

# Multi-Family Roundtable

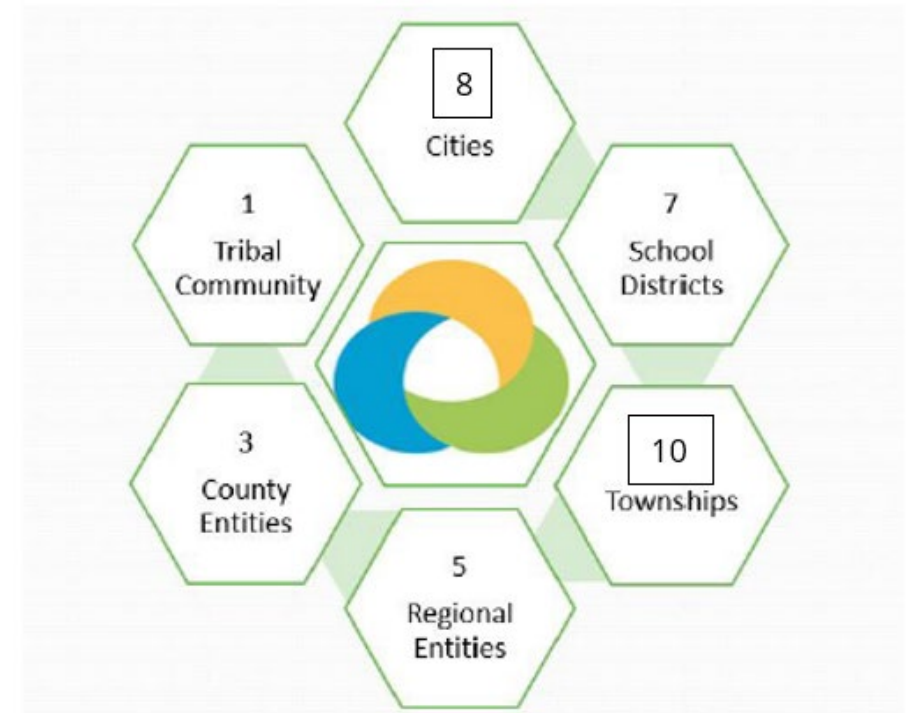
The background image shows a long, curved multi-story apartment building with a mix of brick and dark siding. It has many windows and small balconies. In front of the building is a grassy area and a body of water. The building and the grass are reflected in the water. Tall reeds and other aquatic plants are in the foreground, partially obscuring the water's surface.

# Agenda

- Welcome and Introductions
- Senator Lindsey Port remarks
- Scott County Overview
- MN Housing
- Partner and Developer updates

# Working Smarter Together

- The Scott County Association for Leadership and Efficiency (SCALE) was formed in 2003 to encourage greater efficiencies and leadership in public service through enhanced communication, collaboration of services, and sharing of resources.
- SCALE Technical Team meets monthly to discuss topics relating to land use, economic development and transportation.



# Senator Lindsey Port

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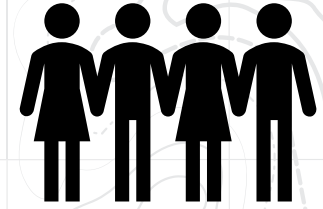




A photograph of a playground with several children playing on a slide. The image is covered with a semi-transparent green filter. The text "Scott County demographics" is overlaid in white.

# Scott County demographics

# Demographics - Scott County



9th largest county of  
87

2nd fastest growth  
in the state 2010-  
2022

Younger median age  
than MN (37 yrs. vs  
38.3 yrs.)

