Scott County Delivers
Life Cycle Housing
February 19, 2019

Panel Representatives:
Danielle Fox, Adult Social Services Manager, Scott County
Linda Janovsky, Land Bank Project Lead, Scott County CDA
Abby Guilford, Suburban Regional Partnership Coordinator
Mike Waldo, Chair of Live Learn Earn Housing Workgroup
Dan Lauer-Schumacher, Housing Coordinator, Scott County
Bryan Tucker, Planner, City of Savage

Results Map:
Livable: Shelter and housing are available for all citizens

Scott County Board Objective/Strategy:
- **Core Board Strategy:**
  - Develop a community strategic plan for life-cycle housing

- **Connected Objectives and Strategies:**
  - Community Design: Advance livability through the 2040 Comprehensive Plan
    - Strategy: Promote efforts that encourage healthy and active lifestyles
    - Strategy: Develop a reliable transportation system to support economic development
    - Strategy: Support development while protecting and managing the County’s rural character, open space, and natural environment
  - 21st Century Workforce: Fostering a strong local economy through a variety of employment options and educational opportunities
    - Strategy: Strengthen public/private partnerships and implement a plan that supports the economic future of the County through workforce and economic development
  - Early childhood Development: All children have the opportunity for a healthy and successful life
    - Strategy: Engage in the 50x30 public/private partnership to develop and implement a community strategic plan preparing children for success in school
  - Mental Health: Citizens will have access to an array of services to meet the needs of our community
    - Strategy: Mental Illness is not criminalized and community resources are expanded
  - Caring for our Most Vulnerable: Protecting, supporting, and meeting their needs
    - Strategy: Develop and implement a program plan to assure vulnerable adults are supported so they can gain or maintain independence in the community
    - Strategy: Develop and implement a community strategic plan to prevent the need for child protection services
Responsible Government Providing accountable, innovative, and efficient programs and services
  - Fulfill the role of county government through recruiting and maintaining a quality professional workforce, enabling technology, and fostering creative thinking

What goal are you trying to accomplish?
Create housing options that give people in all life stages and of all economic means viable choices for safe, stable, and affordable homes.

Background:
As one of the State's fastest growing counties, Scott County's needs for all types of housing has increased significantly in recent years. Since 1990 the US Census highlights a population growth of 55%, yet homes added to the community for residents have not been able to keep up with the demand. In addition to needing more homes, the needs of Scott County renters and home owners have changed for the community. Demographic shifts, average household wages, and the rising costs of new construction have driven the community to be less affordable for individuals and families that live here.

Residents' having stable and affordable housing has a significant impact on our community as a whole. It allows kids stability and support to grow into contributing citizens, the community to be healthier and more physically active, seniors to be able to stay near their families, and attracts local businesses to provide jobs and needed tax revenue. While a home may look different for many of our residents, it is essential for all of us.

In 2014, the Scott County Board approved a board strategy specifically around “develop a strategic plan for life-cycle housing”. In addition, the Board approved many other objectives and strategies that are directly impacted by the availability of shelter and homes. In order for work related to this to be successful, many partners are needed at the table.

In 2015, the Live, Learn, Earn initiative was formed, bringing many of these partners together with the support and leadership of SCALE: Scott County’s Association for Leadership and Efficiency, which was established in 2003 to encourage greater efficiencies and leadership in public service. The Live, Learn, Earn group engaged partners, collected data, and is working to explore potential solutions to meeting the life-cycle housing needs of the Scott County community. Several of those contributing to that work are here as members of the panel to provide a general overview of the status of life-cycle housing in Scott County. In addition, there are specific data points related to homelessness, as Scott County Social Services oversees the lead agency role related to this work.

Data provided in this document is intended to provide a general understanding of current trends in the community, though there are many other data factors when exploring potential solutions. The expectation is that this discussion and the analysis of available information will need to continue as citizen feedback is collected and priorities are set.

