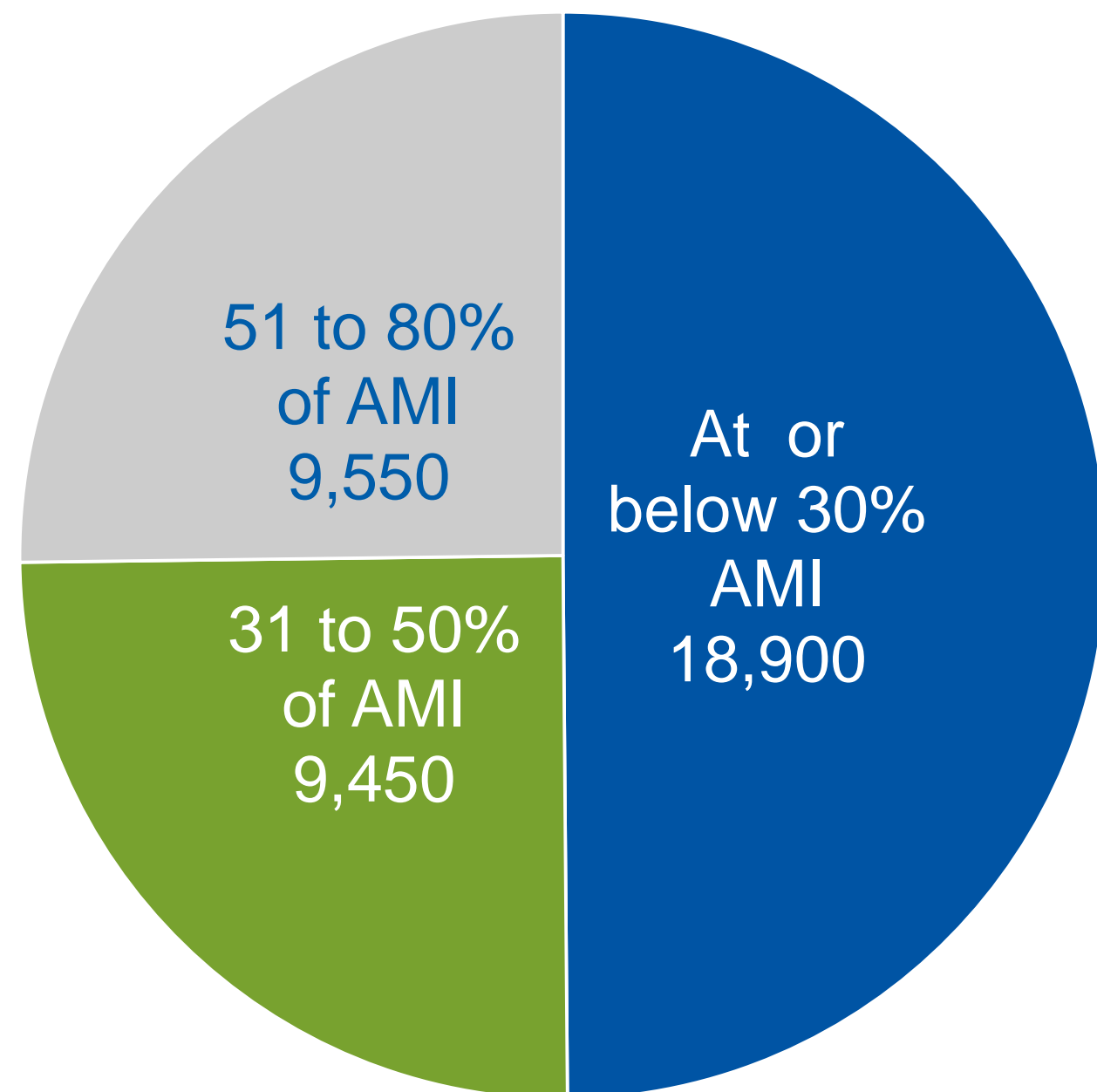
- 212,813 additional households
- One-quarter of net household growth will be low- and moderate-income (earning 80% or less of area median income)
- This is more than 56,000 households

How many will pay more than 30% of their income for housing?

