

Olmsted County Housing Environmental Scan Final Report and Recommendations



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We would like to thank the table hosts from Olmsted County Public Health Services, the CHAP process data group and Olmsted County Health, Housing and Human Services Administration for providing their time and expertise.

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Purpose

There are many efforts in Olmsted County addressing contributors to financial stress, but there is a need to qualify and index the efforts and increase collaboration. Lack of affordable housing is currently a front and center issue in Olmsted County. Over the past few years numerous groups have formed to address housing issues but remain very siloed and segmented in their efforts causing a lack of shared goals and understanding of each other's efforts.

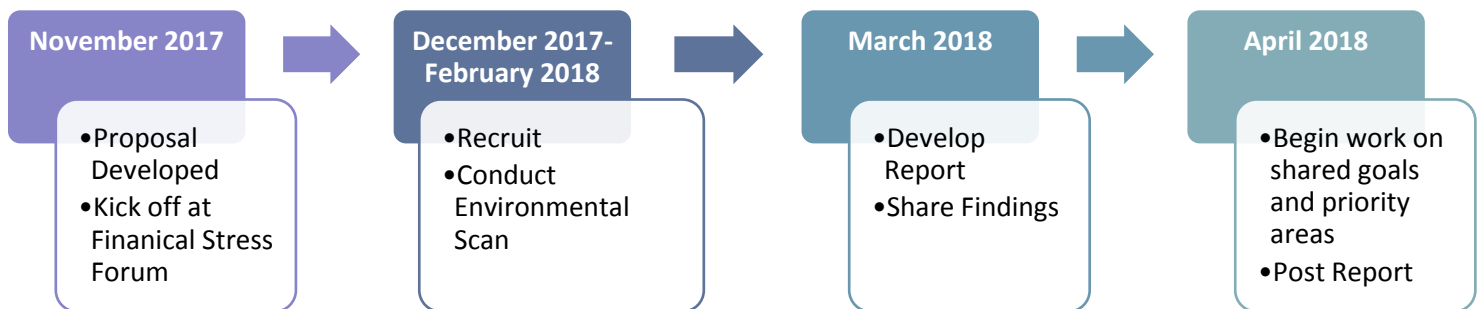
In November 2017, Olmsted County Housing Redevelopment Authority (HRA) and the Community Health Assessment and Planning (CHAP) Process partnered together to conduct the Olmsted County Housing Environmental Scan. The goals of the scan were to:

- Articulate current housing issues in Olmsted County
- Gain a better understanding of who is working on what, with the aim to clarify roles
- Identify what resources are available and current gaps
- Develop priority areas and common goals

Process

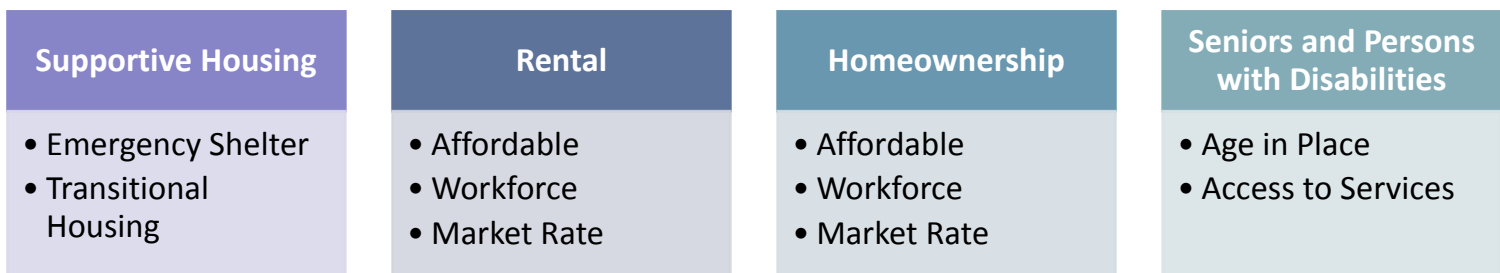
The housing environmental scan spanned over five months (November 2017 through March 2018) that included planning, recruitment and scan and report meetings.

Timeline



To gather as much information as possible and to have focused conversations, it was decided that segments of the housing continuum would have their separate meetings. The process included hosting two ninety-minute meetings per section (supportive, rental, homeownership and seniors and persons with disabilities) on the housing continuum. The first meeting (phase I) was informational gathering and the second session will focus on developing strategies (phase II).

Housing Continuum



Recruitment and Participation

Recruitment for the housing environmental scan began in November 2017 via kick-off at the financial stress forum. In early December, a broad invitation to community partners was sent through Constant Contact with multiple follow-up emails. Personal emails were also sent to key stakeholders as well as flyers being shared at various community meetings. For a full list of participating organizations please see Appendix A.

Environmental Scan Participation

	# of Participants	# of Organizations
Phase I Meetings	101	52
Community Check-In	60	NA
Phase II Meetings	74	36
Report Out Sessions	52	34

Phase I Meetings

Phase I meetings were a World Café style SWOT (strengths, weaknesses, opportunities and threats) analysis for each segment of the housing continuum. Participants were able to provide comments and build off each other's input through guided conversations. At the end of each meeting, a harvest was done to share common themes. All the information that was collected was typed verbatim and shared with participants. The notes from each session can be found in Appendix B.

