



**AFFORDABLE HOUSING TASK FORCE**  
**Monday September 13, 2021**  
**3:30 PM to 4:30 PM**  
**Laramie County Community College**  
**CCC Building Room 178**

**Meeting Minutes**

Attendees:

- Ed Ernst
- Amy Spieker
- Jess Ryan
- Joe Schaffer
- Don Erickson
- Seth Lloyd
- Dan Dorsch
- Linda Weppner
- Becky Minnick
- Brenda Birkle

Gallery:

- Julie Tucker, AARP
- Patty Reiland, Council of Disabilities
- Sam Shamway, AARP

## 1. Review of Bylaw, Policy and Procedures

- Resolution number will be corrected, 6131
- One of the lines was that we will have our bylaws prepared and adopted by the second meeting, should be changed to third meeting
- Do we need to make any mention of Robert's Rules of Order?
  - o Will be added
- Review language to ensure that the definition of a quorum is included
- Don moved as amended
- Ed second
- Motion carries

Chair, Vice Chair, Secretary – provided interim

- Chair: Brenda Birkle Vice Chair: Ed Ernst Secretary: Amy Spieker
- Vote to unanimously approve v. individual elections
- Moved by Don
- Motion carries

## 2. Review and amendments of Final Report Draft

- Visited with mayor on August 18<sup>th</sup>.
- Looking for final report within a year's time, with recommendations along the way in addition to what the committee on innovation includes
- Anything missing or that we would like to add?
  - o Don – it's definitely comprehensive and awesome 😊
  - o Includes resource references
  - o Capstone cadet will conduct many of the sections
  - o Define different aspects of the problem earlier in the report
    - Have we spent the time to dig into what the root causes of the problems are
    - Help prioritize the recommendations
  - o Response from Brenda – the committee work will really be diving into some of the root causes
  - o Don adds – housing study group has had a meeting that we started to look at the barriers, identified some, hold up until we see what the AF Academy project will look like
    - If we don't get this awarded then it will be much more of the work for the housing study team
    - Could also look to students at UW or LCCC students
  - o Need to define our populations
    - For example, senior citizens, disability, other priority populations
    - How do we define these populations?

- Do we want to rephrase “affordable housing” to housing that is affordable – interested across the socio-economic strata
      - Example of not aligning with need and area
  - Can we change our name to Housing Affordability?
    - We would have to change name within the resolution
    - It can be the narrative that is carried internally and used within our talking points for the community
    - Consider whose’ s in our community and who is coming in the process
  - Discussion of mental health, disability, and substance use as part of the root causes
    - Are we building the housing types that we need
    - Considerable cost to create ADA, 90% are ADA compliant
    - Through the hospital, looking at ADA compliance and how this can be adapted – Kris Costileki, Dan – new coalition meeting
    - Amy will provide potential place for this information to include in the final report
- Looking for low hanging fruit that can be proposed throughout the process
  - Could fees be reduced?
    - Fees – agreed to impact fee, future fire stations and police stations
      - \$815 per door, escalator based on the construction cost index
      - 6<sup>th</sup> penny for fire stations
      - Discussion landed that the fees are important for the work of the city
    - There are many ongoing good things that the city is doing to make things more affordable
      - We can send letter of support to the work the city is already doing. For example – cottage zoning
    - The process for bringing forward these ideas will be to bring first to committee meetings then bring forward to full body
    - What about things that are coming before council that we want to make a comment on how could this body be brought
      - Increasing density of apartment buildings as example
      - Could we provide opportunity for the council to reach out to us for our insight?
    - We will stay neutral as a body but have opportunity as individuals
      - Seth will keep the taskforce informed about upcoming initiatives and opportunities for support

### 3. Committee Reports

#### a. Housing Study

- i. Capstone Program Presentation
  1. Capstone was presented at USAFA, Mayor Collins called in
  2. Selections will be made tomorrow 9/14
  3. One year project if we are selected
  4. Presentation went well
- ii. Meeting with Wyoming Chamber – 3,000 individual housing units in Pine Bluffs
  1. Should we include information regionally – Yes, what impacts the county impacts the city
  2. Modular campus (temporary housing) in Kimball, clinic, security on site
  3. Linda today guesses that if we had 350 properties on the market today we would have them sold tomorrow
  4. Immediate need v. future need – we don't have a lot of time, we need to be "moving earth" right now
  5. Barrier that came up with investor groups – land available to be developed; waiting for water and utilities, getting through the annexation, then moving the earth – it takes a long time (3 years)
  6. Approved 600 units this calendar year – estimate from the city
    - a. This week 260 units for conditional use (won't be built for several years)
  7. Difficulty getting business parks (utilities was also the barrier) – need to have more infrastructure projects
    - a. How do you fund the infrastructure
      - i. Housing trust fund – 2017 transfer fees – often fails because it comes out of Teton County
      - ii. Fees on building
      - iii. Based on employment in Teton County – look at new ordinance
      - iv. SLIB grant funding for infrastructure
      - v. Land leases, shared revenue
      - vi. Community land trusts – shared equity model
      - vii. Buyers difficulty in getting finances – Fannie and Freddie are both available to borrowers
  8. Rural subdivisions – need to have discussion about annexation – rural subdivisions that are popping up close to the city as 5 acre plots, "urban sprawl"
    - a. Change state statutes – leap frog annexation
    - b. Doug and Susan – Tom Mason to show what the future growth of housing – MPO program – future land use map

- c. Cheyenne LEADS – moved company to make sure that it didn't impact housing corridor
  - b. Housing Policy
    - i. Looked at policies at federal, state, county, and city level
      - 1. Reviewing the policies to determine what could be used to increase affordability
  - c. Best Practices and Innovation
    - i. Report of action items from first meeting
    - ii. Discussed state and county land – what could make sense to apply in certain instances
      - 1. Small pieces are much more expensive
  - d. Committee meetings; standard dates and times – please standardize
    - i. Housing
    - ii. Policy – 1<sup>st</sup> Tuesday
    - iii. Best Practices and Innovation
- 4. Potential Topics and Presenters Discussion
  - a. Northrup Drummond – GBSD ~ Col. Matthew Dillow (Ret.)
  - b. AARP – Housing Initiatives ~ Sam Shumway
  - c. Chamber of Commerce – Forward Greater Cheyenne ~ Dale Stenbergen
  - d. Cheyenne Leads – Economic Development ~ Betsey Hale
  - 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

When would these presentations take place?

20 minutes per presenter over next several meetings

Is there an opportunity for an 'Economics of Housing 101' for the group?

- Linda provided quick stats: 6-weeks absorption rate last week – should be 6 months for equilibrium
- How do we change the economics to make it profitable to affordability?
- Colorado is cheaper because they are installing the roads and the infrastructure – what does state law prevent us from doing?

What is the opportunity with the one time ARPA funds?

- Establishing endowments using these funds – housing trust fund

- 5. Entrepreneurship and Technology Task Force Groups and potential overlap discussion
  - Cable getting laid in the community soon

Adjourned 5pm