MHP Housing Institute 6
Feedback on policy proposal for dedicated revenue
September 19, 2018, 10:45-12:00 pm
Arrowwood Resort, Alexandria MN

What are the housing priorities for your community?

New Ulm, Gaylord (Sarah's Team)
* Housing and community space for active seniors
* Serving residents up to 120% of AMI (lack of inventory, maintenance/preservation needs for this housing stock, cost-burden for this income level)

West Central CAC: Elbow Lake, Todd County, Alexandria (Jill's Team)
* Funding to serve small rural communities
* Homeownership subsidy for 50% AMI/Income (examples: value gap, affordability gap)
* Other issues: Emergency housing, affordable housing, available Safe, Quality, Affordable rentals

Swift, Meeker, Kandiyohi, Yellow Medicine/Chippewa, and Lac Qui Parle Counties (Cherre's team)
* Funding for small rural Minnesota communities (need to examine MN data; rural communities in MN have low income, low population, low rents)
* Market rate workforce housing, including homes with 3-5 bedrooms
* Senior housing (one-level options, funding for maintenance and rehab)
* $$ for supportive housing (even more expensive to provide this in rural communities)

Unique issues:
* More expensive to provide supportive housing in rural areas, including more expensive to travel
* Could extra "points" be awarded for very small communities
* Housing in rural communities costs more, there are fewer potential business and organizational partners, and these communities have less capacity to work on housing needs and development projects
* Funding streams today have too much red tape for small communities; makes the funding not usable for the needs of small rural communities

Feedback on priorities:
• Prioritized low to very low income households (30-50% AMI)
• Prioritized rental assistance, including project based
• Prioritized reducing racial disparities
• Local needs and community based priorities a consistent theme
• Emphasized the need for balance (between rental assistance and production, serving lowest income and the full housing continuum)

Groups liked #4 & 5 best (need for balance, local needs)
  * Local communities understand needs best
  * Need to balance a continuum of options
  * If allowed flexibility on how to use $$, could work with a checklist of parameters, such as prioritizing very low and extremely low income
  * Example: really hard to find $$ for rehab, which is a big need in rural communities (or the loan parameters are too restrictive)