



### **Letter of Support – S.F. 1711**

Tuesday, March 4, 2025

Chair Port and members of the Senate Housing and Homelessness Committee,

For the record, my name is Cale Dunwoody, and I have the distinct pleasure of serving as the Vice President of Public Policy for the Fargo Moorhead West Fargo Chamber of Commerce (FMWF Chamber). On behalf of our over 1,700 members, I respectfully offer testimony in support of Senate File 1711.

At the FMWF Chamber, our mission is to protect and promote business, inspire individuals, cultivate communities, and influence action. Housing continues to be a significant challenge for communities across the state. These communities lack a stock of income-aligned and diversified housing – directly impacting their ability to attract and retain workers and their families. Access to diverse, affordable housing stock is a pivotal aspect of addressing our state's workforce environment.

A recent housing study indicated the Fargo-Moorhead region will need at least 16,400 additional units in the next 10 years, with over 4,000 units needed in Moorhead and Dilworth. Our region has experienced an increase in housing costs, mostly due to rising mortgage rates and construction costs and increasing the minimum income required to purchase a home. For example, in 2022 the minimum income required to purchase the average home (approx. average home value - \$274,000) was \$81,000 (approx. median household income is \$71,000). Additionally, in 2022, new construction homes were sold or appraised on average at \$425,000 and less than 30% of the region's residents can afford homes at these prices. This data demonstrates the significant need for more income-aligned housing throughout our community to meet the growth of Clay County.

As the Minnesota Legislature considers vital workforce and housing initiatives, we encourage strategic investments in key programs like the Workforce Homeownership Program. This strategic program provides necessary resources to address critical housing shortages throughout Minnesota.

Thank you for your attention to this matter and your commitment to Minnesota.

Sincerely,

Cale Dunwoody  
Vice President of Public Policy  
Fargo Moorhead West Fargo Chamber of Commerce