



## **AFFORDABLE HOUSING TASK FORCE**

**Monday January 10, 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>

### **Agenda**

1. Consent Agenda
  - a. January Agenda
  - b. December Minutes – Tara, Dan
  - c. Attendees: Brenda Birkle, Tara Nethercott, Dan Dorsch, Amy Spieker, Don Erickson, Ed Ernst, Joe Schaffer, Seth Lloyd, Linda Weppner, Becky Minnick, Jess Ryan, Keith Zabka
  - d. Presenters: Jason Crowder
2. Presentations:
  - a. Jason Crowder, Deputy Director ~ Wyoming Office of State Lands and Investment
  - b. Revenue generating agency, manage all state trust lands – do it for the benefit of specific groups; biggest is for the common schools system
    - i. \$220 million annual benefit generally (has decreased due to changes in coal, oil, and gas)
  - c. When there is decline in revenue need to find ways to back fill
    - i. Recreation, tourism, or conservation easements, commercial and residential development potential
  - d. State owns a fair amount of land around the city of Cheyenne
    - i. Have mostly been ‘sitting there’
    - ii. Potentially time is appropriate to discuss the demand and the availability
    - iii. Want to be a strategic partner
    - iv. Want to utilize lands to their best use

- v. Direct sale, exchange, retained ownership through development as options
- vi. What does it look like to act as a 'land bank' for the city
  - 1. Currently riding an appreciation wave
  - 2. Some legislative barriers to this work currently
- e. What type of revenue is being generated on the current land?
  - i. Splitting subsurface and surface due to minerals – currently getting royalties
  - ii. Greatest use is grazing and agricultural
  - iii. Recreation – dog parks (north of town); county fire station, school
- f. Preference is related to whatever makes the most money
- g. Land trust – are any state land offices partnering to do this work
  - i. Jess – long term leases potentially
  - ii. South Dakota may be a model
  - iii. Potential partnership with organizations like My Front Door – still an idea at the State Lands Office
- h. Ideal properties for development?
  - i. Is there a strategic vision for land swaps? Many potential plans but need to have land owners willing to do business
    - 1. Example Lummis family
  - ii. Want to clean up checker board south and north of town
  - iii. Many county development opportunities for ranchette changes
  - iv. 10,000+ acres for large blocks is ideal
- i. Big concern would be the utilizes
  - i. Getting water and sewer to these locations would be difficult
- j. History of land in Cheyenne
  - i. Generally pre-dates the city expansion into the area
  - ii. State was granted land during statehood
  - iii. State lands – initially 4.2 million down to 3.4 million acres; much was sold early to finance the state
  - iv. No net gain authority – Don't go below or above 10,000 acres based on baseline in 1999
- k. Deed restrictions when state sells land
  - i. Generally no restrictions
  - ii. Zoning regulations do not apply to state land
  - iii. Sometimes there are restrictions – ex. Conservation easement was included in the sale
- l. Does the state ever donate land
  - i. Not out of this office
  - ii. This would be a violation of the feudatory responsibility of the office; they are to provide revenue to the state

- iii. Account for all funds related to a sale; can acquire new funds
  - m. When doing a land swap or transferring owners how is mineral estate dealt with
    - i. Typically the mineral rights are not passed with the land; only surface transaction
    - ii. Generally look not to decrease water rights through swaps or sale
  - n. Potential recommendations would be broad to encourage city to explore; share hard stops legislatively
  - o. Examples of state land being leased out for more urban uses
    - i. Not really happening in Wyoming – truck stop example
    - ii. Examples in Colorado and Utah
    - iii. Houses on state land
    - iv. Teton county – looking a leasing scenario
- 3. Committee
  - a. Reports
    - i. Housing Study (As necessary until return of housing study from USAFA)
      - 1. Cadets are back from break
        - a. Will have a wrap up of the study by May
      - 2. Webinar from bipartisan policy center
        - a. Provided data on how things are going across the nation
        - b. More commercial space used for housing
          - i. Focus on those that are spending more than 50% of income on
        - c. Promoted need for senior housing
          - i. Encourage senior housing LITEC credits and other subsidies
        - d. Locations that are accepted for housing the unhoused
        - e. Affordable housing is the wrong label – more housing that is affordable – consider various population groups
        - f. Next webinar February 18<sup>th</sup>
      - 3. Governor’s AARP recommendations
        - a. Housing trust fund recommendation – grant for financing rentals and homeownership
        - b. Administered by WCDA
        - c. More info under policy report
    - ii. Housing Policy (Second Tuesday 2:PM to 3:PM)
      - 1. Developer Deferral
        - a. Tap Fee Deferral
          - i. Several municipalities have develop an impact or tap fee deferral program (including CO and MT)
          - ii. Generally until closing or certificate of occupancy
          - iii. City puts lien on the property to ensure payment

- iv. Recommendation for the City of Cheyenne to explore this as an option
- v. In the municipalities that Dan has talked to it has worked to lower the upfront cost of the development
- vi. Potential to also include Black Hills as well
  - 1. Not sure that city would have the ability
  - 2. Potential to look at the city of Gillette (Board of Public Utilities)
  - 3. The city franchises gas and utilities so it could possibility to include in the franchise agreement
  - 4. Will come back with recommendation at next meeting
- b. When would we want to put forward the recommendations?
  - i. Low hanging fruit that we can propose earlier
  - ii. Could be useful to have action items
  - iii. Use stronger language in the recommendations; include examples of how it could be implemented
  - iv. Restate low hanging fruit in the final report
  - v. Tara, Don move to send to city

## 2. Additional Penny Tax Option

- a. Potential to recommend seventh penny v. sixth penny
- b. Policy committee recommended the neutral discussion of an additional penny
- c. Recommending for the next ballot
- d. Ensuring that there is city staff
- e. 5<sup>th</sup> penny – roads and streets
- f. 6<sup>th</sup> and 7<sup>th</sup> penny – specific projects
- g. What are the more specifics that we would want to provide? Do we want to provide a vision for how this could be utilized?
  - i. Provide more specifics on the projects with very specific purposes
    - 1. Housing trust fund
    - 2. Senior development
  - ii. Seventh penny could be passed more immediately
  - iii. Want to make sure that it's something that could pass
- h. For next meeting, look at more specifics for the 7<sup>th</sup> penny

- i. When could 7<sup>th</sup> penny be up for the ballot, put together a timeline for election?
- j. Metro districts – pass on development fees to property owners
  - i. Currently not allowable
  - ii. Community development district – previously brought by Senator Netthercott
    - 1. Has failed

### 3. APRA Proposal

#### a. Housing Trust Fund

- i. \$50 million initial proposal in the one to JAC it was \$22.6 million; 2017 proposal
- ii. Concerns on capacity from WCDA; non-profit sector access; tied to specific jobs; and total amount not being sufficient; creates a sinking fund
- iii. Could develop affordable rentals on a loan program
- iv. Currently being more cautious with the funding as it is available until 2026
- v. Could there be a way for cities to administer locally?
- vi. City housing trust fund as well
- vii. Specific examples of what works in other states – consistent with Wyoming values
- viii. Does it need statutory authority or could it be done with an allocation to an existing agency?

#### iii. Best Practices and Innovation (First Mondy 1:PM to 2:PM)

##### 1. Update

### 4. Potential Topics and Presenters Discussion

- a. Cheyenne Housing Authority – February
- b. Non-Profit Panel - March
- c. Cheyenne Leads – Economic Development ~ Keith Zapka
- d. Wyoming State Lands
- 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