Key Performance Indicators (KPIs):
- Percent of Households That Obtained Housing Who Were on Waitlist 90 Days or Less
- Percent of Households Experiencing Housing Cost Burden in Scott County
- Number of Households and Single Adults Experiencing Homelessness
Supporting Measure(s)

- Median rent compared to median renter income (Infographic)
- Median home value compared to median owner income (Infographic)
- Wages and housing affordability for top in-demand jobs in Scott County (Infographic)
- Senior households (Infographic)
- Housing Type in Scott County
- Projected Population and Households
- New Housing Units Permitted in Scott County
- Affordability of New Units Added
- Number of Existing Home Sales by Price
- Housing Tenure and Vacancy
- Vacancy Rates for Rentals
- Vacancy Rates for Overall Housing Stock
- Percent of Families Moving Forward Exiting to Stable Housing

What's working well and why?

- **Active Invested community** - Scott County has several community groups that meet independently and collectively to identify and address homelessness and housing concerns.
- **Venues for discussion, support, and potential change** – Groups like SCALE, Live Learn Earn, and other community lead groups provide an opportunity to continue to review data, discuss challenges, and gain support for potential solutions.
- **Strong partnerships** – Locally, with faith-based communities, elected officials, and with other counties (metro and suburban) allow us flexibility and economies of scale to address community challenges like homelessness.
- **Our ability to access available State and Federal funding sources** – The County has received Minnesota Housing Tax Credit grants, Department of Human Services service dollars to add a staff person, State grants to address and prevent homelessness, and continues to be a highly ranked applicant for many requests.

What's not working well and why?

- **Emergency Shelter** – While we are able to serve families through Families Moving Forward, this does not fully address the needs of families in our community. There are also no emergency shelter options in Scott County for single adults (includes seniors or youth). This includes during extreme temperatures.
- **Affordable rental units**
- **Affordable homes for sale**
- **Long-term planning for land use**
- **Meeting future growth needs**
- **Community employment options that match the local housing market**
- **Internal County infrastructure to support growth**
- **Vulnerable populations are unable to secure and keep housing** (seniors, those with developmental disabilities, mental health, etc.). This includes the home in which they live and supportive services that are required for them to maintain it.
- **Lack of funding overall to address challenges** – While we have accessed several new resources they are not able address all of our needs.
- **Public awareness and acceptance**
Next Steps / Future Program Development and why?
Needs related to life cycle housing and homelessness are significant and will require prioritization and partnership. Next steps will need to be determined with feedback from our citizens and by County and local community leadership as they work to identify the solutions that will work for Scott County.

Funding Description

Explanation of Funding Information
The Priority Based Budgeting (PBB) sheets for programs that relate to the topics covered in this presentation are included in the packet. These profile sheets include both program revenue from outside sources, levy contributions to the program, and program costs. It is important to note that the PBB model includes administrative and management expenses not included in the operating statements as these expenses are allocated across the PBB programs through a standard allocation process. In addition, the program description on the form includes the following:

- Direct: is the total of Personnel costs + Non Personnel costs
- Total: is Direct + Admin
- Personnel: direct program staff allocated to the program and support staff allocated by FTE
- Non Personnel: Any expenses that are not direct staff costs
- Admin: management costs allocated by FTE that may not be reflected in the program operating statement
- Revenue: is program revenue from state, federal or other grant sources
- Levy: is county levy costs associated with the cost of running this program

Resources:

