

**Name of Organization leading the project/looking for funding:** City of Oshkosh  
**Assigned Application Number:** 62

**Organization:** City of Oshkosh

**CEO/Executive Director/Organization Leader:** Mark Rohloff, City Manager

**Name of person completing survey:** Kelly Nieforth, Community Development Director

**Email:** knieforth@ci.oshkosh.wi.us

**Phone:** 9202365055

**Type of organization requesting funding:** Government

**Organization's mission statement (if applicable):** The City of Oshkosh provides goods and services in pursuit of a safe and vibrant community.

**Does the organization conduct a third-party financial audit?** Yes.

**Describe the general scope of the project for which funding would be requested:** Affordable workforce housing is vitally important for communities to thrive while supporting their existing population and attracting new residents. Retaining and attracting residents is important to the surrounding industries and schools as well. The City of Oshkosh, like other communities in the County, lack enough affordable workforce housing for the residents. Community partners in Winnebago County are looking to other regions in the State to learn best practices on how to attract affordable workforce housing to their communities. Community partners have learned quite a bit from Washington County and Sheboygan County on how to effectively implement affordable workforce housing programs and would like to create a program to construct affordable workforce housing in Winnebago County, as the City of Oshkosh serving as the proof-of-concept project location. Community partners would like to develop a subdivision with new homes that are affordable to residents within the 80%-120% Average Median Income range which is considered workforce housing income ranges.

Funding would be requested to assist with the costs for multiple aspects of the project. Community partners would first need to develop the Affordable Workforce Housing Implementation Plan which would require the need to obtain services from attorney's, engineers, builders, lenders, and others to develop a plan that would provide a detailed process on how to successfully implement the program. Examples of tasks to complete in the plan would be to identify the optimal legal structure, financing options, protective covenants to ensure the home prices stay affordable, etc. Also included in the project funding request is the acquisition of a property to develop the affordable workforce housing and a portion of the infrastructure costs as well.

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The cost to create the Affordable Workforce Housing Implementation Plan will cost approximately \$145,000. The actual implementation of the plan will cost \$150,000 for the land acquisition, \$100,000 for engineering costs, and \$1,200,000 for the public infrastructure costs to develop 17 buildable lots. The cost to build the homes on the lots is undetermined at this time but is estimated to be approximately \$150/sq ft without the acquisition and infrastructure costs included.

**Who will lead the project (Internal, City, Winnebago County, State of WI...)?** The City of Oshkosh, who will be collaborating with the Greater Oshkosh Economic Development Corporation, the Oshkosh Chamber of Commerce and the Oshkosh Area Community Foundation. It is anticipated that other community partners will join in.

**Where is the primary location of the project?** The City of Oshkosh initially, but the partners anticipate that this proof-of-concept plan will be replicated throughout the County. Preliminary discussions have taken place with municipal staff in communities in the County who have expressed interest.

**How many total individuals would this project serve each year?** Initially, approximately over 75 people could benefit from a 17-lot affordable workforce housing project, but long term when the plan is implemented throughout the county, thousands of people would be positively impacted.

**What areas (cities/regions/school districts) of Winnebago County will the project serve?**

Winnebago County's efficient transportation infrastructure allows residents to live and work in different places throughout the County and commute with ease. The Oshkosh area will be the first location of the initiative, but the program will be expanded.

**Please describe the lasting impact of this project on the community:** Community partners understand that there needs to be housing for all in our County. Housing stability is one the most important things that a person can have and has a profound impact on that person's future. Filling the gaps in the County's housing continuum so there is an ample selection of housing options for all is important to municipal staff and elected officials. Other housing initiatives in the County such as the Day by Day Warming Shelter, Tiny Homes, COTS, and low-income housing projects are helping to close those gaps throughout the continuum and complement this project well. The County has a once-in-a-generation opportunity to support an initiative to improve the housing continuum in the area and provide opportunities for the residents for safe, affordable housing.

**In what stage is the project?** Exploration or concept

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**What is the estimated completion date?** The Affordable Workforce Housing Implementation Plan will be completed by the end of 2024. Conceptually, the construction of the infrastructure and affordable homes will start in 2025 and be completed in 2026.

**Estimated cost of the entire project:** The cost to create the Affordable Workforce Housing Implementation Plan and construct it is \$1,595,000.

**Requested amount (range) from Winnebago County Spirit Fund:** \$395,000-\$995,000

**Other than Spirit funds, how will the project be funded:** Funding from various community partners such as the City of Oshkosh and the Oshkosh Area Community Foundation will kickstart the initiative and private businesses, other community partners, state funds and possibly federal funds will also fund the project

**Is completion of the project dependent on receiving the full amount requested?** No, it is not dependent on the project being completed, but it will certainly allow the community partners to move forward with the project quicker to provide affordable workforce housing to residents in the County.