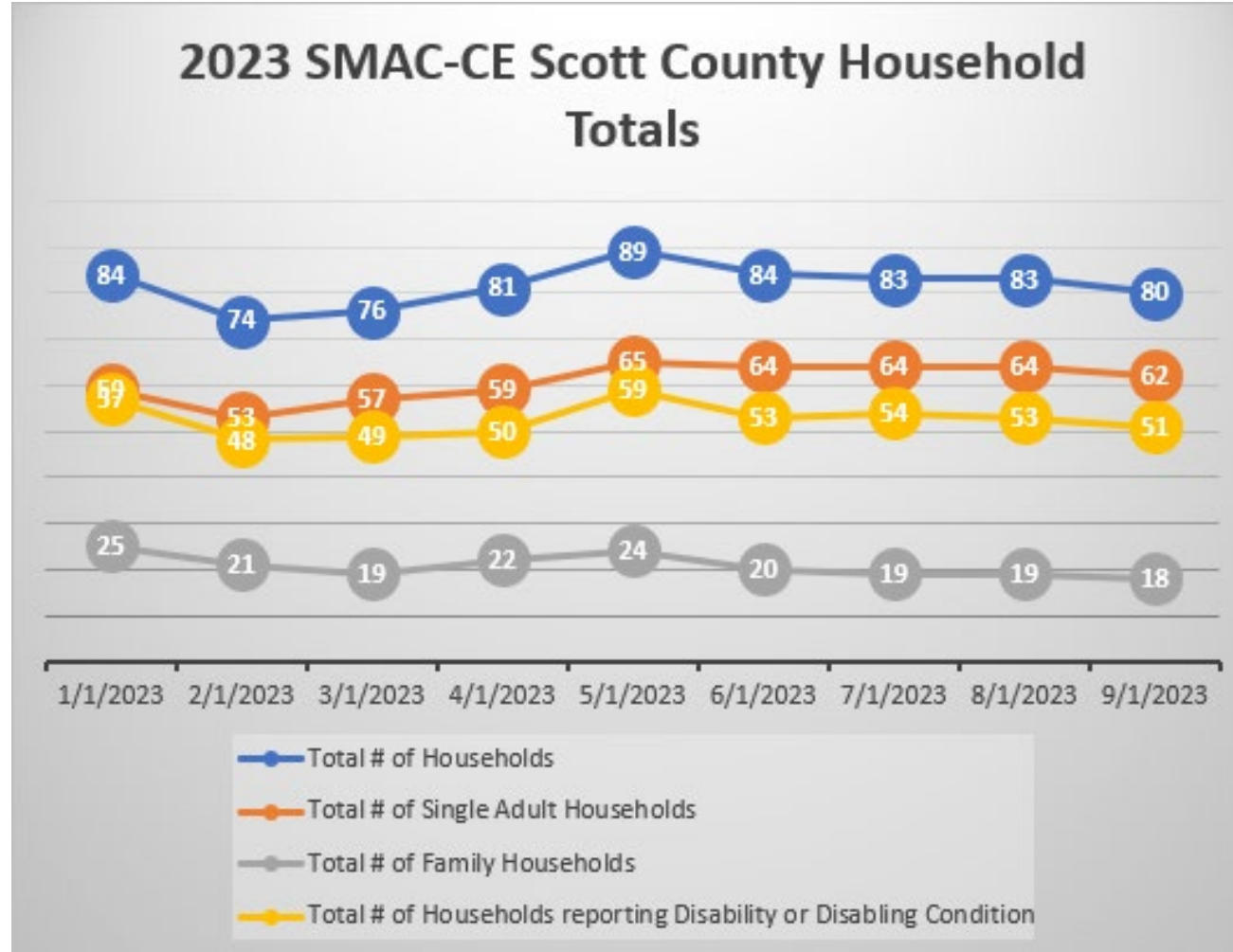
Smaller % of people  
65+ than MN

Net in-migration  
and natural growth  
both increased

Becoming more  
racially diverse  
+16.4% vs. +7.4% in  
MN

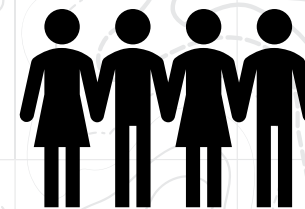
Projected  
population increase  
10.5% to 176,497  
vs. 4.5% in MN

