



AFFORDABLE WORKFORCE HOUSING

The Need

Addressing the Critical Need for Affordable Housing

In the Willamette Valley, the lack of affordable housing options impacts everyone. Recent statewide studies, including the Oregon Housing and Community Services Statewide Housing Plan, have concluded that more than 9,000 homes are needed across Yamhill, Marion, and Polk counties to accommodate families earning 51-80% of the Average Median Income (AMI), a demographic that includes many of our region's farmworkers.

The High Cost of Housing

Currently, over half of these families spend more than 30% of their gross income on housing, stretching budgets and limiting opportunities for economic advancement. Even those with good credit are finding themselves priced out of the market for entry-level homes due to rising costs.

The Power of Housing

Improving Conditions and Expanding Access

While progress has been made in replacing older agricultural worker camps with newer, improved facilities, much of the housing available to regional agricultural workers remains substandard. Our goal is to replace these inadequate conditions with quality living spaces that truly support the needs of the community.

Leveraging Funding and Support

The Willamette Valley Wine Foundation is actively engaging with county, state, and federal programs to secure funding for multi-family apartments, single-family homes, and worker campuses. By providing seed money, the Foundation aims to overcome initial financial barriers to enable our partner housing organizations to design and construct homes that not only meet the needs of the local workforce but also enhance the community's overall vitality.

A Model of Success

Our advocacy efforts have already seen significant achievements with the Stratus Village Project in McMinnville. This 175-unit affordable apartment community is set to transform local housing availability, thanks in part to \$6.2 million in Agricultural Workforce Housing Tax Credits leveraged by the Willamette Valley Wine Foundation. These funds, secured in March 2024, have closed crucial funding gaps. Furthermore, WVWF has committed to working to fill 16 of the units that are specifically reserved for agricultural workers, ensuring our vineyard stewards have early access to these essential resources.



Proposed Expenditure: \$5 Million by 2030