



WHO ARE WE?

We are Oregon residents who share a common goal of educating and advocating for more housing options within the Village of Oregon at all income levels. The coalition is comprised of representatives from the Oregon School District, Oregon Village Board and staff, Genesis Housing, Joining Forces for Families, area churches and businesses.

WHY IS THIS IMPORTANT?

There are Oregon residents who can no longer afford to live in our community because rising housing costs have outpaced their income.

OUR GOAL

Through education and advocacy, our goal is to develop 200 housing units (rental and home ownership) for extremely cost-burdened Oregon residents (those making 0-50% of the Area Median Income). This is equivalent to:

- Family of 4 earning \$45,850 per year or less
- Family of 3 earning \$41,300 per year or less
- Family of 2 earning \$36,700 per year or less
- Single-person earning of \$32,100 per year or less

(Source: Housing Needs Assessment: Dane County and Municipalities, 2015)

HOUSING AND INCOME FACTS: VILLAGE OF OREGON

- 8% of all Oregon households at or below 80% of the county median income are so severely burdened by the cost of their housing that they cannot afford to buy food, medicine or school supplies for their kids
- 47% of total cost-burdened households are seniors
- 18% of students in our district qualify for free/reduced lunch
- Median Income: \$76,480
- Average Home Cost: \$226,900
- Average Rent: \$933 with utilities
- Average full-time starting salaries of largest employers:
 - Teacher: \$44,000
 - School support staff: \$35,000
 - Manufacturing/warehouse: \$28,600-\$35,000
 - Administrative/customer service: \$47,000
- To afford the average apartment plus utilities (and not pay more than 30% of income on housing), an individual would need to make \$37,320/yr. or \$17.94/hr.
- In order to afford the average home (and not pay more than 30% of income on housing), an individual would need to make \$70,720/yr. or \$34/hr.

OUR OBJECTIVES

- Collect current housing data from our State and Dane County, and learn more about housing needs of Oregon residents from social workers, OSD staff and local businesses.
- Meet with local government officials and share the data and housing needs in our community.
- Review the Village of Oregon's Comprehensive Plan and work toward adding language that includes workforce housing (unsubsidized or subsidized multifamily or single family housing, including new or rehabilitated townhouses and condominiums that are affordable to the majority of low-to-moderate income households).
- Work with and incentivize developers to include workforce housing in new developments by providing recommendations for available land, financing sources and letters of support to the community and local government officials.
- Explore small lots and flexible design standards to encourage smaller, more affordable homeownership opportunities.
- Explore existing programs that will help seniors stay in their homes (provide energy efficiency upgrades or assistance with home repairs, etc.).
- Seek funding from the State and Dane County for private (including non-profit) affordable development projects and rental rehabilitation projects in the Oregon area.