

Laramie, Wyoming

HOUSING STUDY 2030.

Prepared For:
THE CITY OF LARAMIE, WYOMING.

Prepared By:
HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 * www.hannakeelan.com *

JANUARY, 2015



LARAMIE, WYOMING HOUSING STUDY – 2030.

MAYOR
Dave Paulekas

VICE MAYOR
Paul Weaver

CITY MANAGER
Janine Jordan

CITY CLERK
Sue Morris-Jones

LARAMIE CITY COUNCIL
David Paulekas
Paul Weaver
Klaus Hanson
Vicki Henry
Lee Kempert
Andrea Summerville
Jayne Pearce
Joe Shumway
Joe Vitale
Bryan Schuster

CITY OF LARAMIE COMMUNITY DEVELOPMENT
Randy Hunt, Director
Charles Bloom, AICP, Senior Planner

CITY OF LARAMIE PLANNING COMMISSION
Kaye Willis
Brian Le Jambre
Jim McGrath
Kathe Carlton
Bob Boysen
Anthony Mendoza
Randy Vickers

HOUSING ADVISORY COMMITTEE
Robert Blake
Patrick Call
Stephanie Scott
Bob Davis
Bill Gribb
Jim McGrath
Jesse Spann
Keith Wresinski
Joe Vitale
Robin Vicchy
Denise Deem

CONSULTANT

HANNA:KEELAN ASSOCIATES, P.C. COMMUNITY PLANNING & RESEARCH

*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

**Lincoln, Nebraska* 402.464.5383 **

Becky Hanna, Tim Keelan, Lonnie Dickson, AICP, Keith Carl

TABLE OF CONTENTS.

	<u>Page</u>
Table of Contents	i
List of Tables	iii
List of Illustrations	iv
SECTION 1 – OVERVIEW OF RESEARCH ACTIVITIES & EXPECTED OUTCOMES.	
Introduction/Research Approach.....	1.1
Purpose of Study.....	1.2
Summary.....	1.3
Laramie Housing Advisory Committee.....	1.5
SECTION 2 – COMPREHENSIVE CITIZEN PARTICIPATION PROGRAM - HOUSING GOALS & ACTION STEPS.	
Introduction.....	2.1
Housing Citizen Survey.....	2.1
Workforce Housing Needs Survey.....	2.3
Senior (55+) Household Survey.....	2.4
Student Housing Survey.....	2.5
Community Housing “Key” Interviews.....	2.6
Housing Goals & Action Steps	2.14
SECTION 3 – LARAMIE COMMUNITY PROFILE.	
Introduction.....	3.1
Effective (Housing) Market Area.....	3.1
Population Profile.....	3.3
Income Profile.....	3.4
Economic Profile.....	3.5
Housing Profile.....	3.6
Housing Demand Situation.....	3.9
Medical, Educational & Public Safety Analysis.....	3.10

TABLE OF CONTENTS (Continued).

	<u>Page</u>
SECTION 4 – HOUSING DEMAND/NEEDS ANALYSIS.	
Introduction.....	4.1
Housing Demand Potential	4.1
Housing Target Demand.....	4.4
Housing Demand By Income Sector.....	4.6
Housing Expectations for Specific Population Groups & Price Points (Products).....	4.7
Housing Rehabilitation & Demolition Demand.....	4.10
Energy Systems Solutions for Housing.....	4.11
SECTION 5 – HOUSING SITE & LAND USE ANALYSIS.	
Introduction.....	5.1
Site Considerations.....	5.1
Housing Land Use Projections.....	5.4
Housing & The Comprehensive Plan.....	5.6
New Housing Development Areas.....	5.10
Uniform Development Code.....	5.13
SECTION 6 – FIVE-YEAR HOUSING ACTION PLAN & HOUSING CONCEPTS & FINANCING PARTNERSHIPS.	
Introduction.....	6.1
Five-Year Housing Action Plan.....	6.1
Housing Projects.....	6.2
Affordable Housing Concepts & Financing Partnerships.....	6.10
Implementing Housing Developments in Laramie, Wyoming.....	6.16
Housing Financial Partnerships.....	6.17
APPENDIX I – LARAMIE SURVEY RESULTS.	
APPENDIX II – LARAMIE TABLE PROFILE.	

LIST OF TABLES.

<u>Table</u>		<u>Page</u>
3.1	Community Housing Conditions City of Laramie, Wyoming 2014.....	3.7
4.1	Estimated Housing Demand – Target Demand & Required Budget City of Laramie, Wyoming 2020/2025/2030.....	4.5
4.2	Estimated Year-Round Housing Demand By Income Sector City of Laramie, Wyoming 2020 & 2030.....	4.6
4.3	Housing Demand –Target Sectors City of Laramie, Wyoming 2020.....	4.8
4.4	Housing Demand – Target Price Points (Products) City of Laramie, Wyoming 2020.....	4.9
4.5	Target Rehabilitation & Demolition Demand & Budget City of Laramie, Wyoming 2030.....	4.10
5.1	Housing Land Use Projections/Per Housing Type & Age Sector City of Laramie, Wyoming 2020.....	5.5

LIST OF ILLUSTRATIONS.