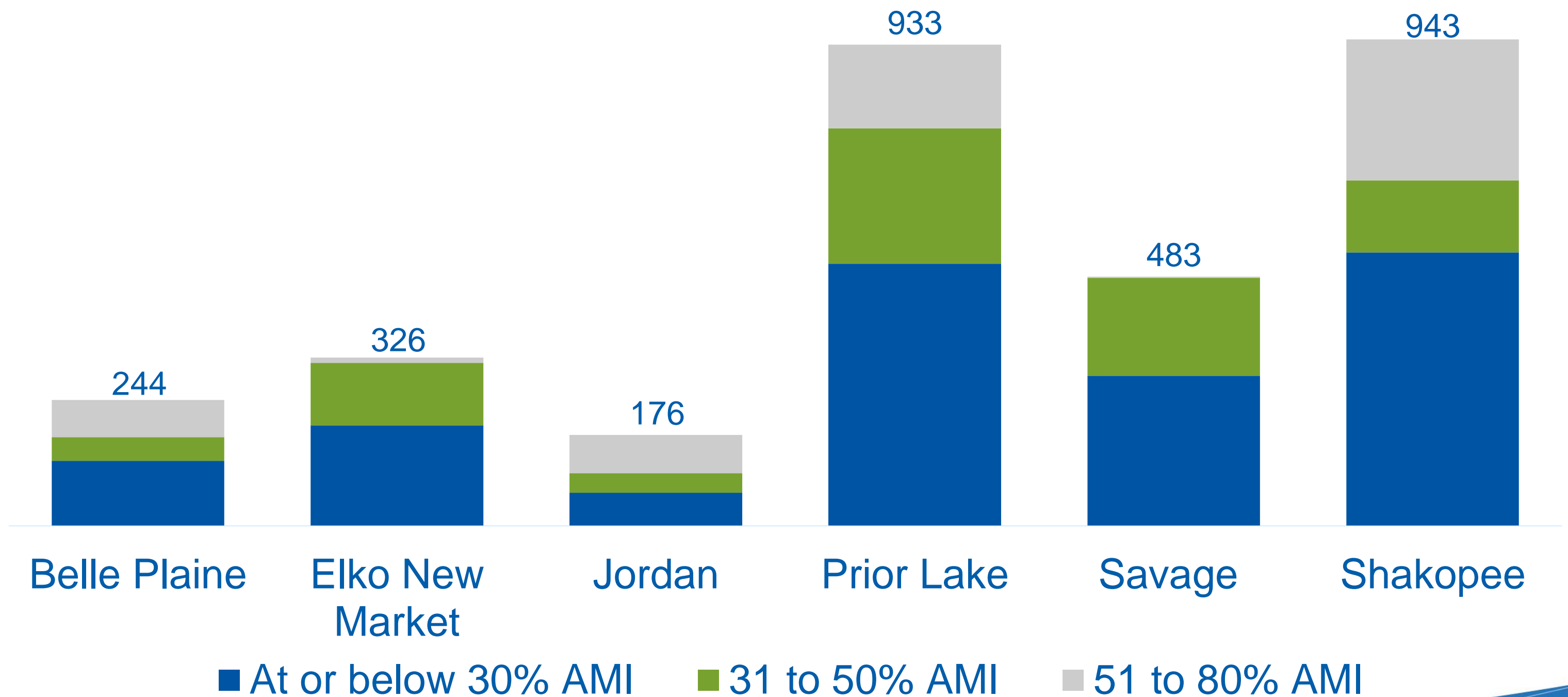


37,900 additional affordable housing units needed, 2021-2030

Council policy asks cities to plan for their share of the region's projected need for affordable housing