# Demographics - Scott County



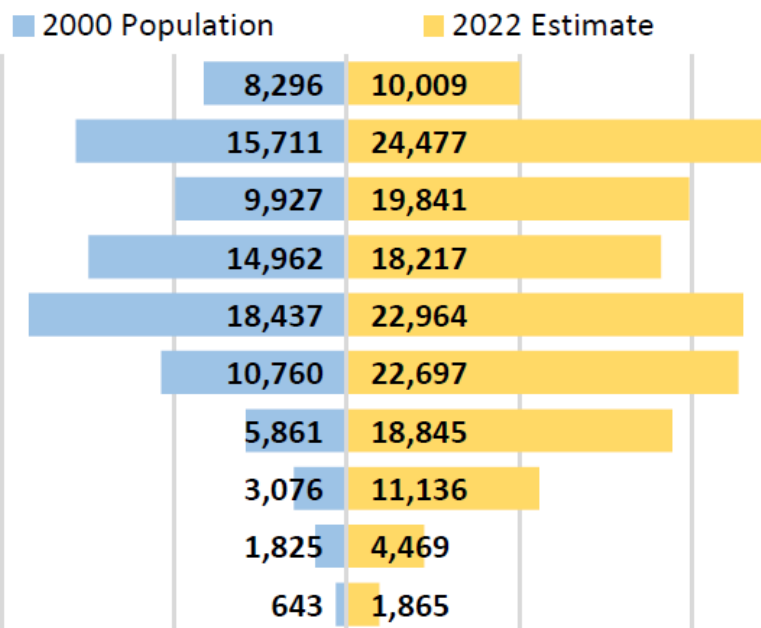


# Demographics - Scott County



- Population: 154,520  24,592 18.9% increase 2010-2022

Population Pyramid, 2000-2022



	% increase
Under 5 years	21%
5-14 years	56%
15-24 years	100%
25-34 years	22%
35-44 years	25%
45-54 years	111%
55-64 years	222%
65-74 years	262%
75-84 years	145%
85 years & over	190%



# Housing Costs

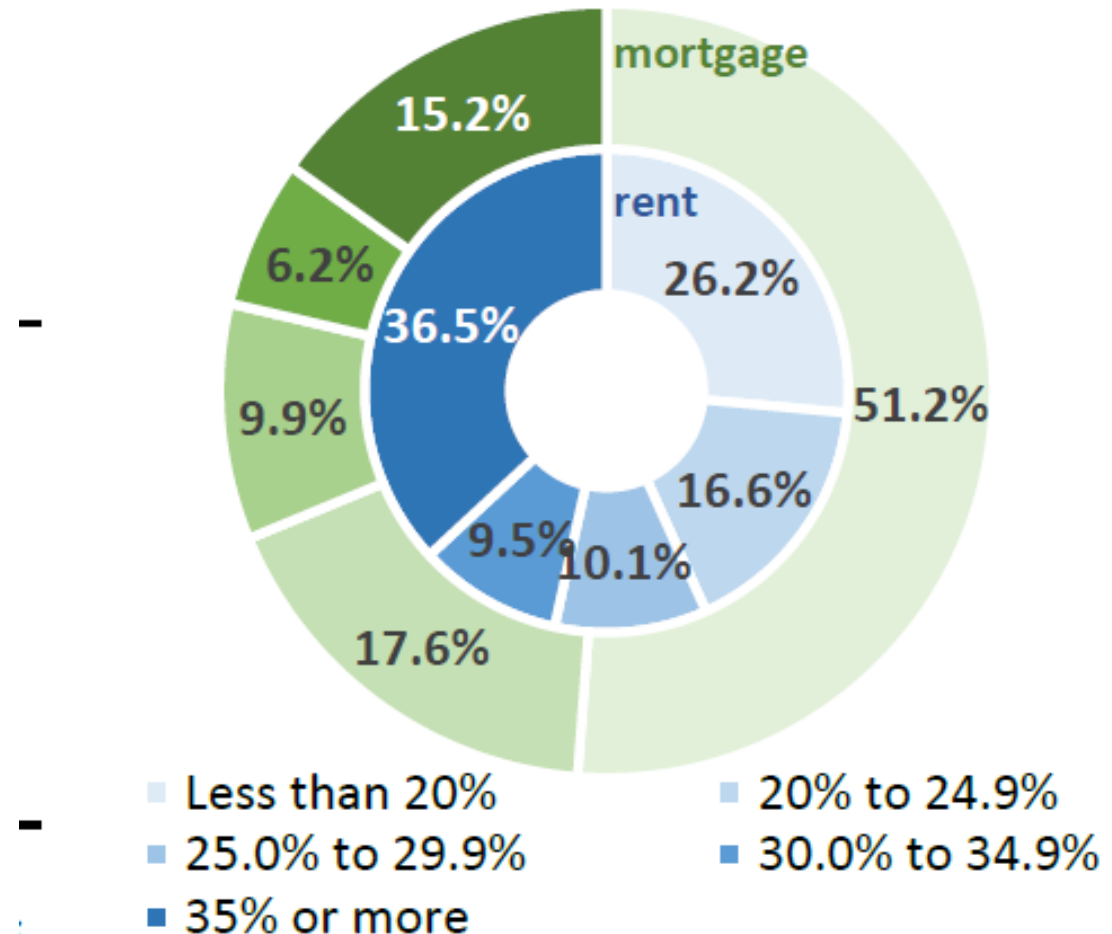
Median **monthly owner costs**, owner-occupied units with a mortgage:

- \$2023 Scott Co.
- MN \$1,682
- 21.4% of households, with a mortgage, spend 30%+ on housing.

Median **monthly rent** costs:

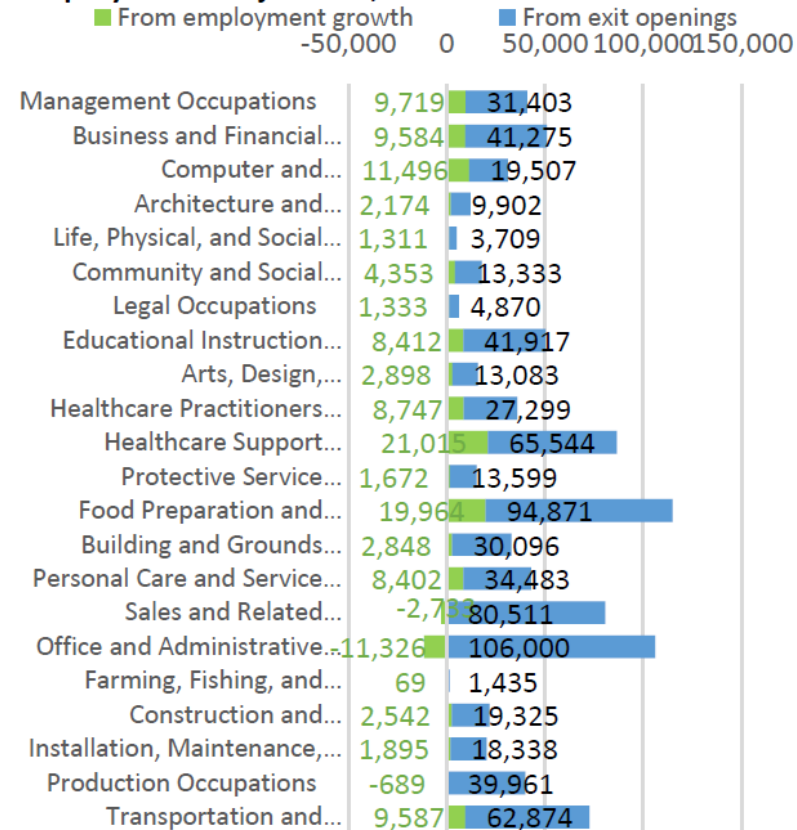
- \$1,282 Scott Co.
- MN \$1081
- 46.1% of renters spend 30%+ on rent

