



# Welcome

our MICAH Northeast Policy  
Breakfast Meeting will begin at 8am

Please enter your name in the chat, along  
with any congregation, organizational  
affiliation, or elected office

<https://www.micah.org/donate>



# Welcome to the MICAHA Northeast Chapter 2024 Policy Breakfast

Welcome and Land Acknowledgement:

Janet Urbanowicz,  
White Bear Unitarian Universalist





# MICAH Northeast Chapter 2024 Legislative Breakfast

## **Faith Reflection:**




Rev. Peter Westin Miller, Trinity Lutheran

## **Introduction to MICAH:**

Janet Urbanowicz, White Bear Unitarian Universalist



# Building on Success:

-  What has been done,
-  What will be done, and
-  What should be done?





# Washington County

Stories from Some of our Neighbors Experiencing Homelessness

Video available at:

<https://www.youtube.com/watch?v=hAoeLhHeQ8Y>



# Washington County Emergency Housing Services Building

Gary Kriesel  
Commissioner  
Washington County Board



# Stillwater Housing Initiatives

Larry Odebrecht  
City Council  
Stillwater





# AFFORDABLE HOUSING IN STILLWATER

MICAH NE  
DISCUSSION  
JANUARY  
2024





### Formation of a Specialized Team on Affordability

**Approach:** Bring together a diverse group of citizens to address housing affordability in Stillwater.



### Timing of Launch

January 2024, with the support of the City Council.



### Staff Involvement

Larry to Lead the group.  
We have the support of staff, including our Community Development Director.



### Communication & Decision Making

No decision-making power afforded to teamwork ends in a recommendation to the council.

**Goal:** Provide recommendations to the county on how we'd want to leverage state/federal resources and provide recommended ordinance changes (aligned with Community Development, Planning, and City Attorney).

## ASSEMBLE A BALANCED TEAM THAT TRANSCENDS POLITICAL PRECONCEPTIONS.

### Challenge:

- Engaging individuals across the political spectrum.
- Facilitating understanding beyond initial biases.

### Approach:

- Enhance outreach strategies.
- Focus on common goals and shared benefits.

### Commitment:

- Ensuring respectful and inclusive dialogue.
- Prioritizing community progress over politics.



We need to work on our message to connect with **EVERYONE** in the city.

# THE CHALLENGE

**Hard Fact from the Comp Plan (page 4-6):** A considerable 51% of households earning 30% of Area Median Income can only access less than 4% of available homes. It's a limited portion of our housing stock that's truly affordable for them.



**Limited Choices:** Low-income community members, face limited housing options.



**Displacement Risk:** Lack of affordable homes increase the risk of residents getting displaced.



**Economic Impact:** High housing costs reduce spending on other essentials, affecting local businesses and Stillwater's economic growth.



**Superheros:** Sadly, this problem affects some key resident: Police, Fire, Teachers, etc.

## THE CHALLENGE



- We have a total of 7,958 housing units in Stillwater.
- Out of these, just 299 units, or 3.76%, cater to those earning up to 30% of AMI.
- For those earning between 31% and 50% of AMI, 726 units or 9.12% become accessible.
- A near majority, 3,834 units (48%), are within reach for residents earning between 51% and 80% of AMI.

# DEFINITIONS & AFFORDABILITY THRESHOLDS

**Affordable Housing:** A household spends no more than 30% of their income on housing.

**AMI (Area Median Income):** A metric used to determine income thresholds for housing affordability.

## 2023 Affordability Thresholds and Data (Metropolitan Council) based of AMI of \$98k (family) \$50k (individual):

# of Bedrooms for Rent	30% AMI	50% AMI	60% AMI	80% AMI	Family Income Level		Affordable Home Ownership Price	
					80% AMI	60% AMI	50% AMI	30% AMI
Efficiency	\$652	\$1,087	\$1,304	\$1,739				
1 Bedroom	\$699	\$1,165	\$1,398	\$1,864				
2 Bedroom	\$838	\$1,397	\$1,676	\$2,235				
3 Bedroom	\$969	\$1,615	\$1,938	\$2,584				
4 Bedroom	\$1,080	\$1,801	\$2,161	\$2,883				
					Affordable Housing Need Allocation Units (2040 Comprehensive Plan)		Units Needed	
					At or below 30% AMI		117	
					31% to 50% AMI		80	
					51% to 80% AMI		30	
					<b>Total</b>		<b>227</b>	