After the phase I meetings were completed, a small group made up of health, housing and human services and non-profit staff with expertise in housing and qualitative analysis reviewed all the information from phase I and through theming were able to develop overall themes and contextual themes. Segment specific themes were also developed and can be found in Appendix C. Additionally, an asset map was created based on the information collected (Appendix D).

Themes from Phase I

Overall Themes	Contextual Themes
<ul style="list-style-type: none"> • Community Perception and Understanding • Program and Resource Capacity • Supply Side Challenges • Affordability • Availability • Navigating Resources • Regulations and Policies • Personal and Societal Barriers • Location and Transportation 	<ul style="list-style-type: none"> • Community Collaboration • New Approaches and Innovation • Community Context • Environment of Change • Competing Interest (polarizing)

Community Check-in

Prior to phase II meetings, a community check-in was held. At the community check-in, attendees were able to provide feedback on the themes identified for each segment. This was done through facilitated conversations where attendees answered guiding questions. Feedback from this meeting (Appendix E) was incorporated into the synthesis and shared during phase II.

Phase II Meetings

The purpose of the phase II meetings was developing potential strategies that addressed the themes from phase I. At each meeting participants had an opportunity to review segment specific themes and then dive deeper into strategy brainstorming that included identifying ideas or solutions, feasibility, resources available and who should be involved.

Overall, more than 200 solutions or ideas were generated from phase II. The same group that developed the themes from phase I, worked to develop recommendations from phase II.

Report Out Meetings

In late March, two report out sessions were held to share the preliminary recommendations from the environmental scan. The goals of these meetings were to gather final feedback, share next steps and identify those who have interest to work on the priorities.

Limitations

As with any process, there will be limitations. During the housing scan, efforts were made to reduce limitations and limitations were shared at the community check-in and report out sessions.

Community Check-In Discussion Questions

- What themes stood out to you?
- What was missing?
- What are you most passionate about?
- Who else needs to hear what was said at this meeting?

Limitations

Phase I

- Strengths were also weaknesses
- Assumptions made during theming

Phase II

- Struggle to move towards strategies
- Participants weren't able to provide solution for all themes
- Struggle between brainstorming and "viable" solutions

Overall

- Participants were mostly services providers
- Putting Seniors and Persons with Disabilities together

Recommendations

Development of Recommendations

A group consisting of Olmsted County, United Way, and Diversity Council staff explored over 200 potential solutions to housing issues and came together to develop a path forward. While many of these proposed solutions have great potential, staff was not able to vet these specific concepts prior to the creation of this report.

One issue was organizing housing issues in a clear and consistent manner. After deliberating on the topic, the group decided to explore the idea of creating workgroups associated with some of the larger themes associated with the Environmental Scan.

Looking at the outcomes from both Phase I and Phase II, the review team determined there were four major themes that emerged. Those themes were:

Supply Enhancement and Maintenance	Policy, Regulation and Data Analysis	Barrier Reduction	Access and Awareness
<ul style="list-style-type: none">• Explore innovative housing styles• Financial incentives• Affordable Housing Preservation• Create new affordable units	<ul style="list-style-type: none">• Land Use Policy• Zoning Regulations• Building Code• Housing Stock Analysis• Housing Cost Analysis• Affordable Housing Location	<ul style="list-style-type: none">• Landlord Risk Mitigation• Deposit Assistance• Emergency Assistance• System Navigation• Education and Counseling	<ul style="list-style-type: none">• Enhance the community understanding of housing issues• Create resources to promote housing information

The review team believes to address all of the issues requires smaller workgroups working together to focus on different aspects this issue. Below provides a brief overview of the workgroups, this is for conversational purposes only. The intent of these workgroups is to be flexible on outcomes, target audiences, and lead agencies as community interests and priorities change.

Supply Enhancement and Maintenance

PROPOSED WORKGROUP OUTCOMES

The Housing Supply Enhancement and Maintenance Workgroup purpose is to bring together people who create and preserve housing in our region. Specifically, this group will explore innovative housing styles and building techniques that may reduce the cost or help to increase the supply of housing. Another focus of this group will be on supply side related financial incentives to make housing more affordable in Olmsted County.

KEY PARTNERS

Key partners for this workgroup are affordable housing funders and construction professionals

PROPOSED LEAD AGENCY

Coalition for Rochester Area Housing

Policy, Regulations, and Data

PROPOSED WORKGROUP OUTCOMES

A significant amount of the discussion during the Environmental Scan involved the need for information and public policy. We also frequently hear questions from members of the community regarding the building costs in Olmsted County and how that compares to other areas in our region. This group will look at land use and zoning policies to determine what impact they have on affordable housing. The third outcome from this group will be to provide information on the housing stock, and housing market. Finally, this group could look at finding adequate locations for affordable housing purposes. These locations should be along key transit corridors, such as 2nd Street SW, 4th Street SE, Broadway and emerging corridors such as Valley High Drive. For this group to be successful, there must be active participation from both the City and County along with other key stakeholder groups in the community.

