



Help expand Greater Minnesota's  
**WORKFORCE HOUSING**

**SUPPORT SF989 FOR WORKFORCE HOUSING**

This legislative session, the Greater Minnesota Partnership (GMNP) is supporting **S.F. 989** which will encourage construction and increase the availability of housing across Greater Minnesota.



The GMNP is seeking \$44 million for the Greater MN Workforce Housing Development Fund, as well as changes to make the program more usable for Greater MN communities by allowing grants to cover up to 50% of the project costs, as opposed to the current requirement that grants must not exceed 25% of costs.

In Greater MN, one of the primary housing needs is market-rate workforce housing. With unemployment rates at historic lows, employers are looking beyond their region to find workers to fill job vacancies. But if housing is unavailable, then those jobs go unfilled with no recourse for our employers. This program, and this funding level, will provide a significant boost in one of our biggest housing and economic development challenges.



For more information on housing or other economic development issues that impact Greater Minnesota, please visit [gmnp.org](http://gmnp.org) or contact GMNP Executive Director Scott McMahon at [scott@gmnp.org](mailto:scott@gmnp.org).

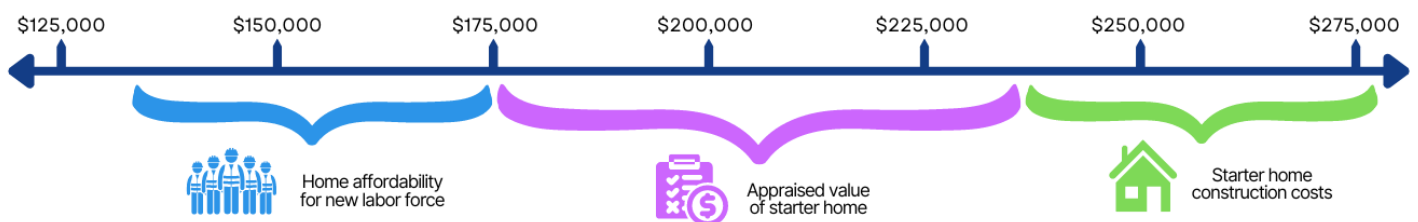
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# SIMPLY PUT, THE HOUSING MARKET IN GREATER MINNESOTA IS **BROKEN.**

Greater Minnesota is home to many businesses that provide good wages and are looking to hire. However, employers frequently run into a roadblock when trying to hire: there is nowhere for their employees to live. The main problem is availability—Greater Minnesota simply does not have enough housing stock to accommodate workers and their families

In Greater Minnesota, a typical new worker—a teacher or nurse, factory worker or small business owner—earns too much money to qualify for most income-based housing programs, but does not make enough to afford to build a new home in a community that does not have any available housing.

Even if they can afford to build a new house, the appraised value of the home is typically lower than the cost of construction, so they cannot access the financing necessary to build it. A similar situation exists in the rental market. The amount of rental income needed to finance a new multi-family housing development is higher than the median rent in many Greater Minnesota communities.



**Low rents make it challenging to recruit lenders & investors for the development of multi-family housing.**



**The lower values of substandard homes coupled with the high cost of renovations makes them a poor investment for families & creates significant challenges for banks looking to lend on this type of home.**