<u>Illustration</u>	<u>Page</u>
2.1 Community Areas for New Housing Development One-Mile Buffer City of Laramie, Wyoming.....	2.20
2.2 Community Areas for New Housing Development & Housing Rehabilitation Corporate Limits City of Laramie, Wyoming.....	2.21
3.1 Effective (Housing) Market Area City of Laramie, Wyoming.....	3.2
5.1 Community Areas for New Housing Development One-Mile Buffer City of Laramie, Wyoming.....	5.8
5.2 Community Areas for New Housing Development & Housing Rehabilitation Corporate Limits City of Laramie, Wyoming.....	5.11

Section 1

OVERVIEW OF RESEARCH ACTIVITIES & EXPECTED OUTCOMES.



Laramie
WYOMING

OVERVIEW OF RESEARCH ACTIVITIES & EXPECTED OUTCOMES.

■ INTRODUCTION. ■

This **Housing Study** provides statistical and narrative data identifying a **housing profile** and **demand analysis** for the **City of Laramie, Wyoming**. The **Study** describes the past, present and projected demographics, economic and housing conditions in the Community, as well as a “**Housing Action Plan**,” identifying recommended future housing projects and activities. This Housing Study recognizes housing development in the Community as both a “quality of life” issue and an important “economic development” event.

The **Housing Study** was conducted for the **City of Laramie**, by **Hanna:Keelan Associates, P.C.**, a Nebraska based community planning and research consulting firm, with the assistance of the City Staff, a Housing Advisory Committee and the local citizenry.

The City of Laramie has a track record of conducting community planning and housing studies, including a 2003 Housing Study and 2007 Comprehensive Plan. The Comprehensive Plan is currently undergoing an “in-house” update. The Comprehensive Plan and both, the past and a new Housing Study, allows for the City to keep pace with the housing needs of all sectors of the Community.

■ RESEARCH APPROACH. ■

The **Laramie, Wyoming Housing Study** is comprised of information obtained from both public and private sources. All 2000 and 2010 demographic, economic and housing data for the Community were derived from the U.S. Census and the 2008-2012 American Community Survey. The projection of demographic, economic and housing data was completed by the Consultant, with the use of these and secondary data sources and input from local leadership and housing stakeholders.

To facilitate effective planning and implementation activities, housing demand projections were developed for five-, 10- and 15-year year periods. The implementation period for this Housing Study will be November, 2015 to November, 2030. A Housing Action Plan addresses a five-year agenda for housing activities.

■ PURPOSE OF STUDY. ■

“The purpose of this Housing Study is to establish a ‘housing vision’ and provide a ‘vehicle to implement’ housing development programs for the City of Laramie, using appropriate public and private funding sources for Laramie. This will insure that proper guidance is observed in the development of various affordable housing types for persons and families of all income sectors.”

The **Objectives** of this **Housing Study** include the following:

- **Analyze the recent past and present housing situation** in Laramie, with emphasis on determining the need for workforce, elderly, student and both rental and owner housing options;
- **Provide a process for educating and energizing the Laramie leadership** to take an active role in improving and creating modern and safe, both market rate and affordable, housing options;
- **Identify the future target housing needs** for Laramie;
- Design program-specific housing projects to address **the needs of the local workforce, the elderly and retirees, families of all sizes and income levels and persons with special needs**;
- Establish a **Downtown Housing Development Initiative** for Laramie;
- Address and **eliminate any impediments and/or barriers to fair housing opportunities** for all citizens of Laramie;
- **Introduce new and innovative housing programs** that are a “fit” for Laramie, to address both **immediate and long-term housing needs**.

This **Housing Study** included both quantitative and qualitative research activities. The **Qualitative activities** included a comprehensive Community citizen participation program consisting of Surveys, Housing “Listening Sessions” with key Community organizations and meetings with the Laramie Housing Advisory Committee, comprised of local citizens, business and government leadership and pertinent housing stakeholders. Work sessions with the Laramie City Council were also conducted. The purpose of these qualitative activities was to maximize opportunities for citizen participation. **Quantitative research activities** included the collection of multiple sets of statistical and field data for Laramie. The collection and analysis of this data allowed for the projection of the Community’s population and household base, income capacity and housing demand.

■ SUMMARY. ■

Future population and household growth in Laramie will be driven by new and expanded housing and economic development and public service activities. **The most critical housing issues in the City include promoting the development of housing for the local workforce, college students and young professionals, affordable to all salary income levels and at a pace that will equal the demand of a rapidly growing Community.** Other priority housing needs include providing housing opportunities for the elderly, first time homebuyers, middle-income persons and families and persons with special needs.

Laramie will reach an estimated population of (at least) 34,074 by 2020. This will represent an increase of 2,036 persons, or 6.3 percent, from the current (2015) estimated population of 32,038. Laramie has the potential to reach an estimated population of 34,491, an increase of 2,453 or 7.6 percent, by 2020, via increased housing construction and job creation activities. Utilizing the 2015 population estimate, Laramie is also projected to increase in population to 36,022 by 2024 and to 37,923 by 2030, representing population increases of 3,984, or 12.4 percent, and 5,885, or 18.3 percent, respectively.

The **Effective (Housing) Market Area (EMA)** for the City of Laramie is comprised of the following 2000/2010 Census Tracts: 9627, 9628, 9630, 9631, 9634, 9635, 9636 and 9637, all situated within Albany County. The EMA is projected to increase from the current estimated population of 36,033, to 38,009, by 2020, an increase of 5.5 percent by 2020. Additionally, the EMA is projected to increase in population to an estimated 39,956 by 2024 and 41,642 by 2030. The largest population increases are projected to occur within the “20-34” and “55-64” age groups.