Figure 13. Housing Costs as a Percentage of Income, 2021



# Job Growth & Industry Employment

**Figure 15. Regional Occupational Employment Projections, 2020-2030**



**Table 13. Twin Cities Occupations in Demand, 2022**

Less than High School	High School or Equivalent	Some College or Assoc. Deg.	Bachelor's Degree or Higher
Retail Salespersons \$29,563/yr	Nursing Assistants \$40,252/yr	Registered Nurses \$88,275/yr	Software Developers and Software Quality Assurance Analysts and \$109,686/yr
Fast Food and Counter Workers \$27,050/yr	Licensed Practical and Licensed Vocational Nurses \$53,226/yr	Clinical Laboratory Technologists and Technicians \$57,392/yr	General and Operations Managers \$116,335/yr
Home Health and Personal Care Aides \$30,550/yr	Machinists \$56,280/yr	Dental Hygienists \$79,288/yr	Project Management Specialists and Business Operations \$75,918/yr
Customer Service Representatives \$43,930/yr	Computer User Support Specialists \$58,065/yr	Paralegals and Legal Assistants \$61,136/yr	Accountants and Auditors \$72,999/yr
Cashiers \$28,148/yr	Automotive Service Technicians and Mechanics \$49,969/yr	Radiologic Technologists and Technicians \$72,244/yr	Management Analysts \$90,051/yr
First-Line Supervisors of Retail Sales Workers \$50,220/yr	Medical Assistants \$46,355/yr	Veterinary Technologists and Technicians \$38,974/yr	Computer Systems Analysts \$100,128/yr
Janitors and Cleaners, Except Maids and \$33,643/yr	Electricians \$76,105/yr	Computer Network Support Specialists \$70,174/yr	Market Research Analysts and Marketing Specialists \$76,791/yr
First-Line Supervisors of Food Preparation and \$42,227/yr	Hairdressers, Hairstylists, and Cosmetologists \$29,969/yr	Industrial Engineering Technologists and Technicians \$59,129/yr	Financial Managers \$136,310/yr
Heavy and Tractor-Trailer Truck Drivers \$53,619/yr	Industrial Machinery Mechanics \$63,713/yr	Web Developers and Digital Interface Designers \$81,675/yr	Substance abuse, behavioral disorder, and mental health \$53,558/yr
Stockers and Order Fillers \$32,737/yr	Dental Assistants \$59,028/yr	Surgical Technologists \$65,054/yr	Human Resources Specialists \$69,201/yr

# Cost of Living Scott County

- Scott County requires an hourly rate of:
  - \$17.61 for a single person living alone
  - \$20.55 for a typical family with two adults and one child

Table 9. Basic Needs Cost of Living Estimates, 2022									
Single Adult, 0 children	Single Yearly Cost of Living	Hourly Wage Required	Monthly Costs						
			Child Care	Food	Health Care	Housing	Transportation	Other	Taxes
Scott Co.	\$36,622	\$17.61	\$0	\$354	\$161	\$1,066	\$659	\$389	\$423
State of Minnesota	\$33,708	\$16.21	\$0	\$359	\$157	\$903	\$663	\$345	\$382
Typical Family: 2 Adults (1 working full-time, 1 part-time), 1 child	Family Yearly Cost of Living	Hourly Wage Required	Monthly Costs						
			Child Care	Food	Health Care	Housing	Transportation	Other	Taxes
Scott Co.	\$64,105	\$20.55	\$561	\$809	\$575	\$1,348	\$768	\$590	\$691
State of Minnesota	\$60,540	\$19.40	\$579	\$822	\$561	\$1,151	\$772	\$540	\$620

