

# DRAFT HOUSING RECOMMENDATIONS

## 1. Create More Affordable and Supportive Housing Units

**A. Commit to working with a developer to build at least one permanent supportive housing project (4 units or more) by mid-2023, with others to follow.**

*Supportive housing, as defined for this document, is affordable housing combined with coordinated support services to help those struggling with maintaining permanent housing. Advisory Team members shared experiences and knowledge and made this a high priority. These are four areas of support needed:*

- (a) drug and/or alcohol addiction recovery support
- (b) criminal background history support (one member mentioned NuWay as a good resource: <https://www.nuway.org/>)
- (c) mental health and behavioral health support
- (d) physical disability support

**B. Commit to working with partners to create at least 8 affordable housing units by the end of 2023, with more to follow. Units can be either new construction or upgraded current houses and apartments.**

**C. Create a plan for a small-home/small lot development, with amenities that include green space, transportation options, and walkability (construction to start by 2024).**

**D. Help combat the stigma of affordable and supportive housing in a community.**

- (a) Designate City time and/or funding to collaborate with community partners and provide a unified message to the public about the economic, social, health, and community benefits of these units. Utilize data, along with stories, to show reality versus myths about these types of housing.

**E. Make changes to City zoning rules and practices.**

- (a) Write more flexibility into the City's zoning code related to the number of parking stalls necessary for units/projects. (Not all people need two parking stalls per unit.)
- (b) Use the *Red Wing* median income (\$54,785) instead of the Goodhue County median income (\$66,800) when calculating Tax Increment Financing projects so rents are more affordable.
- (c) Update the language in our current local zoning language (i.e. "half-way house" would become "supportive housing.")

**F. Research and add new local incentive(s) for homeowners, landlords, and developers to build or upgrade units or houses into affordable and supportive housing.**

## **2. Convene Community Partners to Collectively Provide More Education, Resources, and Mediation to Community Members.**

**A. Work with Partners to better provide and promote educational opportunities to landlords, tenants, and potential first-time homebuyers.** This will help build knowledge and stability and prevent eviction and risk of homelessness. Partners include Three Rivers Community Action, the HRA, Goodhue County Health and Human Services, United Way, and others. City could provide financial support and promotional support.

Team identified these areas of need:

- (a) Financial literacy for new renters, landlords, and first-time homebuyers
- (b) Available programs such as the homebuyer's assistance loan program, owner-occupied rehab loans, etc.
- (c) Rights and responsibilities for renters, landlords, and homeowners
- (d) Access to housing assistance for undocumented residents with a Individual Tax Identification Number (ITIN)
- (e) Mediation services and legal aid, especially for tenant-landlord conflicts
- (f) How to expunge an eviction and assistance along the way to get it accomplished
- (g) Anti-discrimination information (such as the Fair Housing Act) and how renters can utilize it and get help
- (h) Anti-discrimination laws and education for the real estate community and landlord community
- (i) Classes for young adults who want to rent. This would help them gain "points" and help give landlords a nudge to be more willing to rent to them.
- (j) Training for landlords on de-escalation

### **B. Convene Partners Like School District Teachers and Youth Outreach Staff to See How Young People Can Learn More About Renting and Homeownership.**

- (a) The High School's Adulting Class is one good start. How can our housing partners help with additional education to our older teens and young adults?

### **C. Write a regular "City Question and Answer" series on housing topics in 2022.**

- (a) Include facts on services, rules, regulations, etc. Also incorporate things for the public like "why is housing an issue?" "why do we need all types of housing?" and "why do some people have trouble getting housing?"
- (b) Share in English and Spanish through traditional and social media

### **3. Decrease Discrimination in Local Housing**

**A. Support local partners to bring in anti-discrimination education and best practices and share with landlords and real estate agents.** This would include a small amount of funding – and time to promote the information.

**B. Increase education to community members on their rights through the Fair Housing Act, the Minnesota Human Rights Act, and others.** This would include staff time to promote the information.

### **4. Provide More Housing Assistance Programs for Undocumented Residents and Close Language Barriers.**

**A. Support HRA in researching and implementing one new potential program for undocumented residents in 2022.**

**B. Use City resources to help housing partners close the language gap in promoting housing programs to residents in 2022.** This includes supporting the HRA in making sure many materials are translated into Spanish.

### **5. Ensure Red Wing's Mobile Home Neighborhoods are the Best They Can Be.**

*Based on the experiences shared by team members, there is a need to look again at Red Wing's two mobile home neighborhoods and see what local government can do and should do to ensure the health of the residents who live there. More time is needed to research and create a plan focused on our mobile home parks.*

**A. Reach out to mobile home residents in Red Wing** to listen to their needs and follow up with opportunities to improve things that are within local government's purview.

**B. Research ways in which local government can ensure the health and safety of the mobile home structures** (inside and out) and the neighborhood structures around them (roads, parks, etc.).

**C. Ensure that local mobile home management companies offer contracts, licenses, and agreements to people in English, Spanish, and other languages as requested.**

### **6. Decrease Homelessness**

**A. Work with partners so Red Wing provides a stable, consistent emergency shelter system.** (Follow action steps in the Plan to Increase Housing Stability and Decrease Homelessness.)

- B. Share emergency shelter information more often and in better ways** so residents know what options are available to them when they are in crisis.
- C. Work with community partners to find storage solutions for people in transition.** Having storage would help people who own things but need to store them short-term while they are finding new housing.