

## Employer-Assisted Housing Programs – Some Examples

Single-Family Homeownership and Multi-Family Rental Housing		
<p><b>Rochester Area First Homes</b> Rochester, MN</p>	<p><b>Employer:</b> 100 local businesses &amp; Mayo Clinic <b>Employer role:</b> Cash contribution to rental housing and secondary financing pool for homeownership</p>	<p><b>Goal:</b></p> <ul style="list-style-type: none"> <li>To build at least 500 single-family homes &amp; 375 affordable rental units in Rochester and surrounding communities by 2004.</li> </ul>
<p>With extremely low vacancy rates and rapidly rising home prices, the Rochester area housing market had become unaffordable to many local workers. To meet this ambitious goal, the Rochester Area Foundation raised almost \$13 million from local employers to support the project. The Mayo Clinic contributed \$4 million and pledged an additional \$3 million in matching funds.</p>		<p><b>Incentive Categories</b> First Homes Community Land Trust provides:</p> <ul style="list-style-type: none"> <li>\$30K to assist homebuyers or</li> <li>Up to \$15k of secondary financing</li> </ul> <p>Greater Minnesota Housing Fund (GMHF) provided significant technical assistance and financial resources to the initiative, with construction and permanent financing totaling \$4.3M by end 2001.</p>
Single-Family Downpayment Assistance		
<p><b>Citizens Bank</b> Providence, RI</p>	<p><b>Employer:</b> Citizens Bank <b>Employer role:</b> Cash contribution and homebuyer education</p>	<p><b>Goal:</b></p> <ul style="list-style-type: none"> <li>The program aims to help employees obtain affordable housing</li> </ul>
<p>Citizens Bank of Rhode Island is one of the largest employers offering EAH.</p>		<p><b>Incentive Categories</b> Citizens Bank provides:</p> <ul style="list-style-type: none"> <li>A forgivable loan of \$5,000 or</li> <li>A forgivable loan of \$8,000 if the home is purchased in an 'emerging community'</li> <li>Homebuyer education</li> </ul>
<p><b>York Hospital</b> York, ME</p>	<p><b>Employer:</b> York Hospital <b>Employer role:</b> Cash contribution and homebuyer education</p>	<p><b>Goal:</b></p> <ul style="list-style-type: none"> <li>The program aims to help employees obtain affordable housing</li> </ul>
<p>York Hospital introduced a similar program to Citizens Bank for the purposes of helping retain nursing staff.</p>		<p><b>Incentive Categories</b> York Hospital provides:</p> <ul style="list-style-type: none"> <li>A forgivable loan of \$10,000 toward purchase of first home in area</li> <li>Additional financial assistance from Town of Portsmouth</li> </ul>

Single-Family Downpayment Assistance		
<p><b>Perham Employer-Assisted Housing</b> Perham, MN</p>	<p><b>Employer:</b> KLN Industries &amp; Arvig Enterprises <b>Employer role:</b> Cash Contribution (KLN - \$50K; Arvig -\$5K)</p>	<p><b>Goal:</b></p> <ul style="list-style-type: none"> <li>To provide assistance to 8 homebuyers</li> </ul>
<p>The Perham Housing &amp; Redevelopment Authority (HRA) leveraged several funding sources to create an employer-assisted downpayment assistance pool. The city contributed \$100K, local employers \$55k and Greater Minnesota Housing Fund (GMHF) promised to match all employer contributions. KLN Industries is a local snack/pet food manufacturer with 565 employees. Arvig Enterprises is a local cable provider with 335 employees. Perham HRA administers the EAH program.</p>		<p><b>Incentives Categories</b> <b>Home Purchasing Assistance</b> <i>KLN provides:</i></p> <ul style="list-style-type: none"> <li>\$5,000 if the buyer is a KLN employee</li> <li>\$10,000 for KLN employees who are first time homebuyers</li> <li>\$1,000 for non-KLN employees.</li> </ul> <p>Loans are forgiven at a rate of \$1,000 per year after the 6<sup>th</sup> year and are forgiven after 30 years. <i>Arvig Enterprises provides:</i></p> <ul style="list-style-type: none"> <li>\$1,000 deferred loans to homebuyers purchasing within the city limits.</li> </ul> <p>Contributions structured as 30-year deferred loans. <i>Perham HRA provides:</i></p> <ul style="list-style-type: none"> <li>Up to \$2,000 in 0%, 30 year deferred loans to qualified homebuyers</li> <li>Limited to homebuyers who earn 80% or less of statewide median income and have taken homebuyer education</li> </ul>
<p><b>Southwestern Vermont Medical Center Healthy Homes</b> Bennington, VT</p>	<p><b>Employer:</b> Southwestern Vermont Medical Center <b>Employer role:</b> Cash contribution-Down payment &amp; Closing costs</p>	<p><b>Goal:</b></p> <ul style="list-style-type: none"> <li>To aid community development in the city, rehabbing 3-5 homes annually</li> <li>To address the health reform goals of improving “population health” which seeks to reduce chronic illness</li> <li>To retain valued staff members</li> </ul>
<p>Southwestern Vermont Medical Center (SVMC) launched their SVMC Healthy Homes in Bennington in 2017. The hospital is buying derelict homes and rehabbing them, selling these homes to first-time homeowners, with preference given to its own employees. SVMC is partnering with the Town of Bennington and The Bank of Bennington on the Healthy Homes Program.</p>		<p><b>Incentive Categories:</b> <b>Home Purchasing Assistance</b> <i>SVMC Healthy Homes provides:</i></p> <ul style="list-style-type: none"> <li>Downtown and closing cost assistance to employees who are first-time home buyers</li> <li>Homebuyer education</li> </ul>

<b>Multi-Family Rental Housing</b>		
<p><b>Street E Townhomes</b> Jackson, MN</p>	<p><b>Employer:</b> AGCO <b>Employer role:</b> Cash contribution; Owner and Developer of Housing</p>	<p><b>Goal:</b></p> <ul style="list-style-type: none"> <li>To build a 48-unit rental townhouse development in Jackson.</li> </ul>
<p>The City of Jackson report housing shortages as a major impediment to securing labor for their primary employer AGCO, a multinational corporation headquartered in Jackson. The County has added nearly 2,000 residents and in 2013, AGCO announced a \$42 million expansion.</p>		<p><b>Increasing the Community's Supply of Affordable Housing</b></p> <ul style="list-style-type: none"> <li>Southwest Minnesota Housing Partnership, the developer, will use a modular townhome design to reduce foundation and construction costs.</li> <li>The state provided significant funding sources, as the project is a perfect candidate to meet statewide workforce housing needs.</li> </ul>
<p><b>Pelican Rapids Townhomes</b> Pelican Rapids, MN</p>	<p><b>Employer:</b> Hormel Foods <b>Employer role:</b> Purchase of LITC at a Premium Rate</p>	<p><b>Goal:</b></p> <ul style="list-style-type: none"> <li>To build a 40-unit townhome development</li> </ul>
<p>Employers in Pelican Rapids and nearby communities found it difficult to hire and keep workers largely because employees lack decent, affordable housing opportunities near their jobs.</p>		<p><b>Increasing the Community's supply of affordable housing</b></p> <ul style="list-style-type: none"> <li>Local employer, Hormel Foods, working with developer St. Croix Valley Homes, purchased the development's allocation of Federal Low Income Tax Housing Tax Credits for \$.79 each, generating over \$1.5 million in equity for the project.</li> </ul>