



**Northwood**  
Technical College

HOMES provides sustainable affordable housing options and educational assets that will serve communities for decades to come.

This unique partnership between Northwood Tech and Impact Seven will deploy workforce training and equipment while addressing a well-documented affordable housing shortage.

The project will focus on unemployed and underemployed adults and underserved populations.

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# **Housing Opportunity & Mobile Education Solutions** (HOMES)

## Workforce Innovation Grant

### **Workforce challenges addressed:**

- Individual advanced manufacturing industry training
- Affordable workforce housing

### **Northwood Technical College will allocate \$3.8 million for:**

- Advanced mobile manufacturing equipment
- Training instructional costs at off-and on-campus locations

### **Impact Seven will establish a \$6 million workforce housing fund to:**

- Reduce risk on housing projects for multi-family rental housing
- Feature workforce accelerators for on-site training
- Extend classroom space to locations where community workers can access an affordable housing option
- Leverage additional debt and/or equity capital

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### **The project will provide:**

- Flexible training opportunities in advanced manufacturing certifications/credentials of Mechatronics, Smart Automation Certification Alliance, Robotics, and Machine Tool
- 2-3 new affordable workforce 30-40-unit multi-family housing sites
- Collaboration opportunities with Northwood Tech district high school instructors on innovative teaching and technologies
- Advanced Manufacturing Virtual Reality Training to Northwood Tech district residents and businesses



**www.impactseven.org**

# Housing Opportunity & Mobile Education Solutions (HOMES) Project Selection Criteria

**HOMES will serve communities in Ashland, Barron, Bayfield, Burnett, Douglas, Iron, Polk, Rusk, St. Croix, Sawyer, and Washburn Counties that are located in the Northwood Technical College District.**

## HOMES Site Selection: Request for Information

Site Selection decisions for HOMES projects will be made by Impact Seven in consultation with Northwood Technical College. Interested partners should submit proposal information by Monday, October 31, 2022, by 3:00 pm CST to [HOMES@NorthwoodTech.edu](mailto:HOMES@NorthwoodTech.edu). Proposals will be opened via [Microsoft Teams](#) immediately following the submittal deadline. Proposals will be scored by assigning 10 potential points for each of the Criteria. The top six to eight proposals will be selected to enter into a due diligence and fact finding phase, with anticipated project selection for two to three projects by Thursday, December 16, 2022. The Criteria are as follows:

### Housing Criteria

1. Document how new, multi-family workforce housing will address recruiting or retention challenges of community employers ("community" can be defined as several municipalities in close proximity if appropriate)
  - a. Examples include evidence of employer expansions, documented job openings, and housing market data (i.e., existing, planned, and available housing)
2. Identify the most plausible location for a multi-family housing project, including the cost (if any) of the site purchase and any required infrastructure to provide common utilities and high speed broadband access (minimum 2.5 acres)
3. Provide information related to any probable debt or equity capital, including private investors, probable LIHTC-eligible projects, or other low-cost credit instruments
  - a. Include municipal support, financial or otherwise
  - b. Consideration will be given to feasibility of additional potential capital sources (LIHTC scoring, etc)
4. Provide evidence of community support for investment in housing as a workforce development solution, including involvement in other projects
5. Document any unique arrangements employers or other entities will provide to support housing opportunities for existing or potential employees

### Training and Workforce Development Criteria

1. Evidence that mobile, hands-on training solutions or access to virtual postsecondary education opportunities would benefit area employers (letters from employers, recent employer expansion, or other general information about educational attainment would be examples of evidence)
2. Rationale for an increased higher education presence in the community, including distance from the nearest Northwood Technical College campus and factors that limit the community's ability to access college (or college preparatory programming, such as HSED/GED or ELL)
3. Evidence that local employment opportunities exist for residents who complete GED/HSED or postsecondary programming

**Proposals should not exceed 10 pages. Reference information referred to in the proposals, such as market study data, will be reviewed in the due diligence stage of the process. Proposals, or questions about the process, should be emailed in .pdf format to [HOMES@NorthwoodTech.edu](mailto:HOMES@NorthwoodTech.edu).**