



AFFORDABLE HOUSING TASK FORCE MEETING MINUTES

Monday, April 11, 2022

3:00 PM to 5:30 PM

Laramie County Community College

CCC Building Room 178

or

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

Agenda

1. Consent Agenda
 - a. March Minutes
 - b. April Agenda

2. Committee
 - a. Reports
 - i. Policy Committee
 1. Local Housing Trust Fund (Recommendation #3)
 - a. Sheridan dedicated significant portion of ARPA funds toward a housing trust fund.
 - b. Work moving forward to propose a state wide housing trust fund.
 - c. Options for future funding built into the proposal. ARPA funds have to be spend by 2026.
 - i. Linda - Real estate transfer tax may not want to include. Not something accepted legislatively;
 - ii. Dan suggests that its just an option not saying that it must be doing;
 - d. Don moves the forward of the proposal; second Amy
 - e. Don – do we want to have all members sign?
 - i. Potential for delay in signatures; may need to change the opening of the letter

- ii. Amendment Request to delete Don; second all agree
 - f. Passed – working toward institutionalizing the work of the committee
- 3. Nonprofit Panel
 - a. My Front Door – real housing solutions
 - i. 80% AMI
 - ii. Three phase core program model
 - 1. 12 week financial literacy
 - 2. 18-24 months work with HUD certified housing counselor
 - a. Put into practicum what they learn in Phase 1
 - 3. Purchase home – 5 year partnership – oh good what’s next
 - iii. Task Force Partnership with Austin on Housing Study
 - iv. Warm hand offs – information hand off – don’t identify gaps that don’t exist
 - b. Habitat for Humanity – Dan Dorsch – people together to build housing hope
 - i. Repairs program serves 0-80 AMI
 - 1. Age in place – ramps, grab bars, broken windows
 - 2. CDBG funding from the city
 - 3. Grants for property rehab
 - ii. Under 30-60% AMI – home ownership program
 - 1. Volunteer and community support to house the family
 - 2. Keep costs low – many donations from businesses
 - 3. Families pay a 30 year mortgage that’s interest free
 - iii. Fresh Start Fund Program – allow for people that are moving out of homelessness for furniture
 - iv. Hosted Affordable Housing Awareness Week in 2021
 - v. Income from Habitat ReSTORE sales
 - c. Cheyenne Housing Authority – Greg Hancock – ED – serve households that earn less than 80% of AMI; serve households
 - i. No city, county, or state
 - d. Family Promise
 - e. Safehouse
 - f. COMEA -services to people experiencing homelessness
 - i. Sober campus
 - 1. Pre-journey – not able to be independent
 - 2. Journey 1 – seeking a job
 - 3. Journey 2 – have a job
 - 4. Pay to Stay – Pay for a private space
 - 5. Transitional apartment
 - ii. Low barrier shelter – 7pm at night; dinner; and shower
 - 1. Way to keep people safe in the cold nights

- iii. Stage Coach will allow for addressing chronic homelessness and substance use
 - 1. Hope to move people from low barrier shelter
 - 2. Harm reduction approach to help people receive other needed supports
- iv. Family Shelter
- v. Bus tickets, bus tokens, emergency food boxes, in and out of town gas, replace IDs and birth certificates, intensive case management and work with partners
- vi. Apply for housing at the housing authority
- vii. United Way Grant
- viii. Importance of the Crossroads Clinic coming to the shelter
- ix. Sometimes CDBG funding and hotel
- g. Unaccompanied Students Initiative – Austin Rodemaker – providing housing for students
 - i. Work with the school district to identify students experiencing homelessness 16-20 years old
 - ii. Cheyenne – about 300 students experiencing students (about 20-30 teens eligible)
 - iii. Smaller population; food housing, transportation, teaching independent living skills – creates transition plans starts with safety and housing– what do you want to be; workforce, applications
 - 1. If they can't follow the rules then they are removed from the program
 - a. Find someone that is willing to take care of them
 - b. Most of the time issues around substance use
 - iv. Receive funds from Habitat's Fresh Start Program
 - v. Monthly Homeless Meeting
 - vi.
- h. CALC – Eric and Daffney – a leader reducing poverty
 - i. Project Hope – low income house holds who are homeless or at risk; below 200%
 - 1. Financial assistance and case management
 - 2. All of participants are experiencing homelessness because of ERAP
 - 3. Deposit, rent, car repairs, and other needs
 - ii. Studio Apts - \$285/month – max two years – housing for single people – some income required – 50%AMI – background check required –
 - 1. 16 apartments
 - iii. Family Transitional Housing – 4 plex – 2 year max transitional housing – HUD 50% AMI – families who are becoming homeless or are homeless – families 3 or more
 - iv. Two stand alone houses –
 - v. Veterans Housing Services – per diem program
 - 1. Work with VA

- 2. Nutrition services, grocery shopping, rides, locating housing
- vi. Lots of partnerships between Family Promise and COMEA
- vii. ERAP Case Managers, Guardianship, Laramie County in home services, glasses program with children and adults
- viii. Partnership
 - 1. Sign-up for CHA programs and VA programs
 - 2. Referrals with COMEA for people that don't find the program
 - 3. Referrals to MFD
 - 4. Partnership with Crossroads health clinic
 - 5. My Fresh Start
 - 6. Family Promise and COMEA case workers
 - 7. Referrals for the school district
- i. Members of Laramie County Community Partnership
 - i. Ability to talk with community partners about supporting that don't involve our clients

Question about child care

- j. Through project HOPE help them apply with DFS for child care assistance
- k. COMEA received a grant to help with summer enrollment at Boys and Girls Club
- l. My Front Door helps apply for DFS assistance
- m. Provide childcare during meetings

What could taskforce do for greater housing affordability?

