



## **AFFORDABLE HOUSING TASK FORCE**

**Monday November 8, 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>

### **Minutes**

#### Introductions

#### Presentation by Matt Dillow – Northrop Grumman

- Senior Representative in Cheyenne
- Standing up facilities in all three communities (Cheyenne, Minot, and Montana)
- Ground based strategic deterrent
  - o Minuteman originally deployed in 1960s
  - o Not just pulling out and putting new in missiles; everything new but the concrete – including communication
- Timeline
  - o 1<sup>st</sup> test flight in 2023
  - o 2024 and 2025 significant ramp up
  - o Shovel in the ground Jan 2026
  - o Here for 4 years
  - o Ramp down in 2031
  - o Olympics host city analogy
- How do we make smart decisions on the changes
- Hub and spoke concept
  - o Massive camp (2,500 people) between Cheyenne in Sydney
  - o They will receive lay downs/supply dumps throughout the missile sight
    - Will move geographically as they work through the missile sight
- Skills and trades

- Labor, heavy equipment, pipe fitter, cement masons, electricians, sheet metal, many others will be the primary jobs
- Impacts on small businesses, police and fire, hospital capacity, etc.
- Cheyenne perspective
  - No tidal wave hitting Cheyenne (100-300 from Northrup Grumman during the ramp up) – some will bring families
  - Camp and field workers don't bring their families – not as big of an impact on the community
- What are the committee's concerns?
  - Where will the camp be located? – haven't pinned down location – want to put in centrality to the missile complex – near Kimball
    - Still some commuters? Imported workers will include a requirement to stay on site
    - Want some portion (10-20%) of the workforce to be from the local workforce
  - Describe process of the environmental impact statement – school system, recreation, and healthcare
    - Currently under development – Air Force is handling this statement
    - Peacekeeper and Minuteman had a differential impact and won't anticipate the same
  - Currently 15 launch facilities, will be half after the project– demilitarization will likely be contracted, details not fully
  - What will the role be up at camp Guernsey? Nuclear security forces training – training facilities built there
  - What's predicted lifespan of new equipment? Operate into the 2080s
    - Designed to be updated
  - Don't anticipate new problems but exacerbation of existing problems
    - i.e. Lack of classroom space
    - Operations center – likely to be jobs that are near or above median income
  - Will there be an increase in military personnel as a result?
    - Good question for the AF, don't anticipate a huge surge
    - Largely on base and temporary if they come
  - 100-300 people likely to rent or buy?
    - Not likely to be here in 20 years
    - 5-6 years; depends on the market
    - Could this be people already in Cheyenne? – likely already on the program and will not be local (but some, example admin assistant)
  - What are the ancillary impacts?
    - May not be as big impact as originally discussed
    - Discussion about having airmen being able to respond

- Could this be where the discussion on needed housing is originating?
- Enhanced use lease – federal property developed by private development
- Is there a similar test case?
  - Not similar from Northrup Grumman’s perspective
  - Oil field is used as similar but it will be a different type of labor force
    - Relocating housing, three stories, permeant structure,
      - Can use the land as the community would like to be it?
      - Is there a way to do it in Pine Bluffs? – not really
  - Most employees will be from subcontractors already do this kind of work
    - Security clearance is required for most of the work, different type of personnel

## 1. Consent Agenda

- a. November Agenda
- b. Minutes July 2021
- c. Minutes August 2021
- d. Minutes September 2021
- e. Minutes October 2021

Don moves, Becky seconds – consent agenda approved

## 2. Committee Reports

- a. Reports
  - i. Housing Study
    1. Fortunate to have the cadets and the capstone project
      - a. Review scope of work – focus strictly on housing or do outside work as well
      - b. Items mentioned on the agenda would fall outside the scope
        - i. Could be discussed by the study group
        - ii. Do we have a matrix to predict need for housing?
          1. Not sure there is a current formula
        - iii. Contact for EUL project
        - iv. Maps available for reference – referred to Seth
        - v. What zoning is feasible to change? – Seth
        - vi. Commuting workforce – no focus on labor force as a whole

- vii. Policy committee action – process sheet for residents related to HB 91
- viii. Appreciative of resources provided

ii. Housing Policy

- 1. Notes sent out with the meeting agenda
- 2. Deferral of developer fees until time of closing
  - a. Tap fees get deferred and a lien is put on the properties to ensure payment
  - b. Incentive to help developers get the infrastructure in a
  - c. Examples in Colorado and Washington
  - d. Question about how to this helps incentivize
    - i. The goal is to increase the amount build and helps to cash flow; more people building and building more
    - ii. Fee that was easiest to have a legal mechanism to ensure that it was paid
    - iii. Also you have to pay with bonded interest, helps save the interest cost as well
    - iv. Could the city/county front this funding?
      - 1. How are BOPU and the city?
      - 2. Allow city to be the first lien holder
      - 3. Pierce County does this through bonding and not a lien
- 3. Amending Covenants
  - a. Covenants that restrict ownership and residence of people of color in some subdivisions
  - b. Haven't been enforceable since the late 40s
  - c. HB 91 sets up easy process to remove
  - d. Estimated that 50-70 covenants have this language
  - e. Drafted a recommendation to go to city council and mayor Collins
    - i. Help process to expedite the removal
    - ii. Can't be removed because it's part of the chain of title but can be amended
  - f. First American Title is flagging these covenants
  - g. Recommendation to the city for a one stop shop on how to remove
  - h. This allows us to create a welcoming community that is diverse and inclusive
  - i. Moved by Dan Dorsch, Second Joe Schaffer

- i. Approved
    - iii. Best Practices and Innovation
      - 1. Going to evolve – strategies are very specific and detailed for the issues of other communities. We are going to have to be more specific on the things that are happening in Cheyenne
      - 2. Not much attendance
      - 3. Municipality, state owned property
      - 4. Exploratory Conversations that set the stage for a Strategy road map
      - 5. Can review problems and issues that are preventing housing affordability. Define problems and potential solutions and what are the gaps in resources to do this
      - 6. Looping in housing study and policy committee – housing study report in April will help define where we need to go
    - b. Committee meetings; standard dates and times
      - i. Housing Study ~ As required in partnership with USAF
        - 1. Will be scheduling meeting for the week of the 15th
      - ii. Policy ~ Second Tuesday 2:PM to 3:PM
      - iii. Best Practices and Innovation ~ First Friday 7:30 to 8:30
3. Potential Topics and Presenters Discussion
  - a. AARP – Housing Initiatives ~ Sam Shumway, December 13th
  - b. Chamber of Commerce – Forward Greater Cheyenne ~ Dale Steenbergen, Tentatively December 13<sup>th</sup>
  - c. Cheyenne Leads – Economic Development ~ Keith Zapka, Tentatively December 13th
  - d. Wyoming Department of Workforce Services – Workforce Development ~ Robin Cooley
  - e. Wyoming Department of Family Services – Emergency Rental Assistance Program and Mortgage Assistance ~ Korin Schmidt
4. For the good of the order
  - a. Hope Mead, Medical Legal Partnership, is an attorney that can help individuals at 80% Area Median Income and below with housing related legal issues
    - i. [Hope.mead@crmcwy.org](mailto:Hope.mead@crmcwy.org)
  - b. Follow- up on AF impact related to GBSD