# 2040 COMPREHENSIVE PLAN: HOUSING DIRECTION

## DERIVED FROM THE HOUSING CHAPTER (PAGES 4-13 & 4-14)



**Housing Action Plan Development:** Initiate a housing action plan by 2022 to comprehensively address housing challenges.



**Critical Housing Issue Analysis:** Deep dive to understand pressing housing matters and create strategies to tackle them.



**City Area Designations:** Specify regions within the city for housing upliftment while preserving naturally occurring affordable housing.



**Housing Needs Assessment:** Execute thorough surveys to pinpoint and address housing necessities.



**Housing Affordability Programs:** Set up housing initiatives and tools. Assess the financial implications of diverse regulatory provisions to ensure affordability.



**Cost and Savings Relationship:** Strive to discern the correlation between initial capital expenses and subsequent operational savings.



- **Financial Boost:** State legislators recently enhanced Minnesota Housing with a notable **\$1 billion** in addition to its regular \$190 million biennial budget. This initiative aims to aid more Minnesotans in securing affordable housing.
- **Programs Overview:** This [analysis](#) from the League offers a comprehensive list of housing schemes on pages 19 and beyond. While many of these programs require developer participation, some can directly benefit city-led housing projects.
- **Highlighted Avenues:**
  - **Local Affordable Housing Aid:** An initiative aimed at supporting local housing efforts.
  - **Local Housing Trust Fund Matching Grants:** Opportunities for Stillwater to establish its Local Housing Trust Fund.
  - **Community Stabilization:** Ensuring stable and thriving communities through sustainable housing initiatives.
- **Recommendation from LMC:** The legislature setting aside a significant funds but not yet disbursing the funds, the LMC recommends that Stillwater takes proactive steps to prepare and maximize potential benefits.
- **Next Steps:** Consultation with LMC's Intergovernmental Relations Team, to shape and lead housing discussions in Stillwater.

# OUR CURRENT WORK: INITIATIVES & ACHIEVEMENTS

## ADUs ✓

**Achieved:** Amended city code to accommodate Accessible Dwelling Units.

**Objective:** Ensure housing aligns with the requirements of individuals with physical challenges.

## Transitional Housing Solutions (in progress) ✓

**Ongoing:** Exploring the establishment of an emergency housing facility near the County Government Center.

**Collaboration:** Actively working with Washington County to devise innovative solutions.

## Housing and Education

**Proposed:** Exploring collaboration with Stillwater Area High School.

**Vision:** Acquire properties through the Economic Development Authority, offering students the opportunity to renovate them.

## Potential Code Revisions for Density and Affordable Housing

**Possible Focus:** Undertaking modifications to the city's code to boost housing density.

**Strategy:** Support housing projects that reserve units for those with lower incomes via incentives

**Note:** Zoning updates on the horizon for next year.

## Bolstering Transportation ✓

**Accomplished:** Spearheaded the Connector Loop bus route, enhancing the city's connectivity.

**Function:** Links housing communities with essential establishments.

**Impact:** Provides a vital transportation mode for individuals lacking personal vehicles, ensuring they can access necessary services.





## Leading the Charge

**Role:** I'll be at the forefront, facilitating co-creation sessions.

**Support:** Our Community Development team will provide crucial backing.



## Model Inspiration

**Reference:** Drawing from the successful Energy Action Team framework.

**Proven Success:** The Energy In Action initiative showcases the efficacy of community-driven models.



## Defining the Guardrails

**Staff Time Value:** Recognize the significance of staff's time and strive to optimize it.

**Fiscal Constraints:** Understand the city's budgetary limitations - city funds are limited.



## Our Strategy

**Empowerment:** Empower the community, providing them autonomy from defining the purpose to deciding on tactics.

**Facilitation:** I will guide these sessions, ensuring alignment with our guardrails while fostering creativity and innovation.