To meet the housing needs of current and future residents of the City, an estimated **1,538 new housing units should be developed in Laramie by 2020**. A total of 640 owner and 898 rental housing units should be built to accommodate the housing needs of low- to moderate-income families, the elderly and special population households, especially the housing needs of the local workforce and students. An estimated 1,310 housing units, 578 owner and 732 rental units, should be developed by 2024 and an estimated 1,258 housing units, 544 owner and 714 rental units, by 2030. **Overall, the City of Laramie has an estimated total 15-year housing demand for 4,106 units, including 1,762 owner and 2,344 rental units.** An estimated 27 to 33 percent of the rental housing target demand should include off-campus student rental housing.

The proposed **Target Demand** includes both, new construction and purchase/rehab/ resale or re-rent activities and a target housing demand for Downtown to address housing opportunities and the related business expansion needs to compliment a comprehensive Downtown housing development program. **An estimated 92 housing units, consisting of 18 owner and 74 rental housing units, should be developed in Downtown Laramie by 2020, while an estimated 210 total housing units, 38 owner and 172 rental housing units, should be developed in Downtown Laramie by 2030.**

Housing activities involving **moderate- to substantial rehabilitation** and **demolition of dilapidated housing stock** will need to be implemented. By 2030, Laramie should target an estimated 592 housing structures for moderate rehabilitation (new doors, paint, windows, siding, roof, landscaping, etc) and an estimated 342 housing structures for substantial rehabilitation (broken foundation, bowing/bearing walls, sagging roof, etc.). Additionally, an estimated 190 housing structures should be targeted for demolition, due to dilapidated conditions, making the structure not cost effective for rehabilitation.

The Community should also concentrate on the recycling of “less than” marketable rental units back to low cost, entry level owner housing. These are rental units, typically single family units, unable to compete with new and modern rental projects.

■ LARAMIE HOUSING ADVISORY COMMITTEE. ■

This **Housing Study** was conducted with the assistance of an organized **Housing Advisory Committee (HAC)**, comprised of local leadership, business professionals and housing stakeholders. This Committee highlighted “key” issues in the Community, as well as provided information regarding new Community housing programs. The following housing issues were highlighted by the Advisory Committee:

- HAC members are interested in the “permanent” population of Laramie (excluding the University of Wyoming and WyoTech students) and the potential growth of the population.
- The Laramie 2010 total population is misleading to outside housing developers. Some HAC members felt that the need for single family housing units needs to factor out the student population. Other Committee members indicated that students live everywhere throughout the City. Parents purchase single family homes for their children to live in while attending the University.
- During the taking of the 2010 Census, the City of Laramie worked closely with the University of Wyoming to educate the students that if they were living in Laramie in April of 2010, they should indicate that they were Laramie residents.
- An estimated 800 to 900 University students live on-campus in apartment style housing. The older complexes, such as Spanish Villas, are in need of renovation. The newest, Bison Run Villas, is 100 percent occupied.
- Census figures indicate persons per household ratios are declining in Laramie. HAC members agreed that there are fewer instances of four to six students renting a two- or three-bedroom house and “bunking up” to reduce housing costs.
- A Committee member identified the Wyoming state average for persons per household is 2.43 persons. In Laramie, the estimate is 2.13 persons per household.
- There has been a large number of rental housing built in Laramie during the past several years. Apartment Campuses, such as The Grove and The Pointe, have several large apartment buildings with a variety of amenities to attract University students.
- The Grove is currently at an estimated 86 percent occupancy; The Pointe is currently at 56 percent occupancy, however, the Pointe had several delays during the construction process, including an entire building that was not completed before the Fall student move-in time frame.
- Local housing developers know they can build spec housing and have units sold in a reasonable amount of time. Regional housing developers are also starting to build spec homes in Laramie.

- The most active price point for single family housing construction in Laramie is in the \$280,000 to \$350,000 range. Buyers are most interested in new houses and want to be able to tour several houses and choose the one that best suits their needs.
- The \$100,000 to \$180,000 price point is being address by developers in the form of duplex townhomes and two-story duplexes. Sales of these housing types has been steady.
- Older single family rental houses in the core of the City, historically serving as student off-campus housing, have had higher vacancies in the last year or two. Owners of several of these units are trying to decide if they should renovate and compete with the new apartment complexes or sell as entry level owner housing.
- The purchase price of smaller, older homes, as high as \$180,000, may not be cost effective to purchase and then renovate as a single family home.
- Quality home builders are hard to find. They are busy building upper-income houses, making it difficult to find contractors to help convert an older rental house back into a single family ownership.
- In the current housing market, existing home owners with equity are taking advantage of low interest rates and buying second and third homes. First-time home buyers are then buying the existing homes from the “second home” buyers. These homes are sold before most are even listed in the paper for sale.
- Single family housing at \$150,000 to \$200,000 can't be built and be attractive to home buyers because the lot costs are too high.
- Vacant lot costs throughout the City range from \$45,000 to \$103,000 depending upon location. Current building costs, materials and labor limit construction of low- to moderate-income housing on these lots.
- The conversion of older rental homes, located north and south of the University campus is not considered cost effective. These rental properties are so close to campus that students will always rent them.
- Several of the rental houses near campus were originally constructed with outside entrances to the basement to serve as a rental for a second family.
- At the request of the HAC, informal surveys regarding vacancy were conducted with local rental property management companies including Real Estate One, C & W Rentals, The Acre Company and Powell Enterprises. Property managers stated that vacancy rates over the last four years were approximately 20 percent higher than that of typical years past. They indicated this could be based on a desire of the tenant wanting more modern facilities and being able to pay for modern conveniences.
- The City Planning Department has completed extensive surveys in the Downtown, identifying commercial retail, office and residential uses. Several of the buildings containing rental housing units for students are deteriorating, but students rent them because the units are less expensive than other rental properties.

