

# HOUSING BLUEPRINT

# FOCUS

**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.

# ALIGNMENT

**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.

# Why Collaborate on Housing

## Housing is Critical Infrastructure:

- Meets a basic human need for shelter.
- Allows all people an opportunity to thrive (in careers, building wealth, health, social relationships, education, etc.) especially our most vulnerable.
- Impacts child outcomes— reading levels, test scores, physical and mental health, child protection or later social service involvement, and involvement with criminal justice system.
- Supports seniors and those with disabilities - reduced hospital admissions, physical and mental health, services at a lower cost, and overall increased reported quality of life.
- Key piece of an economic development strategy that provides infrastructure for workforce to attracts and retain employers and employees.
- Generates tax revenue and leverages other existing resources.
- Decreases taxpayer burden for safety net services (adult and child protection, disability services, healthcare, criminal justice, etc.).
- Supports resident stability, community engagement and quality of life.



# Vision Statement

Work together as a collaborative community to solve housing issues and spotlight strengths for the benefit of Scott County and its residents **to ensure a diverse range of housing options for a resident's entire life at an affordable price**

## Purpose

- Prioritize County-wide goals and align with community comprehensive plans and goals
- Consolidate county and community efforts; capitalize on staffing, funding, and organizational efforts
- Provide instruction and guidance for collaborating on tools and strategies to address housing issues

# THE PROCESS

- 1. Review Community Comprehensive Plans**
- 2. Pre-Session Survey**
- 3. Stakeholder Interviews**
- 4. Community Conversations/Work Sessions**
- 5. Local Data Analysis and Projections**
- 6. Blueprint Draft and Modifications**
  - LLE Housing Team
  - SCALE Tech Team



# Comprehensive Plan Review Alignment

## Top Three Goals

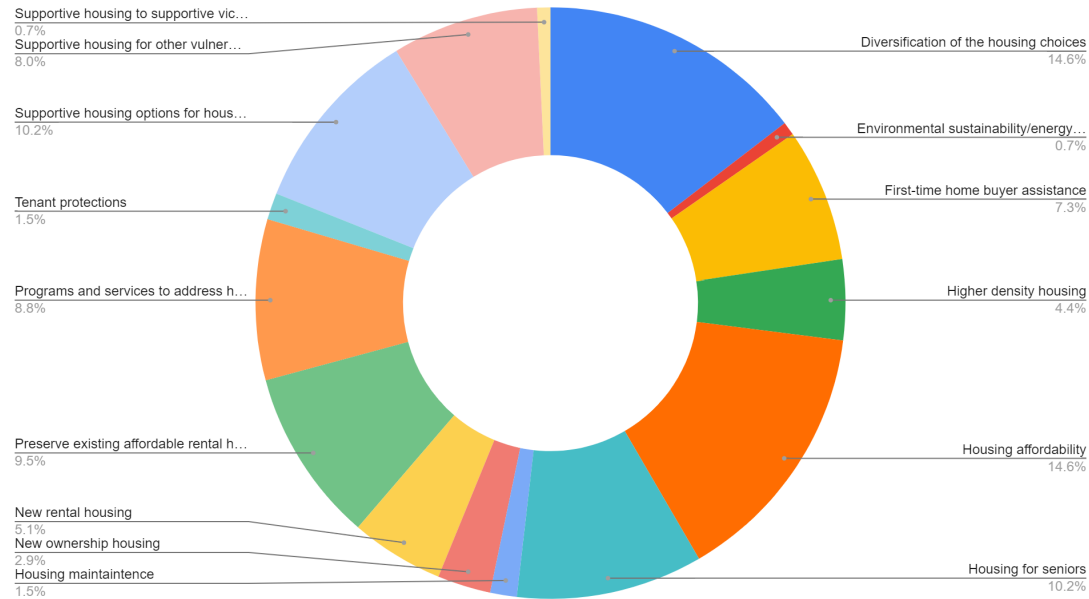
Support preservation of sound, well-maintained housing stock by encouraging maintenance and improvements

