



## **AFFORDABLE HOUSING TASK FORCE**

**Monday, March 14, 2022**

**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**

Attendees: Brenda Birkle, Ed Ernste, Kevin Paintner, Keith Zabka, Jess Ryan, Julie Tucker, Dan Dorsch, Seth Lloyd, Becky Minnick, Dan Dorsch, Linda Weppner

1. Consent Agenda
  - a. February Minutes – Becky moves, Kevin seconds, passed
  - b. March Agenda
2. Upcoming Meetings
  - a. May agenda – Director Korin Schmidt will be attending; Director Cooley may also join this meeting
  - b. April – affordable housing practitioners
    - i. Nine agencies that focus on affordable housing, including Cheyenne Housing Authority
    - ii. One two-hour meeting – Zoom will be available and recorded
    - iii. Pre-set criteria for presenting organizations; questions and timing
    - iv. Looking along the housing spectrum from homelessness to affordable rental units
3. Committee
  - a. Reports
    - i. Housing Study (As necessary until return of housing study from USAFA)
      1. Cadet panel in contact with Linda to provide additional information
      2. Connected with Director's Schmidt and Cooley

3. Additional resources on predicting housing availability
- ii. Housing Policy (Second Tuesday 2:PM to 3:PM)
  1. Mapping Work for Covenants
    - a. Attorney working to verify the filings where covenants were identified
    - b. Discussion on Tuesday with Mayor Collins to identify moves
    - c. Working with city and county GIS mappers. Looking at other characteristics of the zoning.
  2. History and discussion of housing inequity
    - a. <https://www.segregatedbydesign.com/>
    - b. Based on book called The Color of Law
    - c. 2021 HB 91 – Unenforceable covenants
  3. Legislative Wrap-Up
    - a. Housing Trust Fund
      - i. Did not move forward based on JAC recommendations
      - ii. Opportunity to revisit and revise
    - b. Community Development Housing Development Organizations (CHDO)
      - i. Did not allow for tax-exemption when they were developing affordable units
    - c. Medicaid Expansion
      - i. Failed (multiple times)
  4. APRA Proposal for 2024
    - a. State Housing Trust Fund Update
      - i. Met with Jody Shields to look at a new proposal for next budget session; Wyoming Community Foundation and internal team
      - ii. Still discussing options for city/county trust fund
  5. Discussion on Tiny Houses <https://www.route-fifty.com/infrastructure/2022/03/how-cities-are-turning-tiny-house-villages-fight-against-homelessness/362789/>
    - a. Interest from Mayor Collins – related to homelessness or are they to address low-income housing
    - b. Detached feeling; is this a good use of funds
    - c. One development in the works but limited
      - i. Miller Lane development; duplexes centered around a common open place
        1. Experimental – how to provision water, sewer, and sanitation – had to work toward

- 2. Rewrote – cottage development to encourage
    - ii. Single story – more town home feel also currently development
  - d. Tiny homes can mean many different things
    - i. Different requirements for each type
    - ii. Permanent foundation – best fits with codes
    - iii. Can be pretty cheap to build? Also potentially more expensive than the RVs
      - 1. Difficulty with freezing temps
    - iv. Example – designed for homelessness
    - v. Lake Havasu – tiny homes example (480 sq ft)
      - 1. Infill areas – for purchase
  - e. Loveland Habitat built small community of veteran homes
  - f. Rezoned to allow tiny homes as an ADU (example in the region)
  - g. Generally discussion leaned toward smaller footprint homes
  - h. Slab on grade as an option?
    - i. South Greeley and W 5<sup>th</sup> St – Interior Heights
    - ii. No garage
    - iii. 1/5 of the concrete and minor excavation
    - iv. Potentially good for retirement homes
- iii. Best Practices and Innovation (First Mondy 1:PM to 2:PM)
  - 1. Road Map Framework
    - a. Two areas
      - i. Creating affordability
        - 1. Housing Trust Fund
        - 2. Community Land Trust
        - 3. State Land Use
          - a. Has there been push back?
          - b. Can be difficult to work with the legislature?
          - c. City/state land trading
      - ii. Maintaining affordability
    - b. Working to narrow scope to look at actionable items
      - i. Discussion with mayor about what the scope
      - ii. Expectations matter to what’s built
  - 2. Interim Topics Suggested
    - a. Housing Trust Fund
    - b. State Land Uses
    - c. Interim topic is related to workforce housing
      - i. What support can we garner throughout the state and through local advocates?

3. What are incentives for the private sector to do this work?
  - a. Allowing for more visas for workers
  - b. Lots of models for potential development
  - c. Utility contractors development fees – something to look into different models
- b. Total inventory for residential – 89 units – very low