

Hamilton County - Housing Needs Assessment & Strategy

Questions & Answers for the 2021 RFP

Budget:

1. *What was spent by HAND on the 2018 and 2013 iterations of this study?*
2018 - \$25,000
2013 - \$20,000
2. *We were wondering if there was a project budget or not-to-exceed amount that we should target within our submission?*
\$50,000- \$70,000 budget, not to exceed \$70,000.

Scope:

3. *Should the study be more focused on a county rather than municipality level?*
Because municipalities make up the county, the study is at the municipal level and aggregates up to the county level.
4. *Can you provide further information about the Fishers and Noblesville studies that are being completed, namely: What is the timeline for each study? What consulting company(ies) are assisting with the process? Are the scopes of work for these studies public? Have the cities and the consultants agreed to cooperate with another vendor selected to complete the study for HAND?*

More information on these studies can be found here:

Noblesville -

https://www.cityofnoblesville.org/egov/documents/1465923199_30428.pdf

2018 This study was updated in 2021, conducted by Greenstreet. It is in the final review stage.

Fishers -

<https://www.fishers.in.us/DocumentCenter/View/26545/City-of-Fishers-Housing-Needs-Analysis-and-Strategy-RFP?bidId=-->

This was just awarded to Urban Planners and has not begun.

The directors of planning for both Noblesville and Fishers are members of the HC Housing Collaborative and have agreed to cooperate with this study.

5. *How satisfied is HAND with the 2018 study that was completed?*

We are satisfied with the 2018 study, but we are adding more analysis and recommendations for this study.

6. *Does HAND expect compatibility between the 2021 study and the 2018 study in terms of format, methodology, etc.?*

We don't expect compatibility in format or content, although most of the data points should be similar.

7. *Are there specific items from the 2018 study that were more or less helpful, or that perhaps should be given more or less focus in this 2021-2022 study?*

The 2018 study was very data heavy. Although the data was helpful, we are seeking more integration of data into conclusions and recommendations.

The 2018 study also didn't ask for information on specific at-risk populations or fair housing items, which we are including for this study.

We are also trying to identify this year what current policies and practices are influencing the supply of attainable housing for households in the 0%-120% AMI category.

Engagement:

8. *In addition to the Hamilton County Housing Collaborative, will there be a primary point of contact that we'll be working with on the day-to-day work?*

Andrea Davis, Executive Director of HAND, is the day-to-day point of contact.

9. *Does a priority list of desired stakeholders, in addition to employers, to be part of the engagement efforts exist?*

Yes, these lists exist and are:

- i. Hamilton County Housing Collaborative (about 50 members)
- ii. Hamilton County Economic Development Corporation Human Resources Advisory Council & the 21st Century Talent Leadership Team (about 55 people)
- iii. County & Municipal Elected Officials
- iv. We will work with the consultant to assess the best ways to gather information from these groups. We do not expect individual interviews.

10. *Will there be advisory committee meetings in addition to stakeholder meetings?*

A small advisory team of five will meet with the consultant three times:

- i. Beginning of project
- ii. After data collection - crafting public engagement
- iii. Draft report

11. We have found that engagement sessions work best in one format or the other but not having in-person and virtual participants in the same meeting. Do you expect a mix of engagement formats, such as in person and virtual?

We do not want mixed engagement formats but would like at least one option for virtual engagement.

We also want a county-wide survey and have access to MetroQuest for this option.

12. Policies to address disparities may be controversial. To what degree do you want the engagement process to identify these issues and seek consensus. This may include disparities within the region regarding where affordable housing is located.

We are not asking for an engagement process that seeks consensus on these issues. We anticipate identifying these issues in the following ways:

- i. Disparities found in the data
- ii. Feedback during engagement activities
- iii. Survey questions

Data:

13. Will any partner organizations (MPO, Invest Hamilton County, etc.) have access to raw MLS data that could be used for assessing housing market trends by community over time?

We have access to MLS data through our partner MIBOR. We will work with the consultant on the details of getting that information.

14. What depth do you desire in the assessment of current housing stock?

We can work with the consultant on the depth but we want overview data that tells the story of the "state of housing" at the county level.

15. The RFP asks for an assessment of the housing stock. Does the county have electronic parcel data that include information on the housing stock - square footage, type of construction, number of bedrooms, building value, etc.

Hamilton County does have electronic data available and can be downloaded in bulk with the proper requests and approvals. To see the type of data that is available go to: <https://www.hamiltoncounty.in.gov/442/GIS-and-Maps>

16. Are there existing projections for population, employment, or housing that should be included for this analysis, or do you expect the consultant to generate these projections?

We recommend using EMSI data, and we can provide access to this data if needed.

Miscellaneous:

17. *The RFP requests policy recommendations to address the housing needs. To what degree are you looking for innovative policies, or policies that are currently in practice in the state of Indiana?*

We want recommendations on innovative policies that are being used anywhere in the country. If those practices are happening in Indiana, it is great to include them. We do not need a comparison of current Indiana practices.