KEY PARTNERS

Key partners for this group include policymakers, political leaders, neighborhood leaders, builders, developers, realtors, and other interest groups

PROPOSED LEAD AGENCY

Rochester-Olmsted Planning Department

Barrier Reduction

PROPOSED WORKGROUP OUTCOMES

This group will help create concepts and ideas to help reduce the barriers many of our low-income populations face in finding decent, safe, and quality housing in our community. Specifically, this group will explore housing barriers that derive from credit, eviction, criminal histories, discrimination, and persons with disabilities.

KEY PARTNERS

Key partners for this workgroup are social service providers, landlords, property managers, Olmsted County staff, legal aid, and community advocates.

PROPOSED LEAD AGENCY

Olmsted County Health, Housing, and Human Services

Access and Community Awareness

PROPOSED WORKGROUP OUTCOMES

The most common theme during the meetings was there needs to be a “one-stop shop” for housing information in our community. This was stated in all 9 of our meetings. However, a “one-stop shop” for housing information means different things to different people. Therefore, the first step in this process must be to identify what types of information should be included and what housing access resources already exist. In addition, we know that highlighting the need for affordable housing in our community is an ongoing effort. To achieve these tasks, we propose the creation of an Access and Community Awareness workgroup. This workgroup would highlight the services available in the community and would why these services are needed.

KEY PARTNERS

Community agencies such as the United Way and Rochester Area Foundation, housing advocates, and other parties on an as-needed basis.

PROPOSED LEAD AGENCY

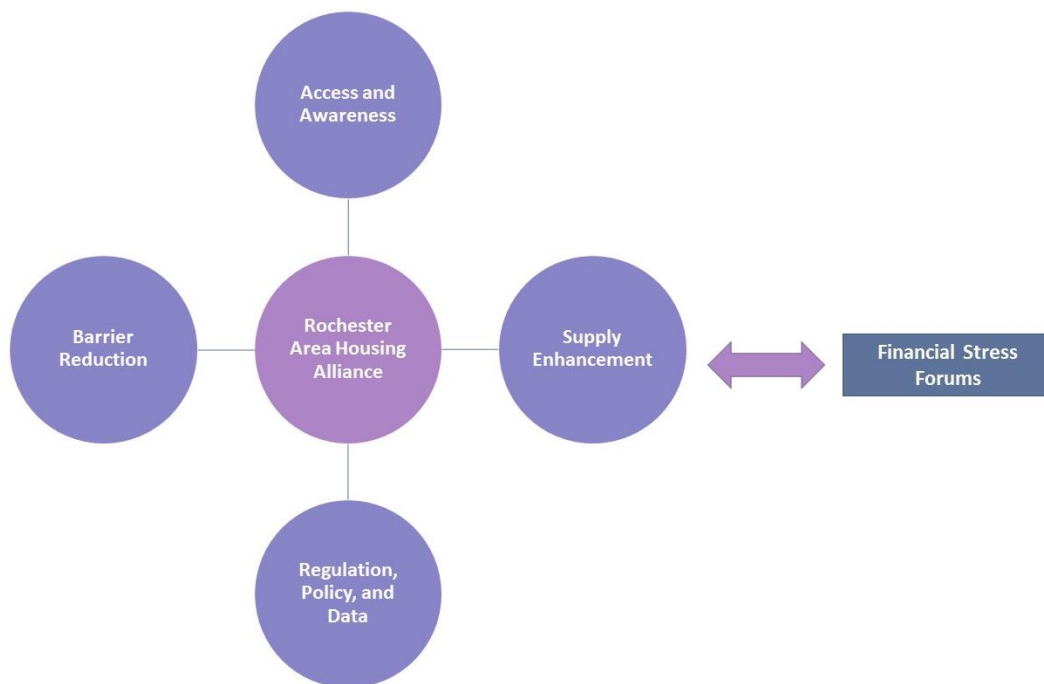
To Be Determined

Coordination of Efforts

PROPOSED WORKGROUP OUTCOMES

One of the goals of the environmental scan was to identify the community efforts surrounding the housing issues in our community and enhance communication among these efforts to reduce duplication and create efficiencies evaluating housing issues in our community. While we know our stakeholders have some differences of opinion, we all want to live in a community where everyone has a place to call home. Building on this common vision, we can strategically collaborate to help increase our ability to create and preserve housing in our community.

To do this, we propose using the structure of the Coalition for Rochester Area Housing Alliance as a place where these community stakeholders can come together. The Alliance will serve as a networking opportunity for housing professionals and advocates, an opportunity to learn about new and innovative housing concepts and review housing market trends. In addition, workgroups will be invited to provide updates during the financial stress forums at least once a year to provide updates to the broader community.



KEY PARTNERS

This is a place where individuals and representatives from various workgroups come together

PROPOSED LEAD AGENCY

Coalition for Rochester Area Housing Alliance

Conclusion/Next Steps

This process has demonstrated the community's passion but also the need to better align housing efforts in Olmsted County. The goals of the housing environmental scan to document current efforts and develop community-wide recommendations is the first step in alignment.

The Olmsted County HRA and the CHAP process will host a community meeting to discuss the implementation of the environmental scan. At that time, community leaders will provide an opportunity for feedback on the proposed structure, sign up for workgroup, and start working together. Olmsted County will play a role in convening these groups, however, Olmsted County does not have the staff to actively staff each of these groups. Therefore, these efforts will not be successful unless they are driven by the community.

