



AFFORDABLE HOUSING TASK FORCE MEETING MINUTES

Monday October 11, 2021

3:30 PM to 4:30 PM

Laramie County Community College

CCC Building Room 178

or

<https://us02web.zoom.us/j/89258291180?pwd=cTBueUdaMnBOSlZTZE1SUmlGL0liZz09>

Attendees:

Seth Lloyd

Jess Ryan

Julie

Amy Spieker

Brenda Birkle

Linda

Ed Ernst

Kevin painter

Tara Nethercott

Dan Dorsch

Don Erickson

Rebecca Minnock

1. Review Capstone Program Accepted Scope of Work
 - Presentation was accepted by the AF Academy and most coveted project among cadets
 - Don met with cadets and had an orientation

- The cadets completed a statement of work which will be sent to the committee
- Outlines the project and those items that are not within scope
- Provide deliverables and timeline
 - o Goals to analyzing housing market
 - o Identifying barriers and opportunities
 - o Final report by April 30th
 - Problem statement
 - Including a wide array of potential indicators
 - o Not responsible for recommendations or building new housing or projections beyond 2030
- Will encourage regular communication with the taskforce, specifically Housing Study subcommittee for connections to local community resources
- Pleased with rigor and timeliness

2. Committee

a. Reports

i. Housing Study

1. Capstone Program Presentation – See above

ii. Housing Policy

1. Report Attached to meeting invitation
2. Committee is current assessing immediate recommendations and will then turn to medium and long-term recommendations
3. Refer to committee notes providing
 - a. Use of ARPA funds for Housing Trust fund (will be addressed in innovation committee)
 - b. Parcel data study – to examine land use of city/county – where affordable housing may be able to be built – takes into account neighborhood characteristics
 - i. Doing research on how other communities have done this work
 - ii. Hoping to come with recommendations on how to accomplish this in Cheyenne (could be governmental in partnership with other entities)
 - iii. CDBG funding could be used
 - iv. Share this report with capstone students
 - c. Potential to look at code audit to identify issues that prevent affordable housing from being developed
 - i. Likely would make sense to do
4. General Discussion points
 - a. Trying to bring in out of state developers

- i. Each city has its own licensing requirements for builders
 - ii. Wireman v. journeyman ratio is a difference between CO and WY (state-level change needs)
 - 1. Contributes to barriers around recruiting national builders and also difficulty in obtaining trades people
 - iii. Making changes related to lot coverage – move from 60 to 80% density – allows for more of the lot to be used for units and not landscaping etc.
 - 1. Separate amendment will increase density, decrease minimum amount of sq footage for each unit, more units per acre
 - iv. Also changes in shrubs and trees requirement decreased (local level)
 - 1. UDC includes list of trees but only 1/3 are able to
- b. Stumbling blocks related to HOME program and CDBG funds
 - i. Registration on SAMS.gov is required and limited number of contractors are willing to register
- c. Water and sewer are limiting
 - i. Biggest issue is cost of utilities which have to be installed by the developers
 - 1. Waiting for 12 years on development; private public partnership – raised the cost of lots
 - 2. CO –provides connection to the utilities – we don't have the tax base
- d. Parcels that are blighted – now under urban renewal
 - i. Why is city not willing to address all the opportunities to reimbursement for developers?
Ex. Roads
 - ii. Public financing that would benefit a private business contractor – comfort level with municipalities
 - iii. How can we learn about the opportunities that the urban renewal authority opens up?
 - 1. Mark Christensen will be invited to present for the group.

iii. Best Practices and Innovation

1. ARPA Funds Report
2. Received 1.1 billion - \$50 million spent so far
 - a. Intentional slow pace being set by the governor
 - b. Must be spent by 2026 – want to be strategic
 - c. Identified affordable housing as a primary strategy
 - d. Consensus across the state on being able to bring this forward as an issue
 - e. Mechanism for submitting application has not been established – may not be the way that the funds are distributed
 - f. Flexible uses – backfill losses in state government to ‘refill’ the general funds – ARPA funds are less restrictive than the CARES Act funding
 - g. Potential to support WCDA and other creative ideas – what can be done that is not programming (i.e. trusts)
 - i. Elimination potential federal barrier of sam.gov through the trust (potentially)
 - ii. Difference between land trust and land bank
 - iii. Some WCDA funds can be hard to access because they are re-imbusement funds
 - h. Sen. Nethercott will keep us up to speed on development

- b. Committee meetings; standard dates and times
 - i. Housing Study ~ As required in partnership with USAF
 - ii. Policy ~ Second Tuesday 2:PM to 3:PM
 - iii. Best Practices and Innovation ~ ARPA Notes attached

3. Potential Topics and Presenters Discussion

- a. Northrup Drummond – GBSD ~ Col. Matthew Dillow (Ret.), November 8
- b. AARP – Housing Initiatives ~ Sam Shumway, December 13
- c. Chamber of Commerce – Forward Greater Cheyenne ~ Dale Steenbergen, Tentatively December 13th
- d. Cheyenne Leads – Economic Development ~ Betsey Hale, Tentatively November 8
- e. Wyoming Department of Workforce Services – Workforce Development ~ Robin Cooley
- f. Wyoming Department of Family Services – Emergency Rental Assistance Program and Mortgage Assistance ~ Korin Schmidt