<table>
<thead>
<tr>
<th>Resource Type</th>
<th>Title</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Snapshot</td>
<td>Percent of Households That Obtained Housing Who Were on Waitlist 90 Days or Less</td>
<td>Housing Performance Measures.xlsx, KPI 197 – Snapshot #6</td>
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<tr>
<td>Snapshot</td>
<td>Percent of Households Experiencing Housing Cost Burden in Scott County</td>
<td>Housing Community Profile Performance Measures.xlsx, Snapshot #11</td>
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<tr>
<td>Snapshot</td>
<td>Number of Households and Single Adults Experiencing Homelessness</td>
<td>Housing Performance Measures.xlsx, Snapshot #8</td>
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<tr>
<td>Infographic</td>
<td>2017 County Housing Profile – Scott County</td>
<td>2017 Scott County Housing Profile.pdf</td>
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<td>Snapshot</td>
<td>Housing Type in Scott County</td>
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<td>Snapshot</td>
<td>Projected Population and Households</td>
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<td>Snapshot</td>
<td>Affordability of New Units Added</td>
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<td>Number of Existing Home Sales by Price</td>
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<td>Snapshot</td>
<td>Housing Tenure and Vacancy</td>
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<td>Resource Type</td>
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<tr>
<td>Snapshot</td>
<td>Vacancy Rates for Rentals</td>
<td>Housing Community Profile Performance Measures.xlsx, Snapshot #7</td>
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<td>Snapshot</td>
<td>Vacancy Rates for Overall Housing Stock</td>
<td>Housing Community Profile Performance Measures.xlsx, Snapshot #10</td>
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<tr>
<td>Snapshot</td>
<td>Percent of Families Moving Forward Exiting to Stable Housing</td>
<td>Housing Performance Measures.xlsx, Snapshot #7</td>
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**Related Program Profile Sheet:**

<table>
<thead>
<tr>
<th>Program Number</th>
<th>Program Name</th>
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<tbody>
<tr>
<td>197</td>
<td>Homeless/Housing Coordination</td>
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**Description**

Provides housing support to persons served in the Adult Mental Health unit through grant management, referrals/placement support, working with landlords and assisting clients in sustaining appropriate housing. Collaborate with community partners to evaluate needs and develop housing resources.

<table>
<thead>
<tr>
<th>Community Results</th>
<th>Attributes</th>
<th>Community Indicator</th>
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</thead>
<tbody>
<tr>
<td>HEALTHY community for all individuals</td>
<td>Mandated 1</td>
<td></td>
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<tr>
<td>HEALTHY community of options to choose from</td>
<td>Reliance 2</td>
<td></td>
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<tr>
<td>LIVABLE community by providing opportunities for culture, leisure and life-long development opportunities</td>
<td>Cost Recovery 1</td>
<td></td>
</tr>
<tr>
<td>LIVABLE community by providing mobility options and recreation infrastructure</td>
<td>Change In Demand 4</td>
<td></td>
</tr>
<tr>
<td>SAFE community by providing access to a safety net</td>
<td>Portion of Community Served 2</td>
<td></td>
</tr>
<tr>
<td>SAFE community by providing protection from threats to safety</td>
<td></td>
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</table>

**Program Finances**

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2018</th>
<th>2017</th>
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<td>Direct</td>
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<td>$284,464</td>
<td>$25,386</td>
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<td>Personnel</td>
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<td>$0</td>
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<td>Non Personnel</td>
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<td>$186,417</td>
<td>$258,596</td>
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<td>Admin</td>
<td>$24,768</td>
<td>$19,555</td>
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</table>

**Program Performance**

**Program Outcome**

Homeless or at risk individuals and families have stable housing

**Key Performance Indicators (KPI)**

% of those on homeless waitlist who obtain housing timely (within 90 days)

**KPI Results**

In Development

**KPI Results Direction**

Declining

**Factors Impacting KPI Performance**

As homelessness numbers rise, State requirements require the separation of housing with other services (ex: Mental Health), and resources typically remain the same, waiting periods for services tend to grow.

**If not meeting or declining - why?**

Growing need, limited resources, and challenges in connecting available services to those in need.
Delivering What Matters
Housing

About this measure:
Housing programs operated by: The CAP Agency, Scott County CDA, The Salvation Army, and Scott County Housing. The percent shown indicates the households for whom the agency provided a housing program to those assessed, within 90 days of their assessment.

Why does this matter?
Our goal is to connect households with a housing program or short term housing assistance within 90 days of assessment. There is a state and national goal of housing households within 90 days of entering the system which would be considered homelessness at a functional zero.