- Increase inventory
- Reallocation of ERAP funding for building affordable housing
 - o Julie Gliem
 - o Colorado and Penn. ; potentially Chicago
- Finding more land use; higher density housing; streamlining housing develop process, reduce development fees; reduce dependence on federal money (very cumbersome to administer the programs); other pots of locally controlled funding (housing trust fund)
- Education for property managers – defining lease language
 - o More understanding of generational poverty
 - o More landlords accepting Section 8 vouchers
 - o New CHA portal – no access to computers and scanners – all online (implantation phase)
- Education to the general public on the issues with housing
- Strengthen mechanisms that we have in place
 - o Land bank
- Affordable assisted living, supportive housing, people with developmental disabilities (medical components, permanent supportive housing)

General demographics

- Educational level?
- Wyoming natives?

- Keep track of where they are from
- Increase of folks over 65 – getting on the Medicaid waiver
- General age at which homelessness occurred?
- What caused the homelessness?
 - 80% report childhood
 - Mental health
 - Substance issue
 - Disability
 - Often single head of households (divorce)
 - Often white – MFD
 - Diverse population – Habitat
 - Legal backgrounds – including sex offense; violent charges, eviction charges
 - Vouchers that move across state lines – residency preference
 - LEAD program and co-responder program
 - Lack of treatment beds
- How many families served
 - USI – 15
 - Community Action – 400
 - Habitat – 55
 - COMEA – 600
 - MFD – 40 new families annually -300 with financial literacy
 - Cheyenne Housing Authority – 5000 households
- Success rate of getting people moving forward?
 - COMEA – really low – people without mental illness and substance use
 - Often people that are experiencing situational poverty are where there is success
 - MLP – 55 home owners -98% success rate
 - Habitat – also higher functioning
 - USI – 85% - 6 months follow-up
 - CALC – 80% rate with housing – left into permanent housing
 - Homeownership – Housing Authority – income quality they continue to live – success is getting a voucher
 - Family self-sufficiency program – support for families that want to move away from federal subsidies - needs to reboot post-COVID – five year commitment to reach financial milestones
 - Fiscal cliff
 - Project HOPE ends FY October 1st – can't continue to serve

Housing Authority – every program is partnered with HUD determines what's fair market rent is in the city 2021 is behind the reality – this impacts the voucher program – subsidize up to 110% of rent – applied and are now allowed to go to 120% of fair market rents

- Set by community

- Effectiveness of the voucher program relies on the property owners willingness to take the voucher
- How are security deposits addressed?
 - o Funded by the tenant – not by CHA
 - o Period of time while waiting for housing can try to amass
 - o Some landlords will take payments over time to pay deposit
 - o Direct correlation between how much a household has invested in the property the better tenant they are

What systemic weaknesses do we have?

- Transportation – USI – need to get somewhere to apply or an appointment
 - o Time of day that the bus runs
 - o Limitations on number of bags on the bus (Wal-Mart Plus is cheaper than a taxi)
- Understanding of how to care for something/ rules and expectations
 - o Basic expectations for caring
- Capacity, funding, hands to do the work
- Low wages
- Food deserts which are linked to transportation needs
- Lack of access to health care
- Household budgeting, financial education
- Mental health and substance use
- Pets

Presentation from Greg Hancock

- CHA created in 1971 to address Cheyenne’s need for less than market rate housing
 - o 5 person board of commissioners appointed by the Mayor and City Council
 - o Programs include:
 - Public Housing
 - 80% of AMI
 - Multi family units
 - o The Buke
 - o Stanford Manor
 - o Storey Blvd
 - o
 - 90 single family homes
 - Multi-family
 - 50 units in Cheyenne
 - Also in Pine Bluffs
 - HOME
 - 38 units
 - o Logan Manor
 - o Manages units

- Market Rate
 - 67 in Cheyenne
 - Fox Crest
 - College Houses
 - Weaver Road
 - Madison Ave. Apts
 - LITHC
 - 56 units at McGowen Place Apts
 - Vouchers
 - Biggest program
 - Lease from private landlords
 - 1000 vouchers in Cheyenne – also administered across the state
 - VASH program
 - 158 chronically homeless vets
- Each funding source has different role and regulations
- CHA
 - 51 affordable housing properties to support project based vouchers
 - Site and file inspections and monthly payments
- Welcome Home Wyoming Program
 - Help with down payment assistance
 - 1300 house holds
- Wyoming Housing Partnership
 - Sponsored the formation of the organization
 - Four affordable housing developments have been preserved
 - Structurally preserve by stepping in as a partner when someone is looking in t
 - Maintaining the units to ensure standards from initial investors are met
 - Contracts with CHA to perform property management work
- Senior Services Program
 - Voter approval for new senior activities center
 - Care giver program, meals
 - Only non-federal funding project; no state funding
- Highest demand is for the voucher program
 - 4000 households on the waitlist
 - Waitlist for every program
 - Certification at least once per year
 - While waiting cost-burdened
- Potential for housing trust fund to be used in addition LITEC credits
- Households generally apply for two programs
 - Bigger families longer wait
 - People prefer the vouchers to public housing options; more freedom; approximates market rate housing

- Stigma potential with the public health options
 - Also leads to more interaction with CHA
- Historically at 99% utilization of available vouchers
 - There is more burden on the landlords
 - Continually looking for ways lessen the load on the landlords
 - Utilization rate has dropped to 96% - likely due to ERAP program