Appendices

Appendix A: Participants

AARP	Mount Olive Lutheran Church	SE MN Realtors
Affinity Plus Financial	Olmsted County Adult and Family Services	Sisters of Saint Francis
Bear Creek Services	Olmsted County Child and Family Services	(SEMCIL)
Bigelow Homes	Olmsted County Commissioners	Southern Minnesota Regional Legal Services
Center City Housing	Olmsted County DFO	State Legislators
City of Rochester	Olmsted County Family Support and Assistance	Sterling State Bank
CommonBond Communities	Olmsted County Housing Redevelopment Authority	The ARC of SE Minnesota
Community Members	Olmsted County Intergovernmental	Think Bank
CURE	Olmsted County Public Health Service	Three Rivers Cooperative
Destination Medical Center	Olmsted Medical Center	United Way of Olmsted County
Family Services Rochester	Realtors	University of Minnesota- Rochester
Gage East	Rochester Area Builders Association	Velair Management
IMAA	Rochester Area Foundation	Wing House
In the City for Good	Rochester Community and Technical College	Women's Shelter and Support Center
Landlords	Rochester Public Schools	Workforce Development Inc
Lutheran Social Services	Rochester/Olmsted County Planning	Zimmerman Properties
MACV	Salvation Army	Zumbro Valley Health Center
Mayo Clinic	SE Minnesota Area Agency on Aging	Zumbro Valley Medical Society

Appendix B: Notes from Phase I Meetings

Supportive Housing Phase I Themes Identified During Meeting

	Insights, Highlights, Themes
Assets	<ul style="list-style-type: none"> Existing programs Organizations coming together to enhance services Empathetic community
	<ul style="list-style-type: none"> Existing services, current services Values and attitudes in our community → people focus and increase awareness Willingness to innovate and try new things
Gaps	<ul style="list-style-type: none"> Places to go during the day Transportation from point A to point B Gage East → huge waiting list
	<ul style="list-style-type: none"> Accessible → not enough available Awareness → invisible issue Expense → too expensive (build, staff) Faith-based → other communities Cost Networking → lack of communication
Resources	<ul style="list-style-type: none"> Who are the services and funding? <ul style="list-style-type: none"> Beds vs prevention Different populations are served differently Topic of conversation at different levels → more awareness
	<ul style="list-style-type: none"> No true transitional housing Reduce state regulations Expand already existing programs Look at different models/systems that we currently are
Barriers	<ul style="list-style-type: none"> Perceptions → of others, fear of... <ul style="list-style-type: none"> Not in my backyard (NIMBY) Systems/Processes <ul style="list-style-type: none"> Technology Overall Complexity of care
	<ul style="list-style-type: none"> Living wage Scarcity Attitude

Rental Housing Phase I Themes Identified During Meeting

	Insights, Highlights, Themes
Assets	<ul style="list-style-type: none"> • Increase supply that is affordable • Homeownership programs • Awareness and interest by the community of this issue
	<ul style="list-style-type: none"> • Change in market, diverse options • Local economy to attract developers • Local staff and leaders interest, bring energy and ideas • Vibrant community → ability to attract people
Gaps	<ul style="list-style-type: none"> • Lack of affordable rentals • Lack ways for landlords to work with renters • Lack creativity to find solutions
	<ul style="list-style-type: none"> • Restrictions → background check, have to be appealing • Restrictions → what can be developed/built • Transportation → can't get by without a vehicle • Lack of knowledge about community resources
Resources	<ul style="list-style-type: none"> • Rich in resources • Good stock of homes • Incentives for developers • Policies • Taking a holistic approach to renting • One stop shop for resources
	<p>Community resources Financial resources Zoning needs to be more favorable Renting outside of the city County wide transportation system Creative solutions</p>
Barriers	<ul style="list-style-type: none"> • Transportation • Affordable rent definitions • Lack of awareness of issues • Voucher program waiting list • Increase rental prices • Lack of larger units
	<ul style="list-style-type: none"> • Lack of larger units • Affordable • Rental criteria • Policies • Short term rentals

Homeownership Phase I Themes Identified During Meeting

	Insights, Highlights, Themes
Assets	<ul style="list-style-type: none"> • Diversity of rehab programs • Public officials, community → more awareness and collaboration • Education programs • Rochester Comprehensive Plan • Strong housing market • Good mix of financial products • Diversity of market
Gaps	<ul style="list-style-type: none"> • Nothing in sweat spot \$150-225k • No incentives to engage private community • Lack of diverse property options • Lack of financial education • Economic isolation • Need more rehab programs to preserve affordable housing
Resources	<ul style="list-style-type: none"> • Opportunities to amend zoning • Creative financing • Collaboration → talking more
Barriers	<ul style="list-style-type: none"> • Financial piece → education • Lack of collaboration • Private sector not encouraged to participate • Home owner expectations • Zoning • Transportation • Stigma → manufactured homes or tiny houses

Senior and Persons with Disabilities Housing Phase I Themes Identified During Meeting