Provide a balanced supply of housing options for all household types including all income levels, all racial and ethnic groups, and people with disabilities throughout all stages of life

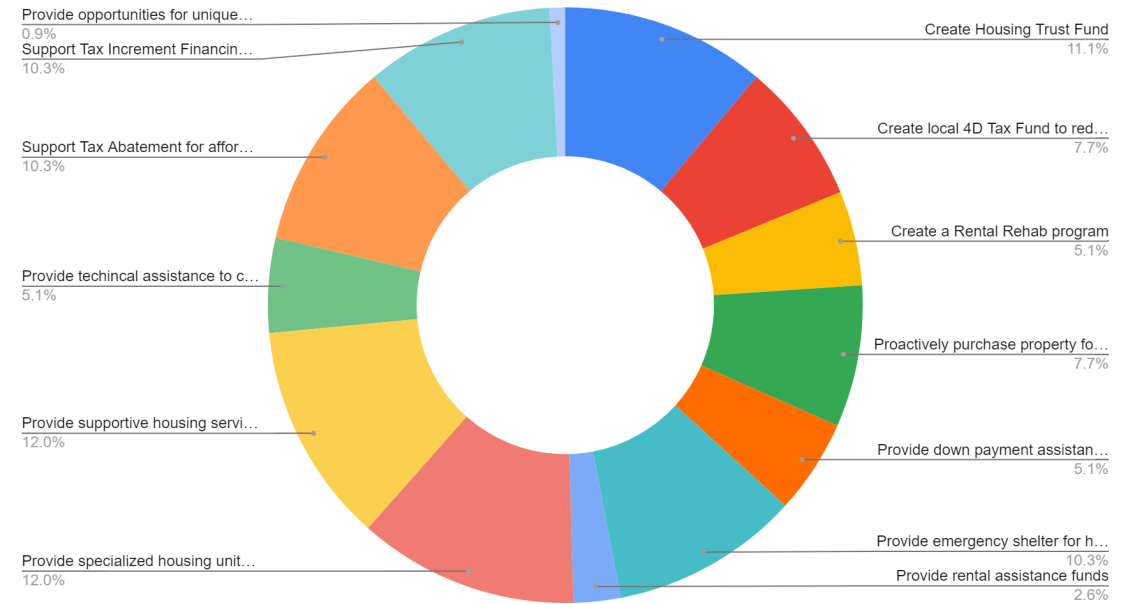
Encourage distinctive, accessible community design in residential developments to create livable neighborhoods

# Pre-Session Survey

What are the top five housing priorities that you believe should be focused on in Scott County?