Source: Homeless Management Information System (HMIS)
About this measure:
Households experience housing cost burden when their housing costs are 30% or more of their gross income. For renters, housing costs include rent and utilities. For owners, housing costs include mortgage principal and interest, property taxes, property insurance, utilities, and other fees.

Percent of Households Experiencing Housing Cost Burden in Scott County

<table>
<thead>
<tr>
<th>Year</th>
<th>All Households</th>
<th>Owner Households</th>
<th>Renter Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Census 1990</td>
<td>24%</td>
<td>21%</td>
<td>35%</td>
</tr>
<tr>
<td>Census 2000</td>
<td>21%</td>
<td>19%</td>
<td>37%</td>
</tr>
<tr>
<td>ACS 2006-2010</td>
<td>33%</td>
<td>31%</td>
<td>41%</td>
</tr>
<tr>
<td>ACS 2013-2017</td>
<td>25%</td>
<td>21%</td>
<td>47%</td>
</tr>
</tbody>
</table>

Source: US Census Bureau and American Community Survey (ACS)

Why does this matter?
According to the American Community Survey 2012-2016, 25% of all Scott County households experienced cost burden based on the 30% rule (only 30% of income should go toward housing costs). This represented 20% of home owners and 47% of renters who were cost burdened. Currently, the average cost of rent per month in the County is $1,084. Someone paying this per month would need an income of $43,360 to be under 30% of income spent on housing. 46.5% of the jobs in the County do not pay above $43,360. This shows the importance of a livable wage to obtain housing when housing is in short supply.
About this measure:
This chart highlights the number of individuals and families who are on the Scott County homeless waiting list. These households have all either been homeless for a year or more OR have been staying outside in cars, encampments, or other places not meant for habitation.

Why does this matter?
As rental prices out pace wage growth and fixed incomes (SSI, SSDI, etc.), an increasing number of households are falling into homelessness. This group represents particularly vulnerable people and includes those with disabilities, mental illness, seniors over the age of 62, youth ages 18-24, veterans, and those fleeing domestic violence situations (which has been the largest increase in need in 2018).
Mirroring the state trend, the cost of rent continues to rise, far outpacing the increase in income, making it increasingly challenging for renters to make ends meet.

Income for families who own their homes is also on the decline while home values are rising, and ownership for young households has declined significantly since 2000.

Countywide, 10,582 households pay more than 30 percent of their income toward housing costs, putting them at risk of being unable to afford basic needs like groceries, clothes, prescriptions and transportation. This includes 56% of seniors who rent and more than 87% of owners and 81% of renters who earn less than $20,000 per year.
WAGES: Housing remains a challenge even for workers who are fully employed. The median earnings for most of the top in-demand and high-growth jobs do not cover housing costs at an affordable level. Those working at the median wage – and especially those earning the minimum wage – cannot afford a two-bedroom apartment or the mortgage for a median-value home.

Housing Stock: While a significant portion of the rental and owner-occupied housing is aging (built before 1960), new construction is not keeping up with demand. Of particular concern is the gap between the number of available units for extremely low income households – and the number of people who need them.

Wages & housing affordability for top in-demand jobs in Scott County

- Median household income: $87,794
- Salary to afford median-value home: $74,280
- Salary to afford two-bedroom apartment: $36,972
- New job openings in Twin Cities Planning Area by 2024: 517,530

Homelessness: Across the state, homelessness has declined since 2012, but in Scott and Carver counties homelessness has increased, meaning more people are suffering the consequences of having no place to call home.

- # of homeless on given night in 2015: 139
- % change in homelessness 2012-2015: +38%
- Number of homeless CHILDREN: 59
- Homeless SENIORS: 6

Seniors: The number of seniors will rise dramatically over the next two decades, growing by more than 90% across the state – and making senior housing a critical need.