	Insights, Highlights, Themes
Assets	<ul style="list-style-type: none"> • Collaboration- aware of challenges • Resources are available
	<ul style="list-style-type: none"> • Energy to build on system • Growing integration of services • Access to health care and resources • Lots of organizations
Gaps	<ul style="list-style-type: none"> • Transportation/affordability balance • Limited support staff • Missing middle populations
	<ul style="list-style-type: none"> • Lack of inventory that is accessible or available • Limited support staff • Ageing homes and populations
Resources	<ul style="list-style-type: none"> • Technology • Communication/outreach → Green Book • Building codes • Thinking a head about personal future needs • Support for seniors stay in home, services
	<ul style="list-style-type: none"> • Shared housing → regulations • Neighbor helping neighbors • HRA rehab programs • Database of common needs → coordinated entry for seniors
Barriers	<ul style="list-style-type: none"> • Lack housing → affordability • Need to education builds • Increase in costs • Licensing requirements
	<ul style="list-style-type: none"> • Lack of accessible housing • Reimbursement rates • Licensing requirements • Need staff

Appendix C: Segment Specific Themes

SUPPORTIVE

Overall Theme	Identified Theme from Meeting	Identified Sub-Themes from Meeting
Program and Resource Capacity	Program and Resource Capacity	<ul style="list-style-type: none"> • Gap: senior housing • Gap: transitional • Facility availability • Services rich but system poor • Programs and resources • Program capacity • Need outpacing resources • A lot of resources but stretched very thin • Quantifying resources and shortages
Community Perception and Understanding	Public Interest and Awareness	<ul style="list-style-type: none"> • Public will and understanding • Perceptions • Community awareness • Community attitudes
Supply Side Challenges	Workforce Constraints	<ul style="list-style-type: none"> • Political and policy • Funding instability • Funding/ political environment • Private sector will (incentives) • Development process/land
Personal and Societal Barriers	Personal and Societal Barriers	<ul style="list-style-type: none"> • Hard to house • Consumer/ individual personal history and factors • Transportation • Wages/jobs
New Approaches and Innovation	New Approaches and Innovation	<ul style="list-style-type: none"> • New housing models • Potential for creative solutions • Beds vs prevention
Community Collaboration	Community Collaboration	<ul style="list-style-type: none"> • Cooperation, inter-agency communication • Collaboration- happening but could be improved • Providers and partners • Aligned and complementing supports • Continuum services • Public interest
Community Context	Community Context	<ul style="list-style-type: none"> • Difference between Rochester and outside of Rochester • Diversity

RENTAL

Overall Theme	Identified Theme from Meeting	Identified Sub-Themes from Meeting
Program and Resource Capacity	Public Assistance and Programs	<ul style="list-style-type: none"> • Renter assistance programs and funding • Utility of vouchers
Supply Side Challenges	Affordable Development Challenges	<ul style="list-style-type: none"> • Tax credits decreasing • Other subsidies decreasing • Increase of costs
Affordability	Affordability	<ul style="list-style-type: none"> • Demand is there (vacancy rates) • Strong market • Lack of affordable rents • Increasing rent outpaces wages • High cost of rentals • Affordability
Community Perception and Understanding	Community Perceptions	<ul style="list-style-type: none"> • Community awareness • Stereotypes/ stigma of renting • Perception renting/renters
Availability	Market challenges	<ul style="list-style-type: none"> • Availability of units • Loss of affordable rentals • How rentals are being used • Displacement • Only building for one need • Crazy amount of high end development • Size of rental units • Poor conditions of units • Amenities
Navigating Resources	Navigating Resources	<ul style="list-style-type: none"> • Renters Rights • Inventory of rental housing
Regulation and Polices	Regulations	<ul style="list-style-type: none"> • Rental codes and rules • Building codes → rental protections • Regulations • Correct mix/ amount of regulation
Personal and Societal Barriers	Personal and Societal Barriers	<ul style="list-style-type: none"> • Renter barriers • Hard to house issues
Location and Transportation	Location, Location, Location	<ul style="list-style-type: none"> • Transportation • Location of rental housing • Safety
Community Context	Community Context	<ul style="list-style-type: none"> • Mobile population • Community amenities • Wide spectrum of needs • Economic and employment factors • Sense of community and “neighborhood • Difference between Rochester and outside of Rochester • Diversity
New Approaches and Innovation	Innovation	<ul style="list-style-type: none"> • Expand solutions/ options • Mix use rentals- creativity • Variety/mix of rental options