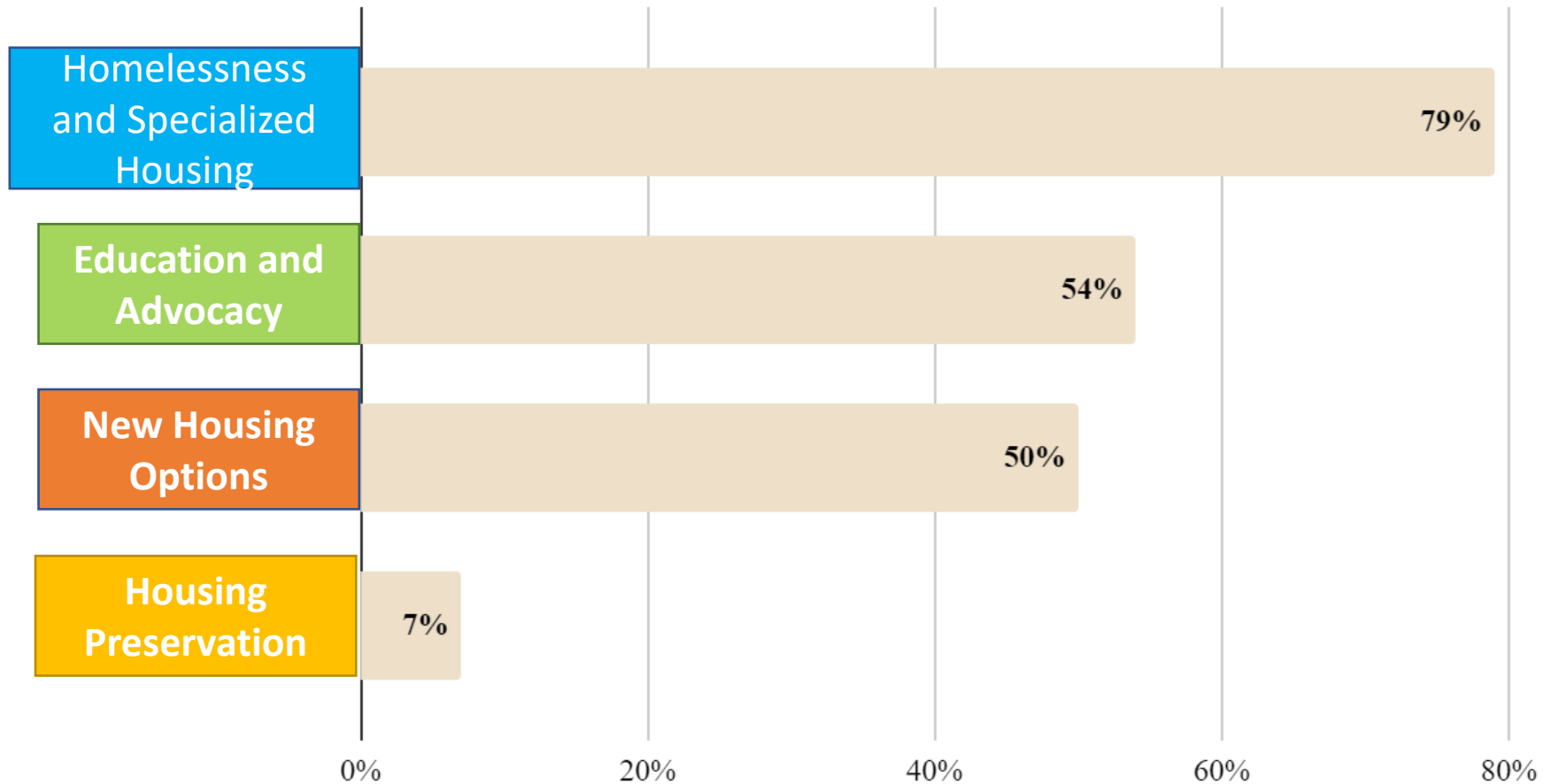


What housing tools and resources would you like to see provided by Scott County?