- Total senior households by 2035: 44,605
- Growth in number of individual seniors by 2035: 200%
- Seniors % of overall population by 2035: 24%

Sources:
- Renter households: Rent and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2015, 5 year estimates.
- Owner households: Home value and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2015, 5 year estimates.
- Cost burden: U.S. Census Bureau, American Community Survey 2015, 5 year estimates.
- Wages: Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, June 2016; Employment Outlook, MN DEED [Regions: Top In-Demand Jobs based on Economic Development Regions; Job Openings based on Planning Areas].
- Seniors: Minnesota County Population Projections by Age and Gender, Minnesota State Demographic Center, March 2014.
About this measure:
This measure shows the various housing types located within Scott County. The data from 1990 and 2000 is from the Census, while 2010 and 2017 data are estimates.

Why does this matter?
Housing type volume can help determine if we have adequate stock of various housing options to meet the needs of our residents. It also allows monitoring of housing type ratios as it applies to community planning.

Source: Metropolitan Council Community Profile for Scott County
About this measure:
Data included in this measure is from the U.S. Census Bureau. 2017 data is estimated and data from 2020 to 2040 is forecasted.

Why does this matter?
Changes in population and number of households will impact the demand for housing units.

Source: Metropolitan Council Community Profile for Scott County
About this measure:
From 2000-2003, Multifamily was defined as 3 or more units. In 2004, the definition for Multifamily changed to mean 5 or more units.

Why does this matter?
The number of new housing permits issued each year allows monitoring of new builds. This allows us to compare population growth and other data points, to evaluate if Scott County is adding units at a pace to keep up with demand.

Source: Metropolitan Council Community Profile for Scott County
Delivering What Matters
Housing

About this measure:
Data consists of summary data via an annual survey and building permits. The dataset includes owner-occupied and rental housing production. Affordability of owner-occupied units is based on 30% of household income.

Why does this matter?
This measure allows monitoring of newly developed owned and rental units within Scott County, which can be compared to demand. If demand is not met, this measure impacts the percent of residents who are cost burdened or at risk of homelessness.

Source: Metropolitan Council Community Profile for Scott County
Delivering What Matters
Housing

About this measure:
Data shown is for Scott County and represents the number of total sales within the given price ranges. Price ranges listed are in thousands.

Why does this matter?
With home prices continuing to rise, there is limited homes on the market for under $250,000. Lack of availability of homes that this price point results in households remaining in rental units, which results in pressure on the rental market. It also limits the ability of young adults and families from being able to move to Scott County to participate in our local workforce. It also limits options for seniors who are looking to downsize without moving back into rental units.

Source: Metropolitan Council Community Profile for Scott County
About this measure:
Data consists of summary data via the U.S. Census and its American Community Survey.

Why does this matter?
This measure identifies how much of the owner and renter occupied units become available on average. Indicating that once an owned or rental unit is occupied, it is likely that it will not become available again for some time.

Source: Metropolitan Council Community Profile for Scott County
About this measure:
Data included in this measure was released in the Maxfield Study and captures the vacancy of rental units.

Why does this matter?
This measure allows monitoring of Scott County's vacancy rate, compared to what Minnesota Housing has identified as a healthy rate that can accommodate a healthy rental market.
About this measure:
Data included in this measure captures the vacancy of rental units and owned units combined.

Why does this matter?
This measure allows monitoring of Scott County’s vacancy rate, compared to what Minnesota Housing has identified as a healthy rate that can accommodate a healthy rental market.

Source: Metropolitan Council Community Profile for Scott County
About this measure:
This measure shows the number of families served by Families Moving Forward through Beacon Interfaith Housing Collaborative within Scott County. For those exiting to stable housing, these include: Market rate, Affordable, Section 8 or Other Housing programs (THP, PSH, FH, PAP).

Why does this matter?
While having emergency shelter is vital for safety and stability for children, without affordable units large enough for families there is a bottleneck between shelter and housing. Due to the limited stock of affordable two bedroom units, and very limited stock of three and four bedroom units at any price point, families in shelter have difficulty finding rental units even if they have rental assistance. Without affordable units needed to exit, households remain in shelter or exit into unstable housing often returning to homelessness.