HOMEOWNERSHIP

Overall Theme	Identified Theme from Meeting	Identified Sub-Themes from Meeting
Affordability	Cost of Housing Ownership	<ul style="list-style-type: none"> • Cost increasing of existing homes • Costs of new construction • Market and economic factors • Policy, fees and incentives • Funding • Financial assistance tools
Community Perception and Understanding	Shared Community Understanding and Language	<ul style="list-style-type: none"> • Need for common language • Disparate viewpoints on availability and need
Availability	Housing mix	<ul style="list-style-type: none"> • What is the right housing mix • Diversity of options • Variety of properties • Lack of incentives to try different things
Navigating Resources	Owner Education and Support	<ul style="list-style-type: none"> • Promotion of education • Public education- financial issues • Programs to support homeownership • Sustaining homeownership
Location and Transportation	Community Design	<ul style="list-style-type: none"> • Availability of resources and infrastructure • Transportation • Neighborhoods- economic integration • Safety
Community Context	Consumer Preference	<ul style="list-style-type: none"> • Consumer preference • Personal choice and preference
	Community Context	<ul style="list-style-type: none"> • Demographic changes/diversity • Lack of workforce • System barriers • Whole person response • Difference between Rochester and outside of Rochester • Part of the complexity of the larger system
New Approaches and Innovation	Innovation	<ul style="list-style-type: none"> • Appetite for creative solutions • Lack of risk to try innovative ideas • Potential for creativity
Community Collaboration	Community Collaboration	<ul style="list-style-type: none"> • Collaboration • A lot of organization work on it

SENIORS AND PERSONS WITH DISABILITIES

Overall Theme	Identified Theme from Meeting	Identified Sub-Themes from Meeting
Program and Resource Capacity	Support Programs and Resources	<ul style="list-style-type: none"> • Support services with housing • Medical connections • Aligned support services • Mental health supports • A lot of services • Service providers • # of providers for people with disabilities
Supply Side Challenges	Workforce Constraints	<ul style="list-style-type: none"> • Lack of qualified staff • Workforce shortage • Support Staff • Workforce • Workforce constraints for home healthcare • Low pay for staff • Staffing issues
	Provider Expenses	<ul style="list-style-type: none"> • Cost of building • Expense of providing services
Affordability	Affordability gaps	<ul style="list-style-type: none"> • Cost of rentals • Cost • Missing the mid-range • Affordability • Lack of affordable options • No middle ground
Availability	Availability	<ul style="list-style-type: none"> • Availability • Non-accessible housing • Availability of options for seniors • Shortages • Housing stock • Scarcity of options • Matching supply to future demand
Navigating Resources	Navigating Resources	<ul style="list-style-type: none"> • Lack of one stop shop • Lack of information source/clearing house • Navigating resources • Lack of knowledge of services • Coordinated entry • Community knowledge of resources
Regulation and Policies	Regulation and Policies	<ul style="list-style-type: none"> • Regulation barriers from DHS, City and County • Regulatory constraints • Policy work • Weak overall system • Access to government funds and program services
Personal and Societal Barriers	Personal and Societal Barriers	<ul style="list-style-type: none"> • Barriers/specialties • Eligibility restrictions • Health care costs

Overall Theme	Identified Theme from Meeting	Identified Sub-Themes from Meeting
		<ul style="list-style-type: none"> • Social connections/networks • Barriers to relocation • People with lower incomes and resources • Income barriers- fixed income • Spectrum of disabilities and needs
Location and Transportation	Mobility and Transportation	<ul style="list-style-type: none"> • Transportation • Location of housing • Transit • Safety
Community Context	Community Context	<ul style="list-style-type: none"> • Focus on seniors vs persons with disabilities • Community economics • Strong local economy and affluence • Outer Olmsted • Diversity
New Approaches and Innovation	Innovation	<ul style="list-style-type: none"> • Innovative community • Innovation- lack due to funding and regulation constraints • Innovation and Creativity
Community Collaboration	Community Collaboration	<ul style="list-style-type: none"> • Public support for services and people with disabilities • Community engagement • Community collaboration

Appendix D: Asset Map

	Supportive	Transitional	Homeownership	Rental	Seniors
Supply Side	<ul style="list-style-type: none"> Silver Creek Corner The Francis Salvation Army Castleview Dorothy Day House Family Promise Warming Center Women's Shelter Crossroads College Jeremiah Project Gage East Coalition for Rochester Area Housing Board and Lodge (GRH) Northgate Apartments 	<ul style="list-style-type: none"> Damascus Way Women's Shelter Mission 21 Cronin House Next Chapter Ministries Von Wald Shelter (180 Degrees) 	<ul style="list-style-type: none"> Down payment assistance City/County Rehab Programs Habitat for Humanity HRA First Homes Three Rivers Coalition for Rochester Area Housing USDA Housing Assistance 	<ul style="list-style-type: none"> Coalition for Rochester Area Housing TIF LIHTC Program Housing Choice Voucher Program St. Vincent De Paul Rental Assistance Greater Minnesota Housing Fund Bridges Program 	<ul style="list-style-type: none"> Market Rate Senior Living Centers HRA
Barrier Reduction	<ul style="list-style-type: none"> SEMCIL ARC Family Services Rochester Heath, Housing, and Human Services Olmsted County Hotel Vouchers Zumbro Valley Health Center Workforce Center McKinney Vento Coordinator 		<ul style="list-style-type: none"> SEMCIL HRA LIHEAP Energy Assistance 	<ul style="list-style-type: none"> LIHEAP Energy Assistance 	<ul style="list-style-type: none"> Area Agency on Aging Health, Housing, and Human Services FSR Neighbors Helping Neighbors Meals on Wheels Elder Network
Policy and Regulation	<ul style="list-style-type: none"> Churches In the City for Good CURE Homes 4 All 		<ul style="list-style-type: none"> HRA City/Planning Department Inclusionary Zoning 	<ul style="list-style-type: none"> MN Rental Rebate 	
Access and Awareness	<ul style="list-style-type: none"> Homeless Community Network 		<ul style="list-style-type: none"> Three Rivers Homebuyer Education LSS Financial Counseling HRA Homebuyer Education 	<ul style="list-style-type: none"> Rochester Housing Alliance 	