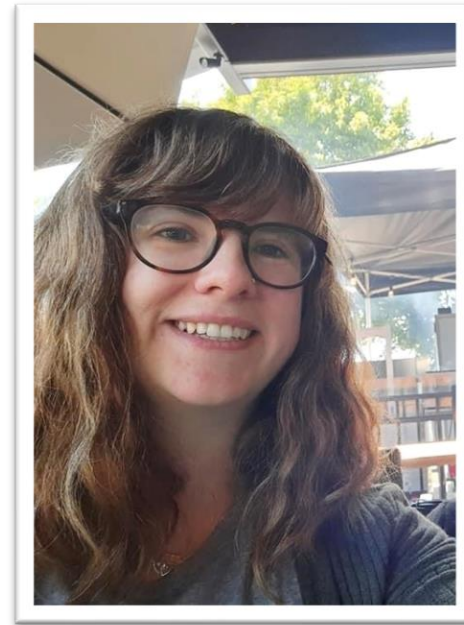
RECOMMENDED APPROACH: CO-CREATION WITH CITIZENS



THANK YOU

# Washington County Emergency Housing Services Building

Amy Blair  
Housing and Homeless Manager  
Washington County







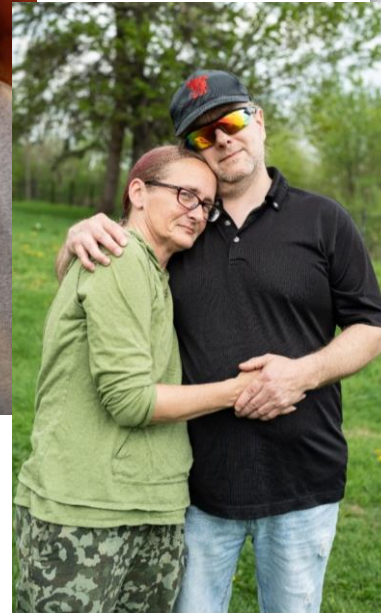
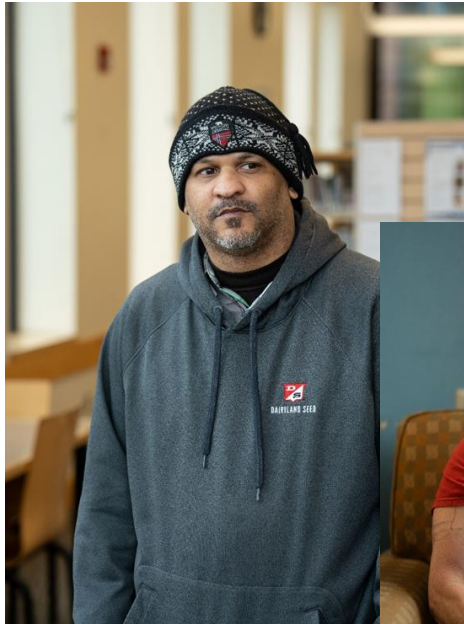
# Emergency Housing Services Building

January 26, 2024

Washington  
County



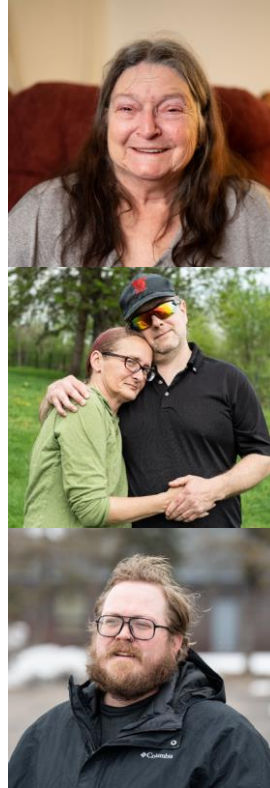
# Stories from Our Neighbors Experiencing Homelessness



# Feedback from People Experiencing Homelessness

- Reasons to not use traditional shelters:

- No privacy
- Feel unsafe
- Unable to have visitors and maintain informal supports
- Threats and experience violence
- No pets
- No space to securely store possessions



- Design Considerations:

- Individual rooms (non-congregate)
- Private bathrooms
- Space for storage of possessions
- Lots of light
- Private spaces to be with family and friends
- Quiet/meditation space
- Outdoor space to socialize

# EHSB Program Details



Adults (18+) without children



Wraparound services, including transportation



Commercial kitchen on site to provide meals and snacks



Computer lab, large gathering space, meditation/quiet room



ADA accessible, elevator



County-owned, contracted service provider

# Exterior Elevations



**Option 1 – Gabled Roof**



**Option 2 – Hipped Roof**



# How does Washington County compare?

Despite the increase in emergency housing capacity for individuals post-pandemic, Washington County remains behind in capacity for individuals when compared to other Minnesota counties.

*Permanent emergency housing capacity for adults without children*






As a response, Washington County has committed county-owned property on the County Government Center campus in Stillwater and allocated \$7 million for building construction; **\$5 million is still needed to construct in 2024.**

# More Information

- County Website:  
<https://co.washington.mn.us/EHSB>
- County Email:  
[EmergencyHousing@co.washington.mn.us](mailto:EmergencyHousing@co.washington.mn.us)
- CDA contact – Kristen Scobie
  - [KristenS@washingtoncountycda.org](mailto:KristenS@washingtoncountycda.org)
- [Video: Stories from Our Neighbors Experiencing Homelessness](#)






# State Legislators *(3 minutes)*

-  What has been done,
-  What will be done, and
-  What should be done?






## County Board and Staff *(3 minutes)*

-  What has been done,
-  What will be done, and
-  What should be done?



# City Elected and Staff *(3 minutes)*

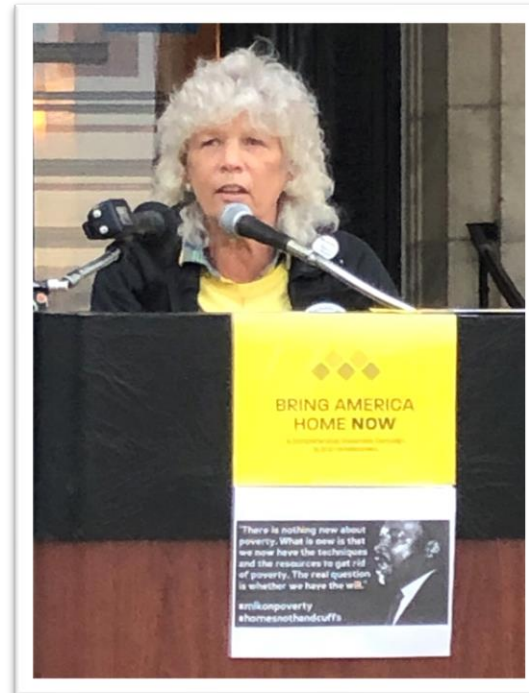
-  What has been done,
-  What will be done, and
-  What should be done?





# 2024 MICAHA Policy Agenda

Sue Watlov Phillips  
MICAHA Executive Director



## MICAH's 2024 Policy Priorities: Local & State Level

1. Ensure the voice and power of people who have experienced homelessness and/or housing crises are at every decision-making table, design, implementation, evaluation of homeless programs, and housing.
2. Work with families impacted by lead paint poisoning to implement the Lead Safe Homes Bill, to protect our children from lead poisoning.
3. Racial Equity and protection of Civil Rights in all Homeless and Housing Programs and support systems.
4. Preserve and create safe, decent, accessible, affordable housing (rental & homeownership) for people with incomes under 30% median income.
5. Support livable incomes for people who are employed, unemployed, and on public assistance.
6. Ensure we are a welcoming community in creating housing opportunities that provide second chances and mercy for those who have struggled with addiction, mental and/or physical health, criminal, and/or rental issues.
7. MICAH will be actively involved with the Homes For All process in developing and implementing the 2024 Session priorities.





