

## Homes for All 2018 Policy Agenda Proposal Application

Name of organization: \_\_Workforce Homeownership Minnesota \_\_

Brief description of your proposal:

Workforce Homeownership MN (WHOM) is a community-based, statewide initiative focused on doubling the number of current homeownership opportunities offered to working Minnesotans. A coalition of community-based organizations comprise the WHOM network, including Community Action Programs, Housing Land trusts, Manufactured Housing Cooperatives, Community Development Organizations, and non-profit affordable housing development organizations.

During the 2016 legislative Session, WHOM worked with a bi-partisan group of legislators on a concept that would be capitalized by capturing the annual growth in mortgage registry and deed transfer taxes (estimated a \$6-10 million annually), administered by the MN Housing Finance Agency, and sunseting in 10 years. The Workforce Homeownership Fund - launched with a onetime investment of \$750,000 - demonstrates the support of bi-partisan legislators, state staff, and statewide community-based organizations.

WHOM proposes to double workforce homeownership opportunities through:

- Providing a range of housing solutions to communities statewide who are experiencing a shortage of ownership opportunities for the local workforce,
- Developing new housing to meet the needs of a growing workforce,
- Renovating and preserving the aging housing stock to meet the needs of families,
- Developing vacant or underutilized models such as cooperatives, community land trusts, or contract for deed programs,
- Preserving hundreds of units of manufactured housing statewide that currently don't qualify for public financing of infrastructure,
- Providing homeownership opportunities to working families and traditional underserved populations, including households of color and Hispanic ethnicity and households with disabilities,
- Creating new manufactured housing communities in areas experiencing severe housing shortages,
- Stabilizing and supporting local communities by increasing homeownership opportunities,
- Increasing the opportunity to build capital and to access other economic benefits available to homeowners,
- Increasing business for real estate agents, mortgage lenders and other home purchase industry professionals.

In addition to producing affordable homeownership opportunities for low income, working Minnesotans statewide, WHOM projects a return on investment that includes securing 730 construction jobs, \$3.5 million in state income and sales taxes, \$730,000 in local property taxes, and \$2.9 million in real estate commissions. This proposal would increase funding available to a cost-effective form of affordable housing (according to a recent MHFA grant offering, the per unit subsidy for single family housing is about \$45,000 per unit, while the per unit subsidy for multifamily units is about \$167,000 per unit).

The Workforce Homeownership Fund could be used for the following:

- Acquisition and rehabilitation of existing properties,

- New construction,
- Housing related infrastructure investments,
- Innovative models for single family and multi-family ownership,
- Preservation of existing manufactured housing communities.

Is this a multi-year proposal, or targeted for only one year? \_This project has a 10-year sunset.

What level of support are you requesting from Homes for All: Legislative Agenda or Homes for Endorsement? We seek full endorsement of the Homes for All 2018 Legislative Agenda.

If you are requesting that Homes for All put this item on our Legislative Agenda, will your organization move this proposal forward even without the leadership of Homes for All? Will your organization commit to working on the policy agenda of Homes for All even if your proposal does not make it on the agenda this year?

Yes, we would plan to both support the Homes for All legislative agenda, while also continuing to advance support for the WHOM initiative.

What kind of resources are you able to bring to support advancement of your proposal?

(Example: dedicated lobbyist; community of engaged supporters; effective social media or communications plan; etc.) We will invest in a full-time lobbyist, as well as engaging the lobbying and advocacy support of staff from the Community Land Trust Coalition, NorthCountry Cooperative, Twin Cities Habitat for Humanity, MN Community Action Partnership, and non-profit developers supporting the WHOM initiative.

## Homes for All Policy Proposal Assessment: Core Values Alignment Criteria

<b>Name of Organization:</b> ___Workforce Homeownership Minnesota (WHOM)_____			
<b>Proposal:</b> ___Workforce Homeownership Minnesota 2018_____			
<b>Does this proposal support the continuum of housing and services?</b>	<b>Does this proposal strengthen the connection between housing and services?</b>	<b>Does this proposal reduce barriers/improve access to stable housing?</b>	<b>Does this proposal promote choice in housing?</b>
10 – Will directly and substantially contribute to the housing/services continuum by adding new or expanding/improving existing	10 – Will significantly strengthen existing connection in clearly articulated ways	10 – Will remove an endemic barrier or create a new point of entry for unmet needs or unserved population	10 – Will significantly expand the range of options for those who currently have very few available options
5 – Will somewhat support the housing/services continuum but not substantially	5 – Will create new connection where none is currently	5 – Will help alleviate but not remove barrier, or provide some but not full access to stable housing	5 – Will provide some limited options that do not currently exist
2 – Will have a nearly insignificant impact on the housing/services continuum	2 – Will parallel existing connection but not create new or expand existing connection	2 – May contribute minimal impact on barrier or provide slight improvement in access	2 – May provide insignificant increase in options, or rest on the assumption of free choice in market
0 – Will have no impact on the continuum	0 – Does not appear it will strengthen the connection and/or will perpetuate existing separation	0 – Does not appear it will either remove barrier or increase access to stable housing	0 – Does not appear it will promote choice in housing
Comments: 10	Comments: 10	Comments: 10	Comments: <b>10</b>
			<b>Add Row Together for Total Score Here:</b>  40