Appendix E: Community Feedback

SUPPORTIVE HOUSING

Themes that Stood Out

- Not enough incentives to create supportive housing
- Community perception and understanding → community doesn't understand what it is and how can we explain it (and in other languages)
- Perhaps people don't see the need for it, so don't support it because it doesn't directly impact them
- Can it be integrated? → 1-2 units, scattered (not high-density)
- Positive → employers are getting involved in housing conversations (whether to attract new workers or retain those already here)
- Hard to house → felonies and evictions
 - May not be as much a barrier as with other types of housing because have the specific barrier
 - Would like definition
- Gage East model is working

Themes that are Missing

- Define transitional- is it "just homeless" or is it for individuals with specific barriers
- Funding and stability
- Availability → not enough beds
- People support it but NIMBY
- Housing first is missing from themes
- What about hard to house that have no additional barriers? May be a great candidate, gainfully employed but cannot rent/buy
- Cannot talk about support housing without figuring out how to hire/train/retain support people → a real challenge is paying them enough
- Everything is grant and cannot count on it
 - Need a consistent model for revenue year-to-year
- Mental illness
- Accentuate the need of "stability"
- Caretaker fatigue
- Passionate
- Chronically mental ill
- Classes for landlord on with
- Reward those that would open up housing to this population

Who Should We Hear From

- Community in general
- Individuals from underrepresented communities
- We aren't hearing from individuals using/have used permanent supportive housing
- Other service providers should understand the impact you have by stabilizing housing
- How can multiply what already exists? Even pilot the is a monumental lift
- HUD
- Funders
- Legislators

RENTING

Themes that Stood Out

- Affordability- disproportionate to wage
 - Lack of rentals below luxury level
- Definition of affordable- common
- AMI vs reality of most residents
- Availability of large and small units
- Community perceptions
- Regulations
- Resources for access to rentals
- Rental linkage
- Programs to help move ahead
- High cost- growing (afford) wage issues
- Program capacity
- Funding inconsistent
- Rent Control- % Rental
- Large amount of rental assistance
- What is the disconnect between needs and what available
- Language barriers
- Long waiting periods to gain assistance
- Availability
 - Developers and finance tools need to be developed
 - What are new options that don't cost as much to build?
 - Vacancy rates for lower income
- Inclusionary policies
- Section 8 housing everywhere
- Incorporate minimum wages into housing costs

Themes that are Missing

- Pet issues/info
- An inventory of rental housing through regulatory bodies
- Sq ft vs number of rooms
- Renters rights- recourse, leverage, violations
- Stress the scope of barriers and how they are amplified in this market
- Need to acknowledge all perspectives → balance
- Price vs cost dialogue
- Stress hard to house
- Affordable units located near transportation
- Connecting with diverse populations
- New types of housing in neighborhoods
- Rent control
- Helping build from rental to ownership
- Do the 8-10 plex (existing/older) apt become affordable housing? Transition and make available

Most Passionate About

- Knowing the market
- Affordability
- Accessibility
- Smaller Sizes
- Renters Rights
- Hear From
- Business Owners (employers)
- Developers

HOMEOWNERSHIP

Themes that Stood Out

- Increasing costs of new and existing homes
 - Source of pain
- Not meeting needs of people with lower incomes
- Rethink design of available stock
- What are we doing to support people to build financial stability through homeownership?
- Cost of increasing of existing homes
- Income not increased to meeting housing costs- living wage
- Community design
- Housing mix- zoning restricting great mix
- Diversity of options
- Affordability
- Housing options
 - Decrease in payment assistance
 - Long term investment

Themes that are Missing

- We lack the legal enforcement for inclusionary housing
- Housing issues are a part of the complexity of a larger system
- Not all new (existing) jobs will be at a high level
- Homeowners with low incomes how do they afford the maintenance
- Location/Transportation
- Resources- where does someone start if they want to buy a home?
- Other ways to look at different types of homes
- Inclusionary housing
- Resources- how to navigate

Most Passionate About

- Differ styles of housing
- Cost of housing
- Keeping people in their homes
- Transportation- busses
- Ownership- neighborhood integrations

- Open land form smart development
- What does common language make sure can make affordable for people
- Resources to help those get into homes

Who Should We Hear From

- Data

PERSONS WITH DISABILITIES

Themes that Stood Out

- Income barrier (mid-range missing)
- Availability→ big lack of housing stock
- Navigating resources→ don't even know about resources
- Not accessible
- Needs to be bold→ transportation hard to find and very expensive
- Accessible and centrally located
- Mobility and transportation
 - A lot harder, need special taxis, transportation
 - Limited availability of timing
 - Ice and snow removal
- Workforce constraints
- Cost of getting help is too high/cost of services
- Community perception of “invisible” disabilities
- Accessibility- people think it got solved with ADA
- Transportation available