Section 2

COMPREHENSIVE CITIZEN PARTICIPATION PROGRAM- HOUSING GOALS & ACTION STEPS.



Laramie
WYOMING

COMPREHENSIVE CITIZEN PARTICIPATION PROGRAM- HOUSING GOALS & ACTION STEPS.

■ INTRODUCTION. ■

The **Laramie, Wyoming Housing Study** included both qualitative and quantitative research activities. Discussed in this **Section** is the **comprehensive citizen participation program** that was implemented to gather the opinions of the local citizenry regarding housing issues and needs. *Planning for Laramie's future is most effective when it includes opinions from as many citizens as possible.* The methods used to gather information from the citizens of Laramie included meetings with an organized **Housing Advisory Committee**, “**key**” interviews with City Staff and Community organizations, and the implementation of four important Surveys: a “**Housing Citizen Survey**,” a “**Workforce Housing Needs Survey**” a “**Continuum of Care for Elderly Persons Household Survey**” and a “**Student Housing Survey**”. The results of the Citizen Participation Program allowed the Housing Advisory Committee and the Consultant to develop “**Housing Goals & Action Steps**” that highlight future housing development activities, including new construction and the rehabilitation or demolition and replacement of existing housing in Laramie.

■ HOUSING CITIZEN SURVEY. ■

The “**Housing Citizen Survey**” was made available online to households in Laramie. **Survey** participants were asked to provide information regarding their current living situation and what housing types are most needed in the Community. A total of **984 Surveys** were completed. The following summarizes the results of the **Survey**. The complete results of the **Survey** are available in **Appendix I**. Individual comments provided by Survey participants can be obtained from the City of Laramie Community Development Department.

- A total of 277 Survey participants identified themselves as being residents of the Community for over 21 years. An additional 273 participants were residents of Laramie for one to five years. This represents a stable cross-section of well-established Community residents with new residents, particularly students attending one of the three colleges/universities. Most participants also identified being employed in the “education sector” of the Community.

- A majority of the participants resided in a single family home. A total of 141 participants, identified as renters, want to purchase a home in Laramie, with most looking to buy in less than one year. An additional 32 renters indicated they want to purchase a home within one to two years.
- The following types of housing are most needed in Laramie, as identified by the Survey participants: Housing for Lower- and Middle-Income Families, Housing for Single Parent Families, Rehabilitation of Renter-Occupied Housing, Housing Choices for First-Time Homebuyers, Single Family Rent-To-Own (Short Term and Long Term), Retirement Housing for Low- to Moderate-Income Elderly Persons, Short- and Long-Term Emergency Shelters and Transitional Housing.
- 635 participants of the Survey supported Laramie using State or Federal grant funds to conduct an owner housing rehabilitation program.
- 579 participants of the Survey supported Laramie using State or Federal grant funds to conduct a rental housing rehabilitation program.
- **785 participants of the Survey supported Laramie establishing a program that would purchase and tear down dilapidated houses to make the lots available for a family or individual to build a house.**
- **723 participants of the Survey supported Laramie using grant dollars to purchase, rehab and resell vacant housing in the Community.**
- 687 participants of the Survey supported Laramie using State or Federal grant dollars to provide down payment assistance to first-time homebuyers.

■ WORKFORCE HOUSING NEEDS SURVEY. ■

The **City of Laramie**, in cooperation with major employers, conducted a “**Workforce Housing Needs Survey**” to determine the specific renter and owner housing needs of the Area's workforce. **614 Surveys** were returned.

Survey participants were asked to provide information on such subjects as issues and barriers to obtaining affordable housing, place of employment, annual household income and what participants could afford for monthly rent or house payment. The following are highlights that were developed from the **Survey**. The complete **Survey** results are available in **Appendix I** of this **Housing Study**. Individual comments provided by Survey participants can be obtained from the City of Laramie Community Development Department.

- **Participating major employers included, but were not limited to, University of Wyoming, Trihydro, Albany County School District, Albany County Government, City of Laramie, Wyotech, Ivinson Memorial Hospital and several local, smaller businesses.**
- Survey participants included 375 homeowners and 233 renters. **A total of 219 participants were not satisfied with their current housing situation.** Reasons included their home was too small, in need of substantial updating and being too far from their place of employment.
- A total of 93 participants could afford a home priced between \$150,000 and \$200,000, or a monthly house payment between \$500 and \$999. A majority of participants identified an affordable rent being between \$500 and \$999.
- The most common barriers identified when obtaining affordable **owner housing** included the **costs of utilities, excessive housing prices and a lack of sufficient homes for sale.**
- The most common barriers faced when obtaining affordable **rental housing** included the **high cost of rent, attitudes of landlords and neighbors and a lack of decent rental units at an affordable price range.**

■ SENIOR (55+) HOUSEHOLD SURVEY. ■

A “**Continuum of Care for Elderly Persons Household Survey**” was made available at select locations in Laramie to assist in determining the specific immediate, short- and long-term housing and Community service needs of the Area’s elderly (55+) population. A total of **160 Surveys** were returned.