## Homes for All's 2023-2024 Policy Agenda:

1. Acquisition and rehab of Naturally Occurring Affordable Housing
2. Funding to build more - Bonding
3. Bring It Home
4. Changes to 4d tax class rate
5. FHPAP for ERA
6. Housing Constitutional Amendment
7. Housing Support Income Modifications
8. Landlord Tenant Law changes
9. Source of Income Protection







Madeleine Hammerlund  
Housing Campaign Organizer



**Constitutional Amendment for Housing**



# OUR FUTURE STARTS AT HOME

## Constitutional Amendment for Housing

Because Minnesotans, no matter what we look like or where we come from, belong in a safe and healthy place to live we can afford.

[@ourhomesmn](https://twitter.com/ourhomesmn)



# What would a **Constitutional Amendment** do?



Address a statewide systemic problem, through a statewide systemic approach



Prevent homelessness and provide pathways to permanent housing



Eliminate regional and racial housing disparities for Minnesota families



# WE'VE DONE IT BEFORE!

## Minnesota's Legacy Amendment approved in 2008

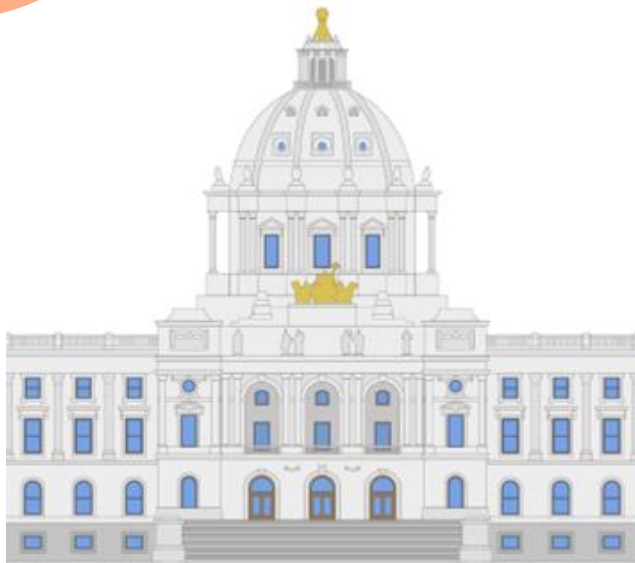
3/8 of 1% of state sales tax dedicated to clean water, arts and culture, outdoor heritage, parks and trails

## Colorado voters approve Prop 123 in 2022

Dedicates \$300+ million annually to affordable housing.



# How We Pass the Minnesota Constitutional Amendment for Housing?



- 1** A bill for the constitutional amendment is introduced in the house and senate.
- 2** 68 MN Representatives and 34 MN Senators vote to approve putting the question on the ballot.
- 3** The proposed amendment becomes a ballot question in the general election.
- 4** A majority of all Minnesotans voting at the election - 50%+1 - vote "Yes!" at the polls.
- 5** **\$400 million is dedicated to housing solutions** each year (once passed).







# Decisions informed by lived experience

Three councils of up to 24 members each, including frontline organizations and those with lived experience, to recommend budget and policy.



# Our Future Starts at Home Coalition Members





# Contact Us



@OurHomesMN



@OurHomesMN



Our Future Starts at Home



info@ourhomesmn.org



www.OurHomesMN.org

We can do it, together. [Endorse today.](#)

Thank you!





“Please support the \$5 Million request for the Washington County Emergency Housing Services Building and support the Homes for All agenda.”

**Senator Lindsey Port**

Chair, Housing and Homelessness Prevention Comm.

651-296-5975

E-mail: [sen.lindsey.port@senate.mn](mailto:sen.lindsey.port@senate.mn)

**Rep. Michael Howard**

Chair Housing Finance and Policy Comm.