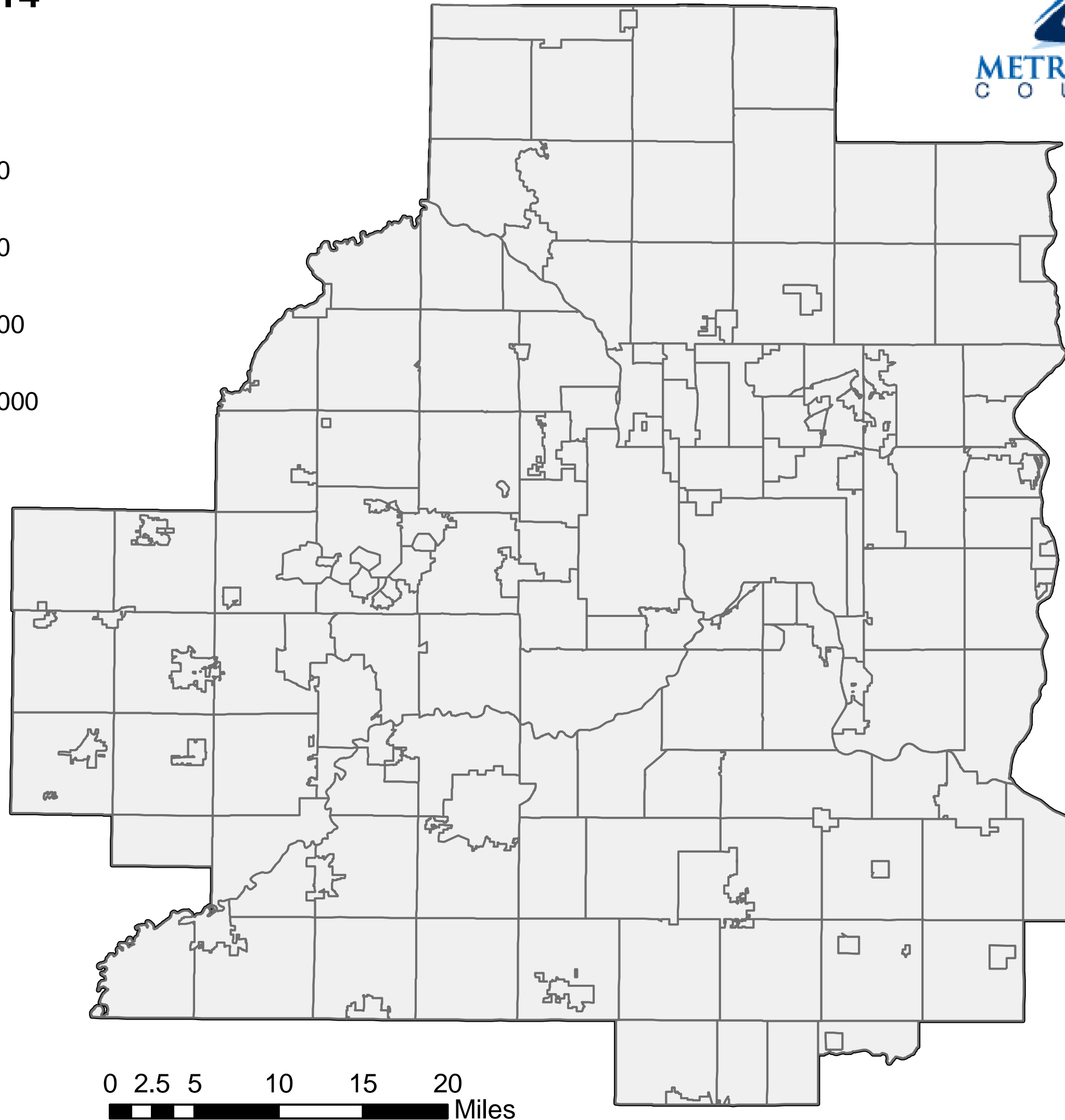
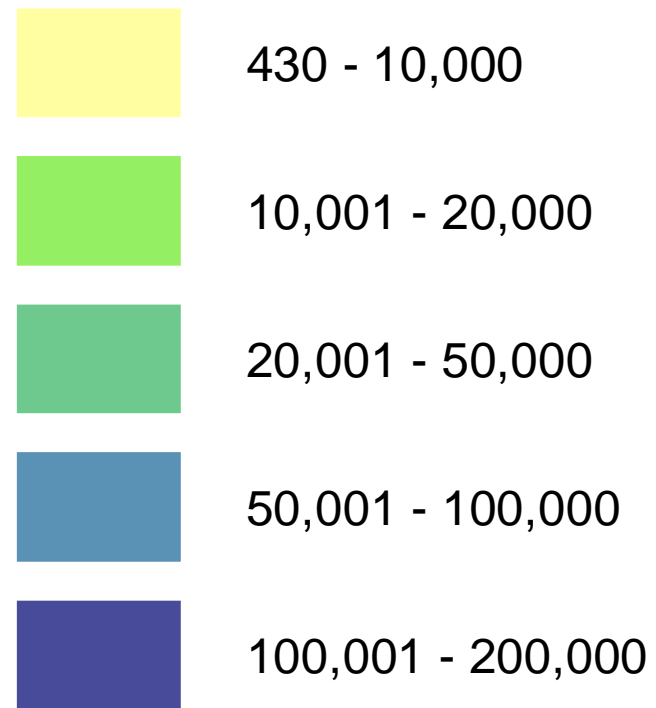
Allocation of affordable housing need, 2021-2030



