

Scott County Housing Needs & Commercial/Industrial Market Study
Virtual Conference (1/14/26) and Submitted Q &A

1. Community and Stakeholder Engagement

Question:

What level and type of community and stakeholder engagement is envisioned for the Commercial and Industrial Study?

Response:

Per page 6 F. Proposers must engage directly with relevant community representatives, brokers, developers, public agencies, and other applicable stakeholders as part of their research and due diligence.

Per page 8 B. 3. Interview key stakeholders in each submarket, including cities and townships, regarding housing conditions, economic influences, recent trends, and other factors affecting the local housing market.

Per page 11A. 9. Examine business development activity trends in the County across retail, office, and industrial uses, including reasons businesses choose to locate in Scott County, based on interviews with public and private sector stakeholders.

2. Definition of Workforce Housing

Question:

How is "workforce housing" being defined for the purposes of this study?

Response: Housing that is income-restricted to households earning between 50% and 80% AMI. Also referred to as moderate-income housing.

3. Budget Expectations – Overall and by Study

Question:

What is the anticipated budget range for the two studies, and should the cost proposal be broken out by individual study?

Response: The Scott County CDA and SCALE have a budget of \$70,000. This includes completion of both studies. Proposers may include itemized or per study rates or one combined cost.

4. Target Budget Guidance

Question:

Is there a target budget or budget range for the studies that can be shared with proposers?

Response: The Scott County CDA and SCALE have a budget of \$70,000. This includes completion of both studies. Proposers may include itemized or per study rates or one combined cost.

5. AMI Breakout for Housing Demand

Question:

The RFP requests a breakout of housing demand by income level (e.g., 30%, 50%, 60% AMI).

Should this analysis apply to both owner-occupied and rental housing, or primarily to rental housing?

Response:

The analysis should include rental housing at the 30%, 50%, 60%, and 80% AMI levels. The Scott County CDA operates a Community Land Trust for first-time homebuyers earning between 60% and 80% AMI, so an analysis of homeownership at these income levels should also be included.

6. Selection Criteria

Question:

What criteria will be used in the selection process, and will cost be a factor in the evaluation?

Response: The following Selection Criteria will be included: 1. Qualifications of Firm: Relevant experience and expertise. 2. Experience on Similar Projects: Past projects of the firm and assigned personnel. 3. Available Resources: Analytical tools, personnel, and methodologies. 4. Professional References: Names and contact information for references. Cost is a factor along with these criteria.

Housing Needs Analysis

1. What data in the report needs to be projected out to 2050? For example, we would typically project population and households for each community/township out to 2050 in addition to employment projections to 2050.

Response: The following should be projected to 2025: Population growth, Household growth, Population age distribution, and Employment growth for Scott County.

2. Other demographic data would be projected out to 2040. Is that acceptable?

Response: Yes, that is acceptable.

3. For Demand, we can project demand out to 2050 generally, but for the individual income categories such as 30%, 50%, 60% AMI, etc., would projecting out to 2040 be acceptable?

Response: Yes, that is acceptable. We would like the summary of the demand summary to be similar to 2022 Scott County Housing Study.

Commercial and Industrial Analysis

1. Employment and Demand would be projected out to 2050, but the analysis would be primarily focused on recent absorption, construction, land availability for development. Is this acceptable?

Response: We would like a summary of the Commercial/Industrial Demand in 10-year increments, by submarket, similar to Table E-1, page 189 of the Scott County Commercial/Industrial Demand Summary for Scott County -2022 Study.

General:

1. What is the total combined budget for the two analyses?

Response: \$70,000

2. Are there any other items or options that the CDA would like to have included in each of the analyses?

Response: If you have suggestions or recommendations, please feel free to propose additional items.