Survey participants were asked to provide information on subjects concerning the types of housing needed for senior citizens and the appeal of a retirement housing campus for the Community. The following are highlights from the **Survey**. The complete **Survey** results are available in **Appendix I** of this **Housing Study**. Individual comments provided by Survey participants can be obtained from the City of Laramie Community Development Department.

- A majority of Survey participants were persons in the 55-64 age group. A majority also identified having income at or above \$76,000.
- Survey participants consisted of 135 owners and 23 renters. A total of 82 participants anticipated not changing their current housing situation in the near future, while 57 participants plan to change their current housing situation within five years.
- A majority of Survey participants were satisfied with their current housing situation. Those not satisfied cited concerns about maintenance/upkeep and the ability to afford certain housing repairs, or needed to upgrade to a specific housing type.
- **Participants identified needing either an assisted living housing unit, nursing home/long-term care or a single family housing unit to satisfy their housing needs within the next 10 years. A majority of participants felt living in a Retirement Housing Campus was either “somewhat appealing” or “very appealing”.**
- Auto repair, law enforcement and the local food/meals-on-wheels program were identified as the top three community services in Laramie.

■ STUDENT HOUSING SURVEY. ■

The City of Laramie conducted a “**Student Housing Survey**” to determine specific owner and renter housing situations among post-secondary students attending one of the three college campuses in Laramie (University of Wyoming, Laramie County Community College and WyoTech). Participants were asked to provide information on their current housing and living situation, as well as plans to remain in Laramie after graduation. A total of **843 Surveys** were completed and returned.

The following are highlights from the **Survey**. The complete **Survey** results are available in **Appendix I** of this **Housing Study**. Individual comments provided by Survey participants can be obtained from the City of Laramie Community Development Department.

- Participants of the **Student Housing Survey** included 121 Freshmen, 143 Sophomores, 177 Juniors, 136 Seniors, 64 5th Year Seniors and 179 Graduate Students. A majority of participants identified themselves as being between the ages of 18 and 21. A total of 780 students identified themselves as being “full-time” students.
- A total of 299 participants identified renting an off-campus apartment, while an additional 175 participants identified living in a University-owned dormitory.
- A total of 51 housing owners identified making monthly payments of less than \$800, while a majority of renters identified making monthly payments between \$251 and \$500.
- **There were 306 participants that identified not being satisfied with their current housing situation. Of the 306 participants, a total of 116 currently live in an off-campus apartment, while 85 identified living in a University-owned dormitory.** Reasons for not being satisfied included their home was too small, in need of substantial rehabilitation or the rent was too high. A total of 651 participants indicated they do not plan to remain in Laramie after graduation, citing a desire to move back to their hometowns, or a lack of available jobs in their field of study in Laramie.

■ COMMUNITY HOUSING “KEY” INTERVIEWS. ■

The comprehensive citizen participation program included **Community Housing “Key” Interviews** with City staff, Planning Commission & Council representatives, economic development organizations, developers, downtown Laramie representatives, senior housing representatives, realtors and University of Wyoming and WyoTech housing representatives. A series of Housing interviews were conducted on January 30 and 31, 2014. Questions for the participating representatives of each organization included the following:

- Is there a shortage of housing to rent and/or to purchase in Laramie? If yes, what price ranges are in the greatest demand?

Housing to Rent: \$_____
- Housing to Own: \$_____
- Are owner and rental units leased or purchased before the units are advertised in the newspaper?
- Are rental houses and apartments that are 10 years of age or older, generally in good condition and ready to move into? If not, why?
- On average, how long does a house stay on the market?
- Are there areas of the City that are in need of housing rehabilitation programs to improve the overall quality of the housing stock? If so, where?
- Are residential design standards, housing codes and occupancy permits adequately enforced by the City?
- If an apartment or rental house is not maintained to housing codes, are tenants willing to file a housing condition complaint with the City of Laramie?
- Does the proximity to Downtown Laramie, the University of Wyoming, Laramie County Community College, or WyoTech have an effect the cost of owner or rental housing?
- Do College Students prefer to live in an apartment building or rental houses in the core of the City, or in a larger apartment complex designed to meet a variety of student needs? (including a pool, gym and outdoor tennis, sand volleyball and basketball courts)?
- Is a workforce employee in direct competition with University Students to acquire rental housing in the Community?
- What are the most desired areas of the City to purchase a house?
- What type of housing is most needed to be constructed within the next five, 10 and 15 years?

The following are a summary of comments and consensus statements provided by the interviewed organizations.

The Cost of Housing:

- Single family houses are expensive in Laramie; a few houses at the \$90,000 to \$180,000 price point are available.
- The cost of an average vacant lot, with water, sewer and streets, is \$60,000 to \$70,000. This cost does not provide opportunities for the development of low- to moderate-income housing.
- The Turner Tract Overlay increased the cost of housing from \$180,000 to approximately \$230,000.
- Requirements of the Uniform Development Code will need to be reduced to build housing in the \$100,000 to \$230,000 price point.
- Developers are currently building housing in the \$300,000 to \$400,000 price range.
- The upper level of the housing market appears to be \$400,000 to \$450,000. Few are looking for houses priced above \$500,000.
- Parents of students purchase houses as investment property for their children to live in while attending college. Some will even keep the property after their children graduate as an investment property.
- There are approximately 100 houses for sale today on the Multiple Listing Service, which is typical for this time of year.
- Laramie officials want to know why housing values are so high in comparison to other Cities in Wyoming.
- Albany County does not enforce zoning, so there is the perception that some of the lowest income families live in the rural areas of the County.