Source: Metropolitan Council, 2040 Housing Policy Plan

Mismatches of workforce housing compared to low- wage employment

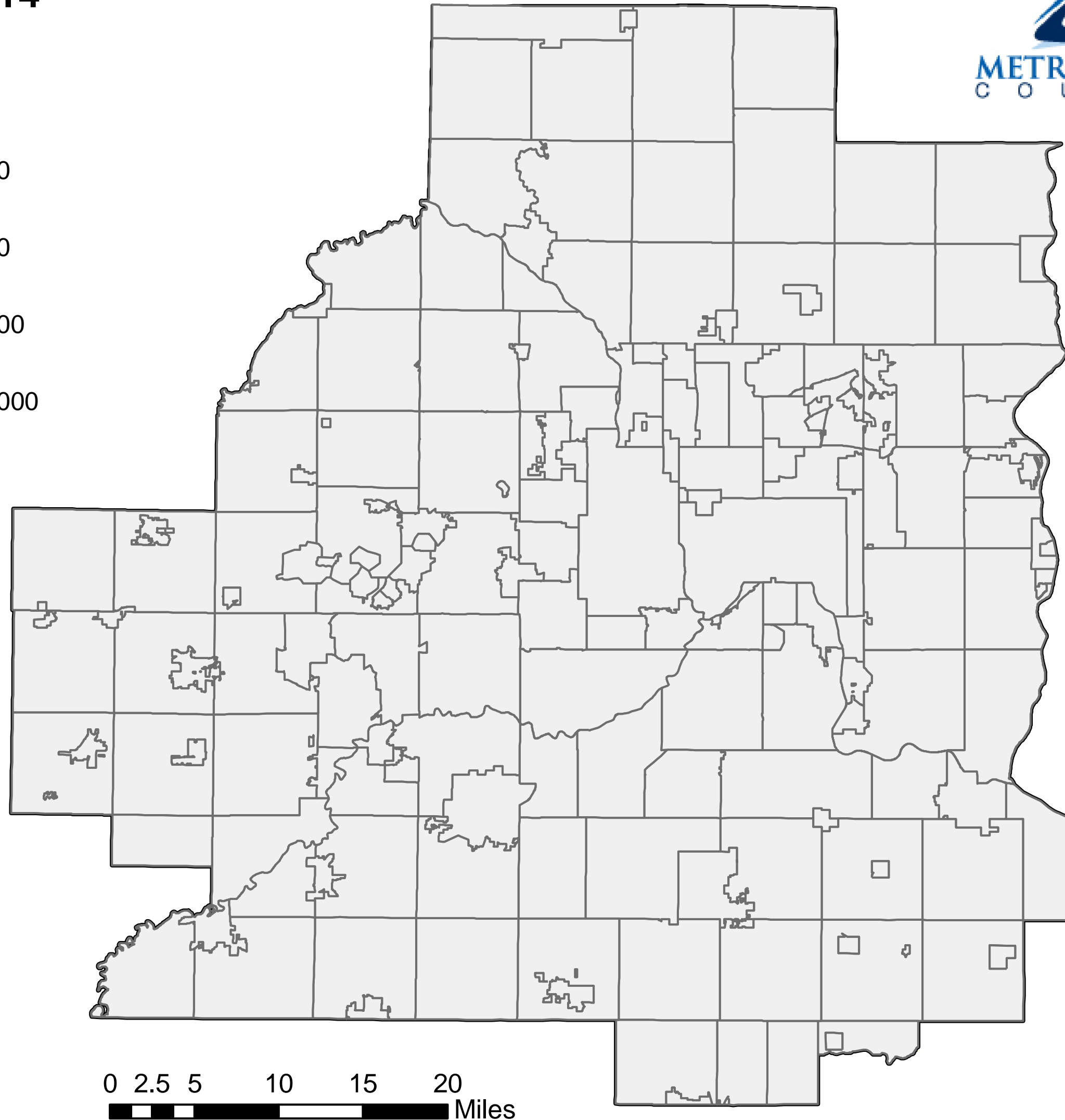
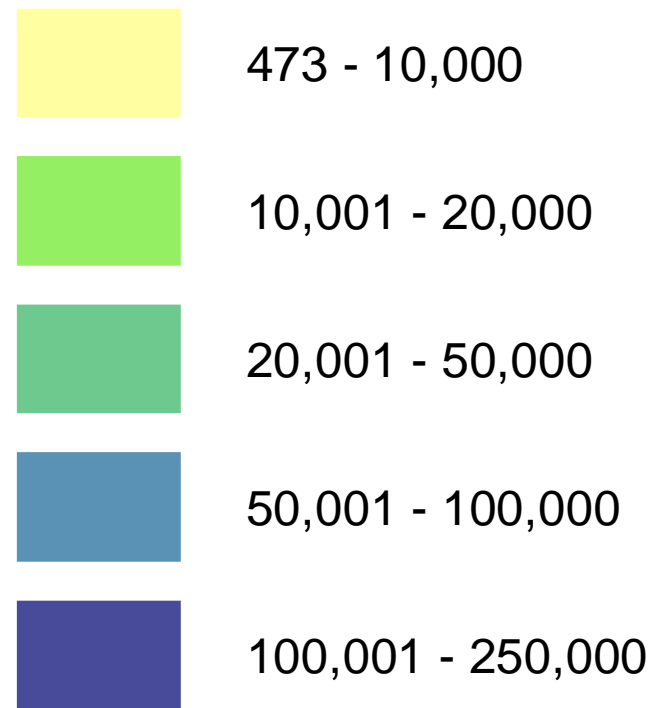
Workforce Housing Units (Affordable at 80% AMI) in 5-Mile Radius, 2014