Themes that are Missing

- Description of themes, leaving stuff out → create flow chart of solutions and strategies
- Root-cause analysis
- Spectrum of disabilities
- Added barriers→ previous incarcerations
- Insurance levels
- Difference between physical and mental disabilities
- Accessibility into building
- Lack of focus on homeownership (rental focus)
- Universal design guidelines that go beyond the ADA
- Renting vs ownership, themes seemed to focus on renting
- Maintenance of sidewalks→ mobility
- Services for SSD individuals
 - Limited finances

Most Passionate About

- Community housing with support staff on site
- A lot more barriers than people/community realize
- Age-in-place

- Integrated not segregation (housing)
- Navigating resources
- Community engagement- need to expand this including developers
- Mobility issues
- 'friendly' built buildings→ more than just meeting the bare minimums
- Workforce constraints
- Open section housing
- No obvious resources to find information about housing for persons with disabilities
- Lack of accessible unites
- State Statute- accessible unit occupied by non-disabled forced to move for disabled

Who Should We Hear From

- Minority groups
- Financial donors
- City council
- County commissioners
- State of MN
- Developers
- Minority organizations including religious organizations

SENIORS

Themes that Stood Out

- Difficult to navigate resources
- Affordability and availability
- Lack of qualified workforce
- Many resources but not too scale "a lot of a little"
- Senior affordable housing less than 1%, no choices
- Cannot afford to sell home to buy smaller home
- New rehab program to help seniors fix up home to make it possible to stay
- Habitat for humanity may start rehab vs building
- Transportation
- Seniors move to Rochester for healthcare
- Cause and effect vs categories
- Great senior facilitates
- Not enough for middle or upper middle class
- Cooperatives
- Resources for help
- This generation wont go to OCCS for help

Themes that are Missing

- Infrastructure for senior wave, we are not at capacity to care for rise in seniors
- Not enough mention of lacking low-income specific housing
- Many frames of view
- Isolation

- Accessibility of housing
- Location of information that's comfortable
- Community navigator
- Clear implementation
- All in high-risk-hard to be mobile
- Not talking about our immigrant population
- Taxes escalating
- Service fees increasing
- Build with universal design
- Cause and effect vs categories

Most Passionate About

- Affordability
- Missing "mid-range" housing and not enough low-income
- Workforce is missing
- Hear from
- Community voices
- Minority and immigrant populations
- Young people to help with services
- Keep individuals and community in focus
- Embrace notion that way we have always done this won't work
- Middle income/upper middle incomes are forgotten
- More implementation planes and when are they going to be implemented
- Expensive transportation
- Classes need to come to support each other
- Market forces don't work for seniors

COMMUNITY CHECK-IN PARKING LOT

- Integration (minorities)
- Surrounding communities
- GRH protections- people in-group residential housing don't have a lot of protection
- Public perception is a barrier to building supportive/transitional housing
- Need more exploration talk about funding stability and serving hard-to-house understanding
- A lot a passed around case management and support services needed
- Community at-large
- HUD may move back to transitional in the future
- Challenge is often in support services
- Field is moving away from the term transitional housing, not heavily funded
 - Rapid rehousing
 - Transitional components may not be called transitional
- Funding preferences/definitions for supportive housing
- How exactly does supportive housing work?
- Try to group together
- Possibly an Airbnb type of model for supportive services

- Perception of County, City, DMC, Mayo are holding back resources
- RAF needs to allow consumers and those needing to be at the table for these discussion
- Legislators needs to understand more
- Landlords, neighborhood associations need to hear this
- Builders, land owners
- Downtown or close to amenities are ideal
- Turning classrooms and empty buildings into supportive housing
- Maybe county hospital
- Better quality
- How well it works ties into case management
- What does it support? Support = case management
- Does hard to house include very large families Can those families use supportive housing or does the family have to spilt
- Families in general
- NIMBY a challenge a perception of low-income maybe house cannot easily be identified as low-income → individual units scattered better than high density
 - Currently the state is encouraging integrated community setting
- Nursing homes- regular cannot handle or take a lot of dementia, withdrawal mentally challenged
- Mix of neighborhoods- we don't want a "poor" section and a "rich" section- how can we get a better blend?
- Developers have a lot discretion in establishing
- What about greater flexibility in establishing multi-generational homes in existing homes?
- Pay attention to affordable and workforce issues
- Winona capped 3% of rental properties
- People don't always access the resources that will help them buy a house
- TIF could be used more effectively
- Programs-First homeless community land trust program
- Employers could provide down payment assistance
 - Mayo, IBM have done this previously
- Big organizations are buying up affordable/workforce priced homes to use as rental properties
- Buyers pay fee/commissions to real estate agents, can erode access
- Why do developers feel that building entry level homes is a risk?
- Cost of land
- Who are partnering with to solve these problems
- Definition of disability- so wide/broad it is hard to accommodate for all different types of disabilities
- Perception that people with disabilities are taking advantage of the system
- More options for co-housing
- Talk about but don't have data
 - How many people have rental properties by social economic status
 - Rent of increase vs cost of living
 - Inventory of housing
 - Where
 - Sizes
 - How many?
 - Type?
 - Cost of rental vs staffing
 - Rent but still extra