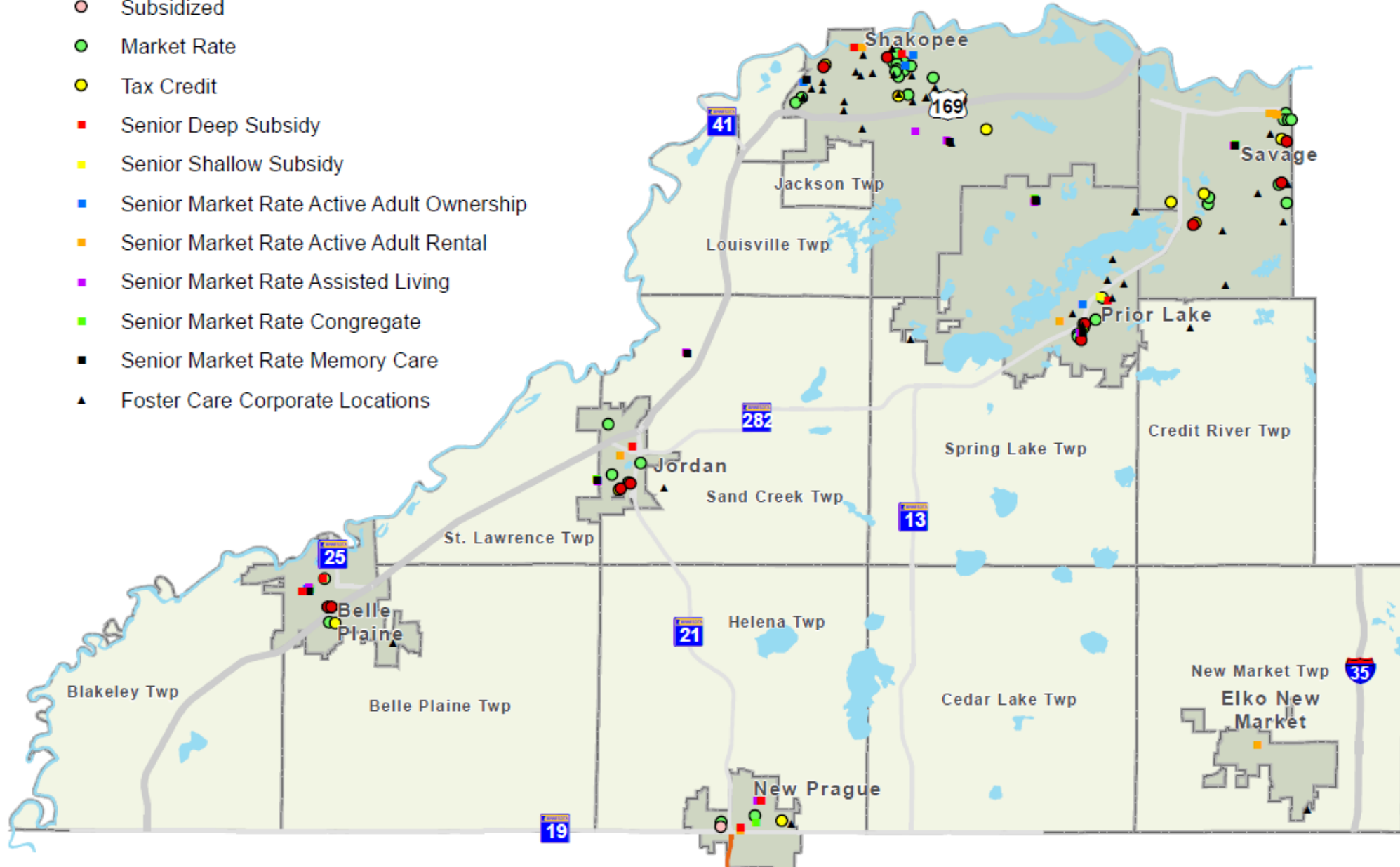
# Community Conversations/Working Sessions