**Has the organization received any type of government (local, state, or federal) funding in the past 2 years? if so, please list** Yes.

HUD, ARPA, WisDOT, DOT, WEDC, WDNR.

**What portion of the project will be or is anticipated to be funded by local, state or federal government funding?** Local: \$1,000,000 State: \$500,000

**List any ARPA funding received from other cities, counties or municipalities:** None.

**Who will be responsible for any ongoing maintenance of the project?** The City of Oshkosh will be responsible for maintenance in the public right of way and the private property owners will be responsible for their own properties.

**Will this increase the organizations operating expenses, if so, please explain how that will be maintained?** The additional public right of ways will be incorporated into the City's maintenance schedule.

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**Project Information as Sorted by Citizen Panel as of 9/5/2023**

**R/Y/G and original Application number:** 62

**Request from:** City of Oshkosh

**Type of project:** City of Oshksoh

**General Scope of Project:** Affordable workforce housing is vitally important for communities to thrive while supporting their existing population and attracting new residents. Retaining and attracting residents is important to the surrounding industries and schools as well. The Cit

**Project Lead:** The City of Oshkosh, who will be collaborating with the Greater Oshkosh Economic Development Corporation, the Oshkosh Chamber of Commerce and the Oshkosh Area Community Foundation. It is anticipated that other community partners will join in.

**Primary location:** The City of Oshkosh initially, but the partners anticipate that this proof-of-concept plan will be replicated throughout the County. Preliminary discussions have taken place with municipal staff in communities in the County who have expressed interest.

**# of individuals served by project:** Initially, approximately over 75 people could benefit from a 17-lot affordable workforce housing project, but long term when the plan is implemented throughout the county, thousands of people would be positively impacted.

**Areas served:** Winnebago County's efficient transportation infrastructure allows residents to live and work in different places throughout the County and commute with ease. The Oshkosh area will be the first location of the initiative, but the program will be expanded.

**Lasting impact:** Community partners understand that there needs to be housing for all in our County. Housing stability is one the most important things that a person can have and has a profound impact on that person's future. Filling the gaps in the County's housing continuum so there is an ample selection of housing options for all is important to municipal staff and elected officials. Other housing initiatives in the County such as the Day by Day Warming Shelter, Tiny Homes, COTS, and low-income housing projects are helping to close those gaps throughout the continuum and complement this project well. The County has a once-in-a-generation opportunity to support an initiative to improve the housing continuum in the area and provide opportunities for the residents for safe, affordable housing.

**Completion Date:** The Affordable Workforce Housing Implementation Plan will be completed by the end of 2024. Conceptually, the construction of the infrastructure and affordable homes will start in 2025 and be completed in 2026.

**Project Stage:** Exploration or concept

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**Project Cost:** The cost to create the Affordable Workforce Housing Implementation Plan and construct it is \$1,595,000.

**Requested Amount:** 995,000

**Other Funding:** Funding from various community partners such as the City of Oshkosh and the Oshkosh Area Community Foundation will kickstart the initiative and private businesses, other community partners, state funds and possibly federal funds will also fund the project

**Is full Amt Required:** No, it is not dependent on the project being completed, but it will certainly allow the community partners to move forward with the project quicker to provide affordable workforce housing to residents in the County.

**Other Govt. Funding:** Yes.

HUD, ARPA, WisDOT, DOT, WEDC, WDNR.

**Portion funded by local, state or federal government funding:**

Local: \$1,000,000 State: \$500,000

**Other ARPA Funds:** None.

**Ongoing Maint:** The City of Oshkosh will be responsible for maintenance in the public right of way and the private property owners will be responsible for their own properties.

**Increase to Operational budget:** The additional public right of ways will be incorporated into the City's maintenance schedule.

**Legacy:** yes

**One-time funding:** yes

**Geographic service area:** yes-plan could be replicated throughout the county

**Other funding:** Funding from various community partners such as the City of Oshkosh and the Oshkosh Area Community Foundation will kickstart the initiative and private businesses, other community partners, state funds and possibly federal funds will also fund the project

**Notes:** Construction of workforce housing/ a portion is for a strategic plan. Requesting 395,000-995,000

**GOVT: Debt Avoidance:** N/A

**Sustainability focused:** N/A

**ER Response:** N/A

**Water Quality:** N/A

**Quality of Life:** yes

**Funding to assist private investor:** N/A