*Source: DEED Cost of Living tool*

# Comprehensive Housing Study

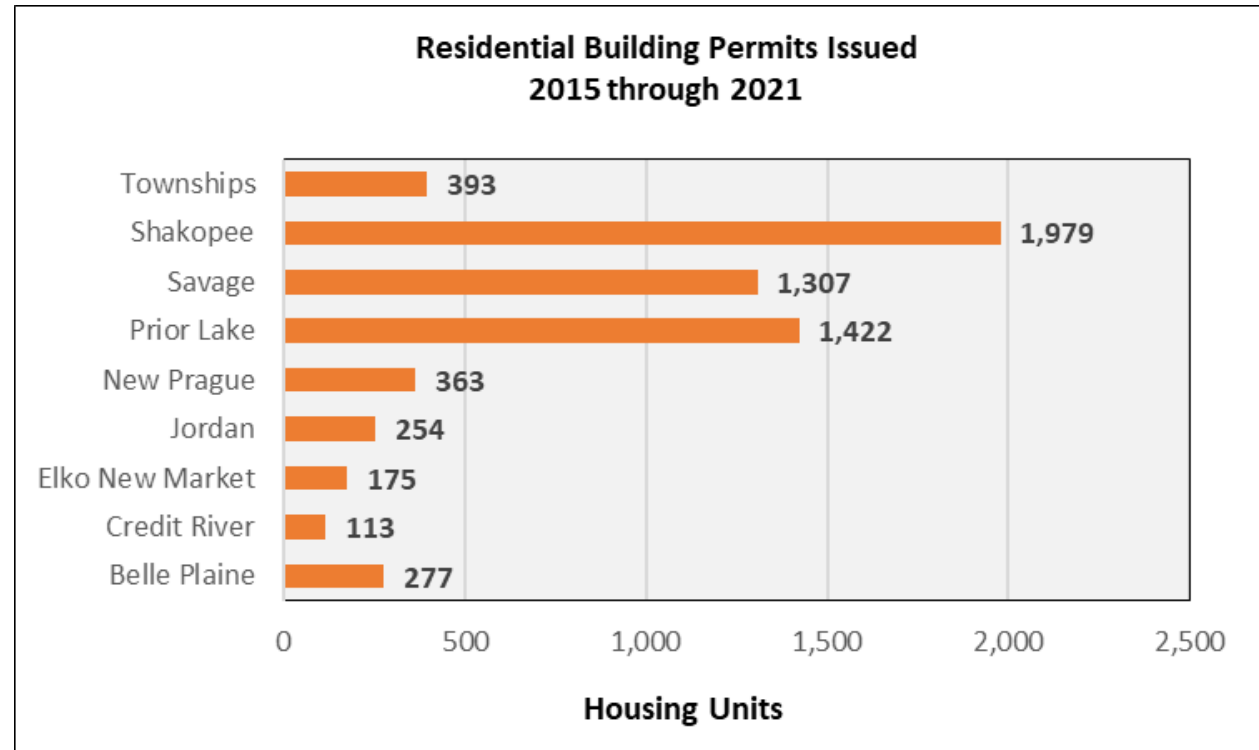
- Commissioned by the CDA and SCALE partners
- Previous study completed in 2016
- Data collected for 2022 study in 3<sup>rd</sup> and 4<sup>th</sup> quarters of 2021
- Full report completed in June 2022



# Housing Starts

## New Construction Activity

- 6,283 housing units constructed in Scott Co. (2015 through 2021)



# Affordable Homes – Workforce Housing



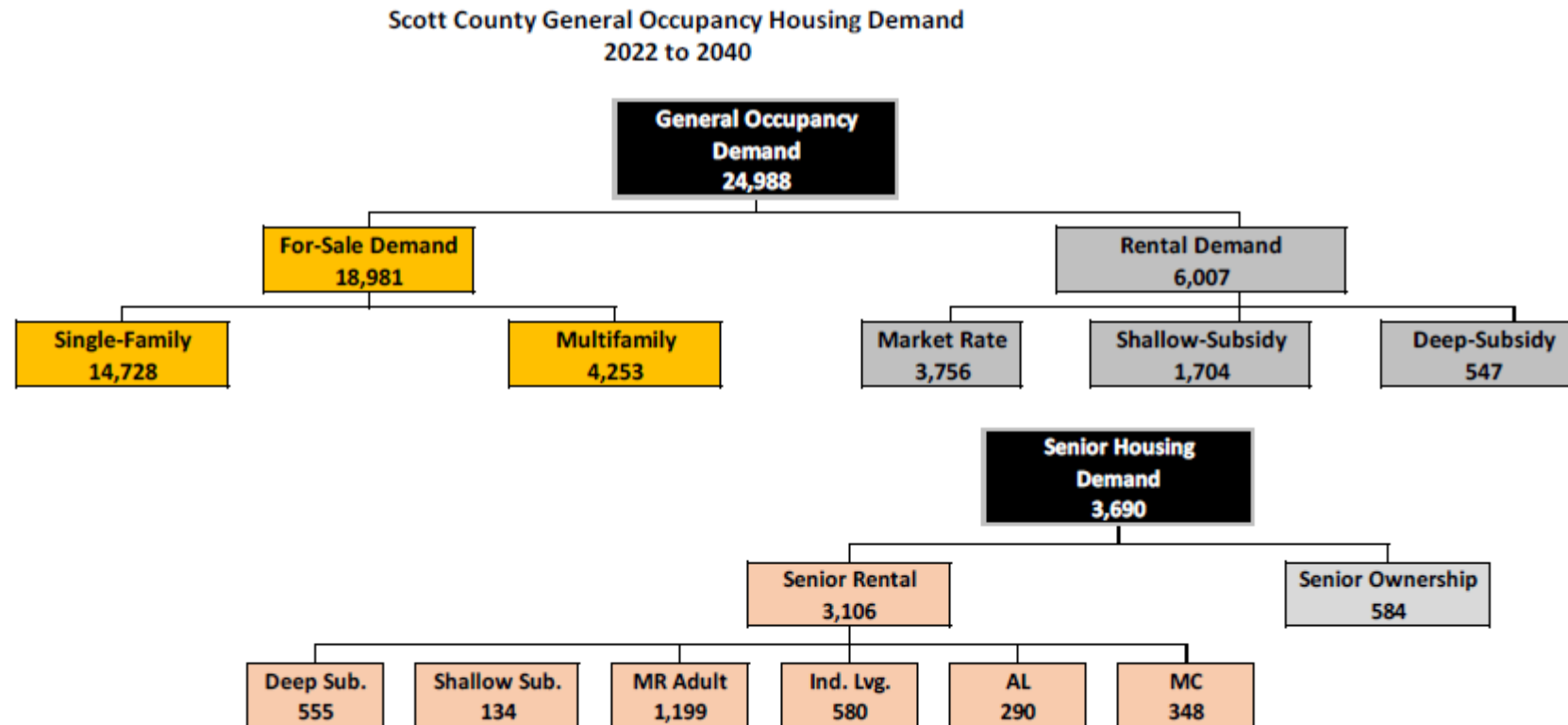
## Making Progress in meeting Housing Demand