Retirement and Elderly Housing:

- One of the most needed housing types in Laramie is Elderly and Senior Housing.
- The City of Laramie is thought to be highly desirable for retirees and the elderly, compared to many other Wyoming Communities. The City has a good variety of medical support services, activities associated with the University, recreation and social opportunities.
- Regency Retirement Residence, Laramie Senior Housing (Section 8) and the Springwood Assisted Living and Memory Care facilities are 100 percent occupied with waiting lists.
- The Laramie Care Center, a nursing home, was recently remodeled and upgraded. The Center is a very attractive and well operated facility.
- The Community of Laramie does not have a need for more independent elderly housing. The City has a big need for elderly housing with services available for a variety of levels of care.
- A large percent of seniors living in independent rental units need the higher level of care provided in an assisted living facility.
- Seniors in Laramie would greatly benefit from the development of assisted living facilities for low-income elderly.
- The Community of Laramie needs duplex style townhomes or rental units that include property maintenance services.

Economic Development Issues:

- Business recruitment is hampered by the lack of workforce housing in the City. Workforce employees are in direct competition with students for affordable rental housing.
- Potential employers ask if Laramie has available housing for their employees. The University of Wyoming is an advantage for businesses desiring to locate in Laramie, due to the potential of hiring graduates for new positions.
- Laramie needs to recruit more businesses to Town. The lack of available houses to purchase for workforce employees is hurting the development of new businesses.
- Energy development efforts within 100 to 150 miles of Laramie are being pursued, including two wind energy farms, approximately 5,000 new natural gas wells and a coal-to-gas conversion facility. These economic development efforts will enhance the demand for more workforce housing in Laramie.

Rental Property, Condition and Rehabilitation Needs:

- Older, run down rental properties are marketed to students. A few landlords do not reinvest in the fix-up and repair of their units.
- Code enforcement needs to improve; too many seniors live in rental housing that needs to be upgraded.
- Landlords that approach rental property as an investment, rather than a business, typically, receive a bad reputation. The business oriented landlords will make improvements to their properties to compete with the newer apartment facilities.
- The three new student-focused apartment complexes have changed the rental market to the point where older converted houses are starting to have higher vacancy rates.
- Rental housing is most needed in the City of Laramie for young professional singles and couples, workforce employees and the elderly.

- The two-bedroom apartment, in the \$650 to \$825 price range, is of greatest demand.
- Many mobile homes in mobile home parks are becoming outdated and deteriorating. The City would like to transition many of these deteriorated mobile homes to alternative housing, but few affordable housing options exist in the Community for these families.

Housing Development Issues:

- Developers stated that vacant lot costs are expensive because the Uniform Development Code (UDC) requirements, suggesting that the codes are over reaching and too complex. There are also complaints that the UDC is enforced inconsistently.
- Developers don't believe lot costs are inflated to obtain higher profit margins, but rather the high cost of infrastructure and the impacts of the UDC drive up housing costs.
- Building materials and subcontractor costs are higher in Laramie than other Wyoming Communities.
- When the UDC is factored into the cost of building a single family home, combined with the cost of a vacant lot, a house less than \$180,000 cannot be built.
- Tap finish fees for water and sewer range from \$3,000 to \$5,000 per lot and must be paid by the builder at the time of obtaining a building permit.
- Home buyers of moderate- to upper-income houses want two and three stall garages. The UDC limits the percentage of the front façade that can be consumed by garage doors.
- Several recent subdivisions were originally designed for 20 foot width alleys, when the UDC requires a 30 foot width. Developers that want to hard surface alleys are told they by the Public Works Department cannot, because the City does not want to pay the expense of maintenance.
- There is not enough land available and appropriately zoned for the development of multifamily housing.

Downtown Laramie:

- Downtown Laramie is comprised of 28 City blocks, 15 of which are listed within a National Register Historic District.
- There are currently 95 apartments in the Downtown, primarily located in the upper stories of commercial buildings.
- Main Street offices are contacted weekly by students seeking housing in the Downtown.
- The former Conner Hotel, located at Grand Avenue and Third Street, was built in 1920 as a four story building; first floor level commercial and upper three levels as hotel rooms. Today, the upper stories are utilized as apartments. The building is deteriorating and many of the apartments are run down, but students choose to live there. A unit rents for about \$400 per month.
- Downtown apartment owners used to be able to rent apartments fairly easy, but since newer apartment complexes have been developed in Laramie, it is much more difficult to rent many of the older run down apartments in the Downtown.
- A Master Plan for Downtown Laramie has been completed. There are recommendations for additional housing to be developed in the upper levels of the commercial buildings. At least three parking garages are recommended in the Downtown Plan to meet the needs of residents and shoppers.
- Downtown Laramie retains much of its historic integrity, but it is also in need of additional businesses and housing to create a vibrant shopping and entertainment district.

