

HOUSING OREGON'S WORKFORCE INITIATIVE (HOW):

In rural Oregon, affordable workforce housing is in such limited supply that it is creating a crisis for many cities' businesses and critical services.



NEED:

Immediate workforce housing production in smaller, rural cities.

- ❖ **Employers are struggling to hire and retain workforce due to the lack of affordable workforce housing in communities.**
 - **Hospitals, schools, public safety, utilities, administrative, service, hospitality, etc.**
 - **Services are being reduced and compromised.**
 - **Locally owned businesses are closing**
- ❖ **In rural Oregon the option for a nearby, adjacent commute workshed is less and more disparate with little or no public transit available.**
- ❖ **Resources to pay for infrastructure is less robust – fewer housing units, fewer ratepayers and lack of funding opportunities to offset costs for low and moderate-income housing.**

Affordability is critical and an increasing problem in McMinnville

\$58,692

If your household earns....

\$17,600

(30% of MFI)

\$29,350

(50% of MFI)

\$46,950

(80% of MFI)

\$58,700

(100% of MFI)

\$70,400

(120% of MFI)

Then you can afford....

\$450

monthly rent

\$730

monthly rent

OR

\$1,170

monthly rent

OR

\$1,470

monthly rent

OR

\$1,760

monthly rent

OR

**\$53,000-
\$62,000**

home sales price

**\$88,000-
\$102,000**

home sales price

**\$164,000-
\$188,000**

home sales price

**\$205,000-
\$235,000**

home sales price

**\$247,000-
\$282,000**

home sales price



.5 FTE,
earning minimum wage



Food Processor



Healthcare Support



Real Estate Broker



Firefighter

Median Home Sales Price = \$474,000 (July, 2023)

SOLUTION (the HOW):

- 1) Provide stop-gap funding to shovel-ready infrastructure projects that are not able to proceed due to prohibitive infrastructure costs enabling immediate development of new housing units within city limits. (JUMPSTARTS SUPPLY)
- 2) In exchange for the infrastructure funding, the housing developments over 20 units will set aside at least 30% of their housing units for workforce housing, households making 130% of area median household income or less. (GUARANTEES WORKFORCE HOUSING)

THE GIVE AND THE GET SOLUTION: Fund the projects that are ready to proceed but can't due to cost-prohibitive infrastructure by providing the stop-gap funding to get the project moving into construction AND REQUIRE WORKFORCE HOUSING AS PART OF THE PROJECT IN EXCHANGE FOR THE INFRASTRUCTURE GRANT.

THE DETAILS:

- 1) Program available to cities with a population of 50,000 or less.
- 2) Workforce housing units will remain affordable to 130% AMI or less for a minimum of ten years or the grant will need to be paid back to the city.
(Recorded Affordability Certificate on the Property)
- 3) Income will be certified per state and federal regulations by the recipient city or authorized partner. *(City, COG, CAP or HA)*
- 4) Funds would be distributed to the cities through the Department of Administrative Services for immediate deployment.

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THE PROJECTS:

CITY	FUNDING REQUEST	# OF HOUSING UNITS
Amity	\$405,060	36
Burns	\$3,200,000	250
Cave Junction	\$2,350,000	47
Culver	\$600,000	35
Dayton	\$3,729,000	42
Gold Beach	\$1,000,000	35
Madras	\$3,925,000	160
McMinnville	\$2,555,094	318
Newport	\$875,000	90
Toledo	\$3,500,000	30
TOTAL:	\$22,139,154	1,018

**COMMUNITY FOCUSED
INFRASTRUCTURE FUNDING =
WORKFORCE HOUSING**