8/2/2016

Source: Metropolitan Council analysis of Comprehensive Housing Affordability Strategy data

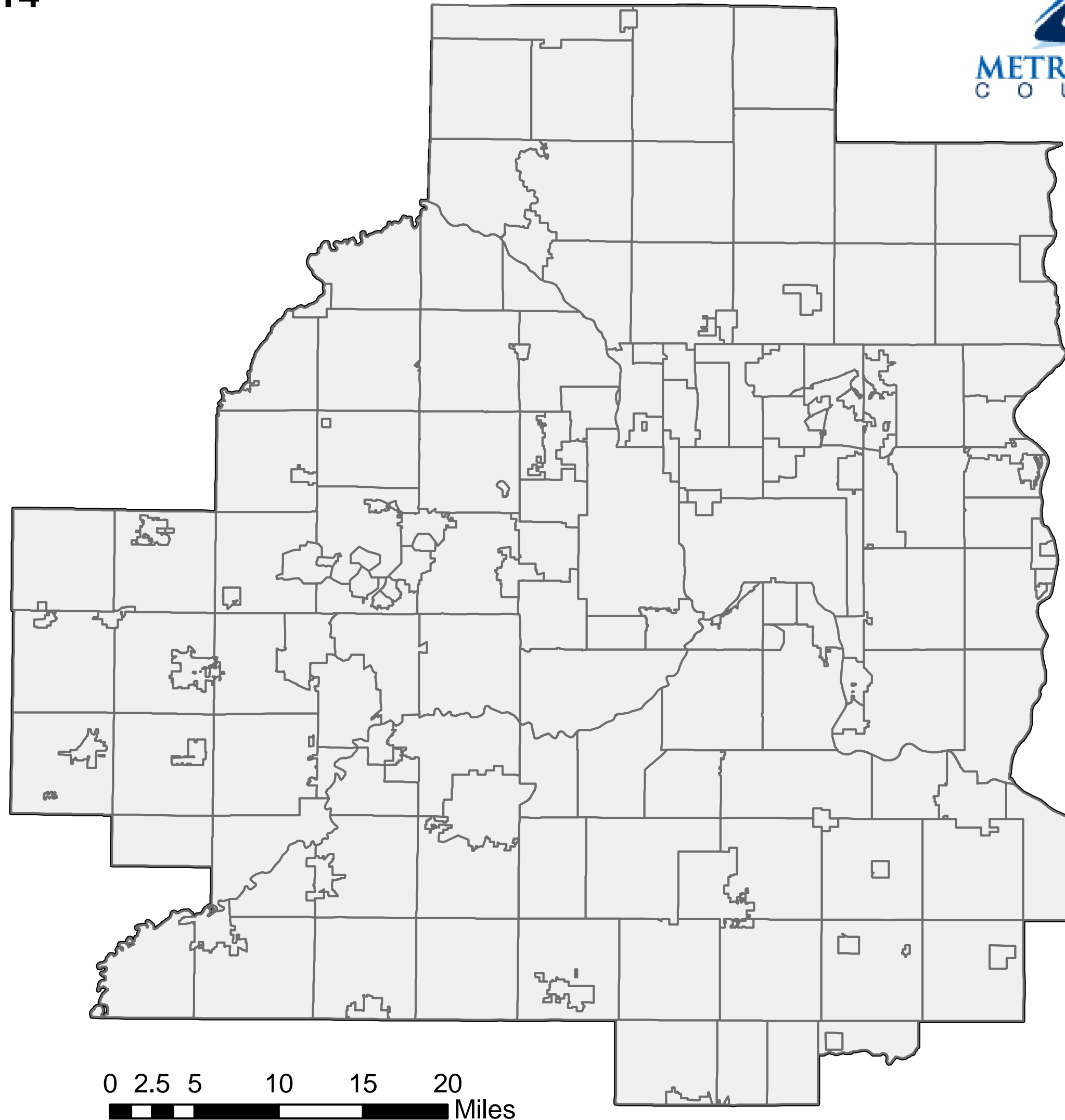
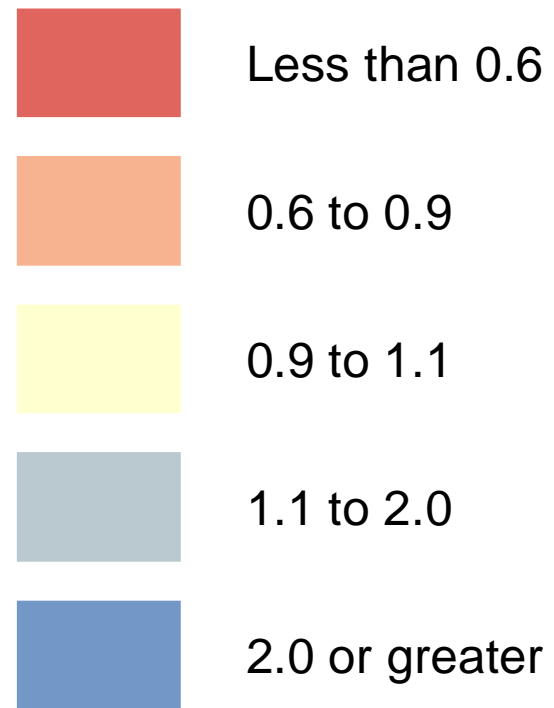
Low-Wage Employment (<\$40,000) in 5-Mile Radius, 2014



8/2/2016

Source: Metropolitan Council analysis of Longitudinal Employment Household Data

Workforce Housing Units Per Low-Wage Job in 5-Mile Radius, 2014



8/2/2016

Source: Metropolitan Council analysis of Comprehensive Housing Affordability Strategy data and Longitudinal Household Employment Data



HOUSING POLICY PLAN

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

Council's roles in housing

- Reviewing local comprehensive plans, including helping local governments define their share of the regional need for low- and moderate-income housing
- Funding housing development through the Metropolitan Livable Communities Act grant programs
- Providing rental assistance to low-income households
- Providing technical assistance to local governments
- Collaborating with and convening partners and stakeholders to expand the regional housing dialogue

Minnesota Statute 473.859

“...a housing element containing standards, plans and programs for providing adequate housing opportunities to meet existing and projected local and regional housing needs, including but not limited to the use of official controls and land use planning to promote the availability of land for the development of low and moderate income housing.”

“An implementation program shall describe public programs, fiscal devices and other specific actions to be undertaken in stated sequence to implement the comprehensive plan and ensure conformity with metropolitan systems plans.”

Planning for an adequate supply of land through comp plans:

- How much land will cities guide at densities that support affordable housing?
- Does not control affordability of housing that is actually built
- Higher density signals to developers where communities are more likely to support affordable housing proposals

For more information:

Visit: www.metrocouncil.org/data

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