University of Wyoming Housing:

- Recent increases in the number of Wyoming High School graduates attending the University may be attributed to the availability of such resources as the Hathaway Scholarship, named after former Wyoming Governor, Stan Hathaway. Generally, Wyoming high school graduates with a 2.5 Grade Point Average (GPA) qualify for \$800/semester, graduates with a 3.0 GPA qualify for a \$1,200/semester and those with a 3.5 GPA qualify for \$1,600/semester.
- The University's freshman class has approximately 1,400 to 1,500 students. Students are required to live on campus their freshman year.
- Bison Run Village is a University-owned, on-campus apartment complex constructed two years ago. This facility is 100 percent occupied and is approximately \$120 to \$150 a month cheaper than market rate rental housing complexes, such as the Grove and the Pointe.
- Residence Halls on campus are maintaining an occupancy rate of about 87 percent. On-campus apartments are currently 80 percent occupied. During the last three years, University Housing, as a total, has had a 20 to 30 percent vacancy rate.
- Fraternities and Sororities also have low occupancy rates.
- Of the six University residence halls, one is 100 percent vacant and second is 50 percent vacant. It is anticipated that these two halls will eventually be replaced with modern style university housing. Combined residence hall and on-campus apartment options have a total capacity for 2,500 students. Future design capacity for on-campus housing is being targeted for 2,200 students.

WyoTech Housing.

- WyoTech was founded in 1966 in Laramie, Wyoming. The School provides automotive, diesel and collision/refinishing educational programs, as well as an applied service management program. WyoTech has established campuses in Blairsville, Pa (2000); Daytona, FL; Long Beach and Fremont Ca.
- The WyoTech student population has historically grown by 10 to 15 percent per year, reaching a peak in 2005. As the other campuses opened, the student population stabilized at 1,100 in Laramie. WyoTech officials now expect a two percent annual growth.
- Less than 10 percent (60 to 70 students) of the WyoTech Laramie campus students are originally from Wyoming.
- There are several opportunities for employment in Laramie for graduates that want to stay in the City, but the majority of graduates return to their hometown.
- New students can begin classes in any of the four quarters. Typically 700 to 800 students begin classes in the September, 200 to 300 in January, 200 in March and approximately 600 start classes in June.
- WyoTech has dormitories on campus that can house 640 students and maintains a lease agreement with a local apartment complex for an additional 240 students. Approximately 220 WyoTech students live in other apartments or houses in Laramie.
- Married students or veterans of the military secure rental houses or apartments.

■ HOUSING GOALS & ACTION STEPS. ■

The Community of Laramie provided several opportunities for input from individuals, organizations, groups and local leaders, regarding the existing and future housing situation in the City. The information obtained through planning research activities greatly assisted in identifying and prioritizing housing needs in Laramie.

The following identifies **housing goals** for the Community of Laramie, followed by a series of **action steps** that should be considered in achieving these goals. Information and tables identifying target housing demand, land use projections and housing demand for specific population groups and price products (points) are available in the **Appendix**.

The “**Housing Goals & Action Steps**” were created through a series of Housing Steering Committee meetings and a public participation process, consisting of the implementation of a Housing “Citizen” Survey for all residents of Laramie, a Workforce Housing Needs Survey for the employees of the Communities selected large employers, a Student Housing Survey distributed at the University of Wyoming, Laramie County Community College and WyoTech, and a Continuum of Care for Elderly Persons Household Survey for the Community’s senior population. A **combined total of 2,601 Surveys** were returned. Laramie residents also had the opportunity to participate in Community Housing Listening Sessions and interviews to voice their opinion on needed housing types in Laramie.

Goal 1: Community Housing Initiative. The Community of Laramie should implement a **Housing Initiative**, as both a quality of life and economic development activity. **A core activity of this Housing Initiative needs to involve the development of Housing Partnerships** to monitor and encourage housing development in Laramie. The Partnership would work directly with both local and State housing stakeholders and housing funders to encourage the development of specific housing programs that meet the needs of the Community’s current and future residents, with emphasis on housing constructed for the local workforce, young families, retirees, the elderly, veterans, college students and populations with special needs.

- **Action Step 1:** The **Housing Initiative** should include the development of up to **1,538 new housing units by 2020**, including an estimated **640 owner housing units** and **898 new rental units**. Approximately 385 units of the total 640 projected owner housing units, and 326 of the targeted 898 rental units needed in Laramie by 2020, should be targeted for the local workforce. The development of up to 1,538 new housing units would add an estimated \$258 Million to the local property tax base. **New housing development should include up to 384 owner units and 604 rental housing units for households, age 18 to 54 years, and 256 owner and 294 rental units for elderly households at 55+ years of age.**

- **Action Step 2:** The **Housing Partnership** should be comprised of organizations from both the private and public sector, including, but not limited to the City’s Community Development Department, Laramie Economic Development Corporation, Cheyenne/Laramie Housing Authority, local “housing stakeholders” directly involved with selling and leasing real estate, builders and suppliers and representatives of organizations providing housing and related services to the elderly, families, special populations and homeless and near-homeless persons. The **Housing Partnership** should take the lead role to design and implement a **Workforce Housing Assistance Program** for local employees and a **Continuum of Residential Retirement Program** for older adults in the City.
- **Action Step 3:** Establish **memberships** and/or **working relationships** with regional and community economic and housing development organizations including, but not limited to, **Wyoming Community Development Authority (WCDA), Wyoming Business Council, Wyoming Housing Network, Inc. (a regional CHDO and affiliate member of NeighborWorks America), and the Cheyenne/Laramie Housing Authority.** The services and programs provided by these organizations are vital to the successful implementation of future affordable housing activities in Laramie.
- **Action Step 4:** Plan and implement a **Workforce Housing Assistance Program** that encourages major employers in the Laramie area to become directly involved with assisting their employees in securing appropriate and affordable housing, with the eventual goal of becoming a homeowner in Laramie.