Top priorities for the Housing Blueprint



# Scott County Housing

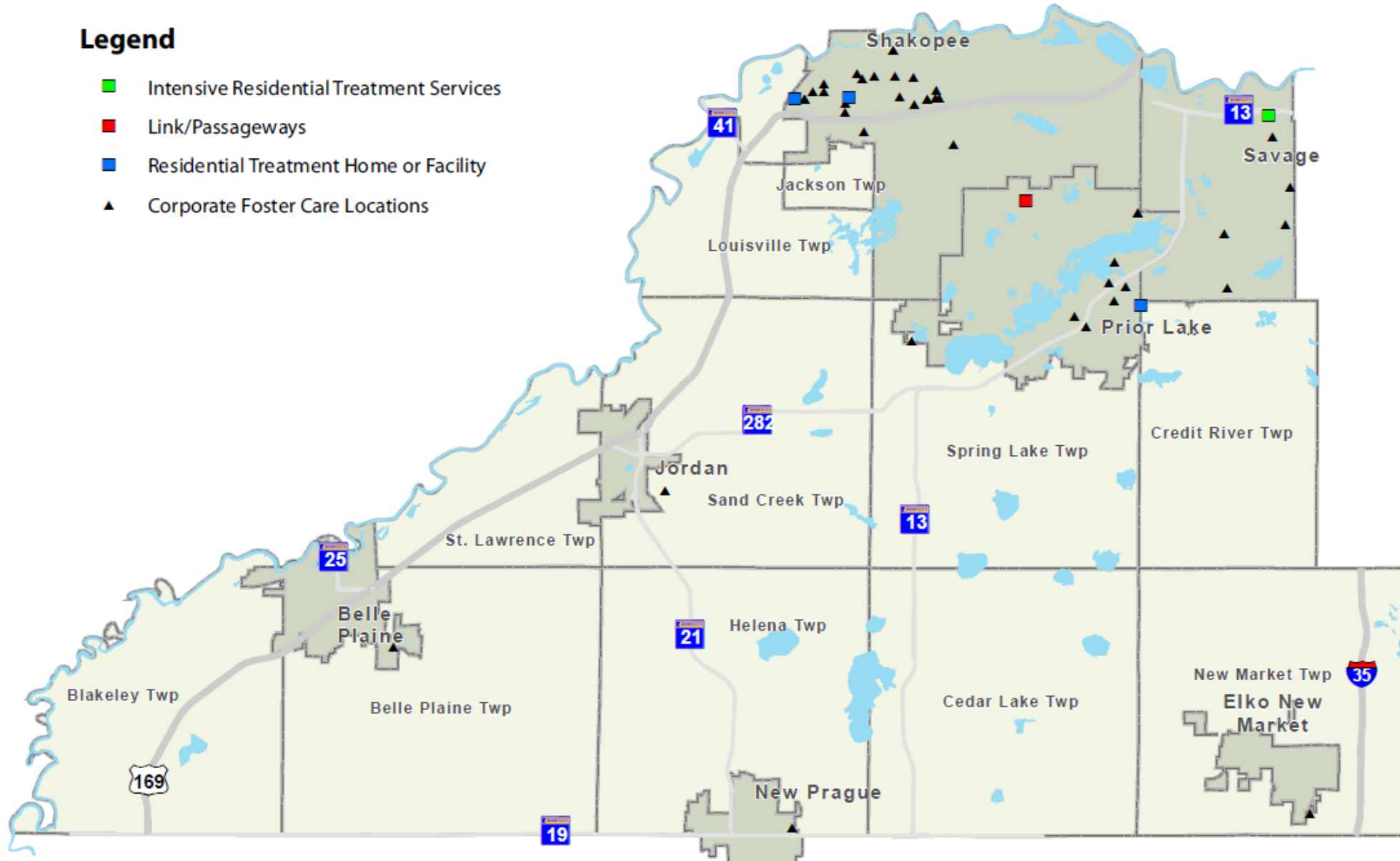
- Deep Subsidy
- Subsidized
- Market Rate
- Tax Credit
- Senior Deep Subsidy
- Senior Shallow Subsidy
- Senior Market Rate Active Adult Ownership
- Senior Market Rate Active Adult Rental
- Senior Market Rate Assisted Living
- Senior Market Rate Congregate
- Senior Market Rate Memory Care
- ▲ Foster Care Corporate Locations



# Scott County Supportive Housing

## Legend

- Intensive Residential Treatment Services
- Link/Passageways
- Residential Treatment Home or Facility
- ▲ Corporate Foster Care Locations