651-296-7158

Email: [rep.michael.howard@house.mn.gov](mailto:rep.michael.howard@house.mn.gov)

Sen. Karin Housley	33	651-296-4351
Rep. Patty Anderson	33A	651-296-3018
Rep. Josiah (Joshua) Hill	33B	651-296-4124
Sen. Heather Gustafson	36	651-296-1253
Rep. Elliott Engen	36A	651-296-2365
Rep. Brion Curran	36B	651-296-4342
Sen. John Marty	40	651-296-5645
Rep. Kelly Moller	40A	651-296-0141
Rep. Jamie Becker-Finn	40B	651-296-7153
Sen. Tou Xiong	44	651-296-6820
Rep. Peter Fischer	44A	651-296-5363
Rep. Leon Lille	44B	651-296-1188



# Opportunities for Change:

**Northeast Chapter Meetings – 2<sup>nd</sup> Tuesdays, 8:00am (February 13)**

## **MICAH Policy Breakfasts & Luncheon**

Friday, February 02, 8-9:30a - South Chapter

Friday, February 09, 8-9:30a - Anoka County Chapter

Friday, February 23, 8-9:30a - St. Paul Chapter

Friday, March 01, 8-9:30a - Housing for All Chapter

Monday, March 04, 1:30-3:00p - Mpls Chapter & Freedom from the Streets





# Day on the Hill Events

**MHP Legislative Preview** – Thursday, February 8

8 - 9:30a – Carpenters Union Hall, 730 Olive St, St. Paul, MN 55130

**Start with Home Rally for Affordable Housing** – Tuesday, February 20

1:30-2:30p – MN Capitol Rotunda

Registration: <https://form.jotform.com/233475034588160>

**Mental Health Day on the Hill** - Thursday, March 7

9:30a Briefing, 11:00a Rally – MN Capitol Rotunda

**Homeless Day on the Hill** – Wednesday, March 20

8:00a – gather at Central Presbyterian, 500 Cedar Street, Saint Paul, MN 55101







10:00a – walk to the Capitol

**Second Chance Day on the Hill** – Wednesday, March 20

Registration: <https://mnsecondchance.org/mnscc-doth-2024>



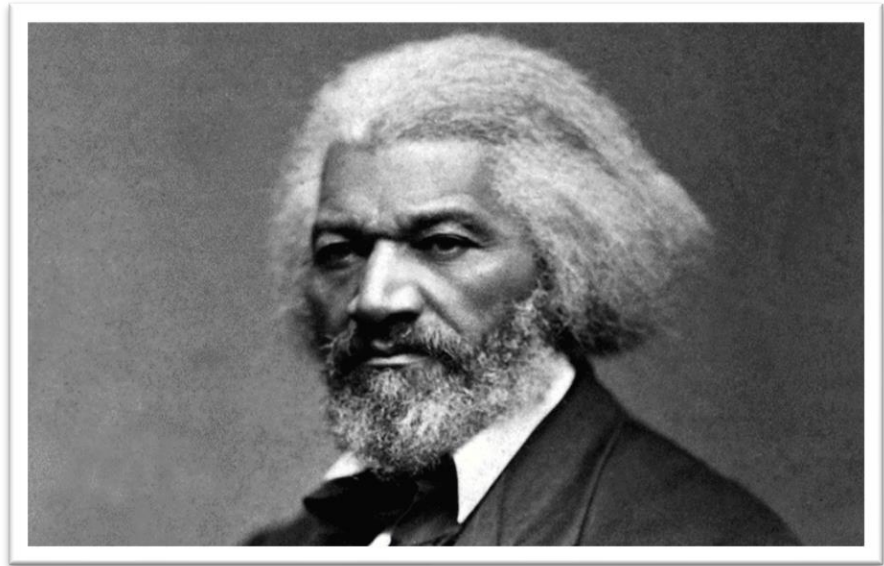
Thank you to our individual, congregational, and organizational members *and*:

-  Hugh J. Andersen Foundation
-  Catholic Campaign for Human Development
-  Opportunity Starts at Home MN
-  MN Dept of Revenue – Tax Credit Program
-  Rooted Philanthropic/Purple People
-  Integrated Community Solutions, Inc



# Faith in Action

The great orator, Frederick Douglass, tells us— **“Power concedes nothing without a demand.”**



We demand all our systems and organizations do what is needed to guarantee everyone, without exception, a safe, decent, accessible, and affordable home.