- Demand for 626 units between 2017-2025
- 369 units built and opened

			Total Units	Deep Subsidy Homeless	Deep Subsidy Disability
Pike Lake Marsh	Prior Lake	2017	68	4	N/A
Louisiana Lofts	Savage	2019	54	4	4
Pineview Townhomes	Jordan	2019	6	N/A	N/A
Sarazin Flats – I	Shakopee	2019	57	4	4
Sarazin Flats – II	Shakopee	2020	48	4	4
The Willows	Shakopee	2020	60	7	6
Belle Court Apartments	Belle Plaine	2020	15	0	0
Core Crossings	Shakopee	2022	61	8	4
Prairie Pointe	Shakopee	2022 Tax Credit award	42		

# Housing Demand Summary

## Scott/Le Sueur County (part) General Occupancy Housing Demand Summary – 2022 to 2040



# CDA INVEST Program



- **INVEST Program** provides investment for new construction or preservation of affordable workforce rental housing in Scott County
- Source of gap financing to leverage additional public and private funds
- Competitive criteria
- Awards made in July as funds are available





# MN Housing Overview



# Partner updates

# + City and Tribal updates +

- Multifamily Development activity
- Land zoned for multifamily housing

# Scott County updates

## Scott County Housing Department

- Convenes Partners
- Contract Oversight
- Continuum of Care Involvement

## Heading Home Scott-Carver

- Homelessness Prevention-oriented
- Community Meetings with Service Providers
- Opportunities for Connections
- Development Engagement (CoC Support)
- Connections for Equitable Development



An architectural rendering of a modern, multi-story building with a dark brown roof and large windows. The building is surrounded by lush green trees and a paved courtyard area. The text "Developer updates" is overlaid in white on the lower left portion of the image.

# Developer updates

# Developer input

- Opportunities
- Trends

# Thank you!

- Thank you for attending! For further questions or comments please reach out to the CDA staff:
- Jo Foust, Business and Community Development Director  
[jfoust@scottcda.org](mailto:jfoust@scottcda.org)
- Linda Janovsky, Assistant to the Executive Director  
[ljanovsky@scottcda.org](mailto:ljanovsky@scottcda.org)
- Julie Siegert, Executive Director [jsiegert@scottcda.org](mailto:jsiegert@scottcda.org)

## VISION

Pursue opportunities for economic growth, develop pathways for residents to have affordable homes, and co-operate with communities to design achievable goals that support all people's lives.

## OUR VALUES



### COLLABORATIVE

Demonstrate empathy and honesty to create open relationships.



### EQUITABLE

Understand and implement strategies that demonstrate fairness to all people.



### INVENTIVE

Resourcefully approach evolving needs with fresh ideas.



### ATTENTIVE

Observe and activate solutions with communities.

[www.scottcda.org](http://www.scottcda.org)