# HOUSING BLUEPRINT FORMAT

## **PRIORITY A:**

**Homelessness and  
Specialized Housing**

**6 Objectives**

**20 Suggested Strategies  
& Tools**

**Action Tables**

## **PRIORITY B:**

**Education and  
Advocacy**

**9 Objectives**

**15 Suggested  
Strategies & Tools**

**Action Tables**

## **PRIORITY C:**

**New Housing Options**

**6 Objectives**

**16 Suggested  
Strategies & Tools**

**Action Tables**

## **PRIORITY D:**

**Housing Preservation**

**3 Objectives**

**10 Suggested  
Strategies & Tools**

**Action Tables**

# A. Homelessness and Specialized Housing

## Objectives

1. Support transitional and permanent homes for individuals and families
2. Support senior residents with housing challenges
3. Support existing congregate and specialty housing options
4. Coordinate with the Heading Home plan to end homelessness
5. Provide supportive housing assistance to necessary demographics
6. Support infrastructure requirements for specialized options

## Data Support:

### By 2040 in Scott County will Need:

- 10 additional single-adult units and two to four additional family units.
- 5 additional sober homes with capacity for four to six people in each.
- 266 accessible rental units for people with disabilities

### Further in Scott County

- Those 60 years and above paid more than 30% of their income on housing.
- Those 80 years old and above, paid between 54% and 56% of their income on housing

### National Data:

- A chronically homeless person costs the taxpayer an average of \$35,578 per year.
- These average costs are reduced by nearly 50% when they are placed in supportive housing.

## Suggested Tools and Strategies

- Consider providing resources to assist individuals exiting the correctional facility
- Evaluate partnerships with organizations to create an access point for youth experiencing housing crises
- Consider collaborating with local service providers to care for senior residents in their homes



## B. Education and Advocacy

### Objectives

1. Educate the community about diverse housing needs
2. Encourage use of local financing mechanisms to support housing affordability
3. Support the senior population
4. Share educational resources to increase knowledge of housing programs
5. Support housing through employment and career education
6. Inform the community about the effects of housing on public services such as police and fire
7. Pioneer new partnerships
8. Use social media to keep Scott County communities up to date on SCALE activity related to the Blueprint
9. Partner with the Itasca Project



### Data Support:

#### In Scott County:

- Minimum wage is \$10.08/hour. The average employee would have to work 75 hours per week to afford a 1- bedroom apartment in Scott County, without paying more than 30% of income for housing.
- \$83,250 is the salary needed to afford a median value home
- \$48,560 salary needed to afford a 2- bedroom apartment.

#### National Data:

- AARP estimates that nearly 40 million Americans provided unpaid care to an adult between 2014 and 2015.

### Suggested Tools and Strategies

- Evaluate options to engage employers, service providers, and others to be part of the housing conversation
- Consider hosting bi-annual workshops for senior residents and caregivers
- Provide housing resource information to cities such as a resources booklet and website page links
- Develop a coordinated plan to collect, update, and share data between communities and service providers



## C. New Housing Opportunities

### Objectives

1. Reduce financial limitations and other barriers to development
2. Increase affordable housing options
3. Increase affordable options for seniors
4. Foster opportunities for homeownership
5. Financially invest in new housing development
6. Increase the number of Housing Choice Voucher eligible units

### Data Support:

#### In Scott County:

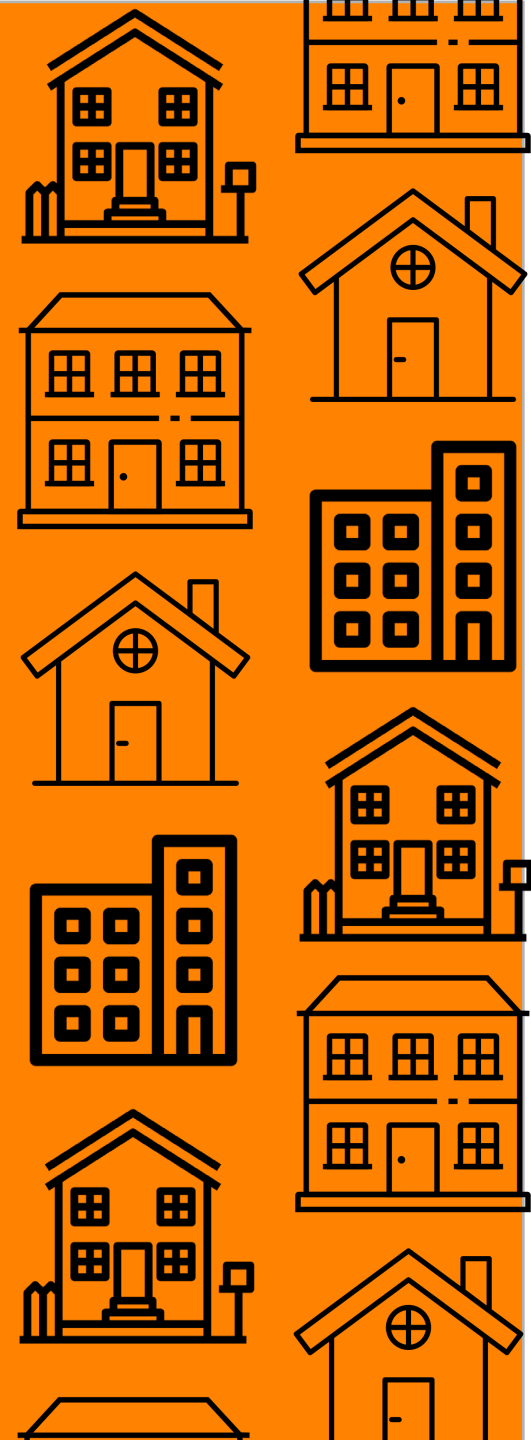
- There is demand for 30,256 total housing units between 2017 and 2040; 21,289 ownership units and 5,270 rental units
- Between 2011 and 2017 there were about 9,000 new affordable rental units produced, far below the 52,570 units needed before 2020.
- With 2,090 low-income household and only 895 units affordable to them there is a gap of 1,195 units.

#### National Data:

- National Association of Home Builders shows that between 2011 and 2019 the price to build per square foot has increased from \$80 to \$114.
- 2020 and estimates for this region are closer to \$130 per square foot.

### Suggested Tools and Strategies

- Provide technical assistance for communities in determining available lots for affordable housing development
- Explore the benefits of creating a county-wide housing trust fund
- Continue to support the Scott County community land trust program
- Provide technical assistance to landlords to prepare their units for Housing Choice Voucher eligibility



## D. Housing Preservation

### Objectives

1. Maintain current housing stock
2. Preserve existing affordable units
3. Establish appropriate tenant protections

### Data Support:

#### In Scott County:

- Renters make up about 17% of all households
- Between 2000-2019, rent increase 21% while income decreased 1%.
- Housing home values increase 26% while income increased by only 9%.
- Countywide, 23% households pay more than 30% and 8% pay more than 50% of their income toward housing costs, putting them at risk of being unable to afford basic needs like groceries, clothes, prescriptions and transportation.

### Suggested Tools and Strategies:

- Provide technical assistance to communities in support of tenant protection policies
- Partner with cities to provide grant or loan options for necessary home improvements
- Consider providing financial support to households who are at risk of losing their home or selling to investors



# ACTION TABLES SAMPLE

Suggested Strategy	Potential Partners	Priority	Time	Cost
Description of Suggested Strategy	Identify Key Partners Important to carry out the strategy	***	Medium-term	\$\$\$
	Examples and Resources:			

## Action Tables Legend for SCALE Partner Implementation

Cost	
Low cost	\$
Medium cost	\$\$
High cost	\$\$\$

Priority	
Low-priority	★
Medium-priority	★★
High-priority	★★★

# Proposed Next Steps

- 1. Finalize Draft Blueprint**
- 2. SCALE City/Community Input Meetings**
- 3. Finalize Blueprint**
- 4. Collaborative Implementation**