The Workforce Housing Assistance Program could include, but not be limited to, locating and negotiating the rent and/or purchase price of a housing unit and providing funding assistance to employees. Homebuyer assistance could be, for example, in the form of a \$5,000 to \$10,000 grant and/or low-interest loan to persons and families for closing costs, down payment, etc. These homebuyers could also be a participant in a first-time homebuyers program, funded by the Wyoming Community Development Authority (WCDA). **A consortium of major employers should consider forming a limited partnership to develop affordable housing projects in Laramie, utilizing available public and private funding sources.**

- **Action Step 5:** Plan and implement a **Continuum of (Housing) Residential Care Program** in the City of Laramie directed at persons and families 55+ years of age. This Program would address all facets of elderly housing and supportive service needs in Laramie, including the increasing need for in-home services and home maintenance, repair and modification of homes occupied by elderly households in the Community and additional affordable housing, both owner and rental, with and without supportive services.
 - Independent living housing types for the 55 to 75 year age group should include smaller, space efficient detached single family houses, patio homes of 1,800 to 2,200 square feet and attached townhomes.
 - Modern programs of assisted and long-term care living should be on the Community’s housing agenda.
 - Affordable retirement and elderly rental housing facilities in Laramie are consistently fully occupied with a waiting list. Several tenants are in need of higher levels of care, but are not able to afford assisted living facility costs. **Respondents to the “Continuum of Care for Elderly Persons Household Survey” identified Assisted Living Housing as the most needed housing type for persons 55+ years of age, nearly doubling the number of responses for additional nursing home/long-term care, the second highest selected housing type.**



- **Action Step 6:** A permanent **staff position** within the City’s Community Development Department should be created to implement the identified priorities of the Community Housing Initiative, while utilizing the Five-Year Action Plan included in this Housing Study as a starting point for meeting the housing needs of the City.

Goal 2: New Housing Developments. New housing developments should address the needs of both owner- and renter households, of all age and income sectors, of varied price products. **Citizen Survey participants identified housing for low- to moderate income families, rehabilitation of renter-occupied housing, first-time homebuyers and single family housing in general, as greatly needed for the Community.**

The targeted 1,538 new housing units required in the City of Laramie, by 2020, should also consist of purchasing, rehabilitating and reselling or re-renting existing units. Refurbished housing would be a cost effective method to provide housing affordable to families of very low- to low-income status. An estimated 15 to 21 percent of all targeted new housing units could consist of refurbishing and resale/re-rent of existing units.

- **Action Step 1:** Identify **370+ acres of land for new residential development** to meet the estimated need for **1,538 additional housing units by 2020**. Housing should be targeted for development in both new and redeveloped neighborhoods in the Community.
- **Action Step 2:** Support the development of an estimated 126 units of owner housing for households of very low- to moderate-income, 232 units for moderate income households and an estimated 552 owner units for families and individuals of moderate- to upper income. Special attention should be given the construction of single family housing units for younger households and single family and patio and townhome units for older adults. **New owner housing price points or products should range between an estimated \$99,000 to \$230,000, depending on the type of housing units and the household income sector being targeted.** Most new housing at a cost of \$99,000 to (approximately) \$148,000 will need to consist of refurbished homes, not new construction, created via a housing purchase-rehab-resale program.



- **Action Step 3:** Support the development of an estimated 406 rental housing units for persons and families of very-low- to moderate-income and an estimated 492 rental units for households of moderate- to upper-income.

An estimated 294 of the 898 new rental units should be targeted to elderly households/ persons, 55+ years of age and up to 36 units for populations having special needs. An estimated 568 rental units for families and individuals should include up to 165 units for students living on/off-campus, with the remaining, estimated 403 new rental units for the general public, 18 to 54 years of age, including persons in the local workforce, full-time.

The **elderly household population** should be targeted for new housing for all income categories with emphasis on rental units for the low- to moderate-income persons and/or families.

Participants of the Listening Sessions with Housing Stakeholders unanimously agreed that there is a strong need for additional modern, affordable rental housing for low-income elderly persons.

- **Action Step 4:** Rental units of all types should be constructed in Laramie, with emphasis on duplex, tri-plex and apartment buildings for rental elderly and younger households. Single family units for large families could be developed as part of a credit- or lease-to-own housing program. A rent to purchase option should be made available for older rental units. **The average affordable monthly rent in Laramie should range from \$335 to \$605, depending on the size, number of bedrooms and the household income sector being served.**

Persons and families with Section 8 Vouchers are limited by HUD's established "Fair Market Rent," including utilities, in Laramie, currently set at \$636 for a one-bedroom and \$821 for a two-bedroom unit. Many families with vouchers have difficulty obtaining rental housing that meet these funding guidelines.

- **Action Step 5:** Support a pro-active approach towards rental housing development projects to meet the needs of local college students and young professionals in Laramie. These projects should be designed and developed in a size and scale suitable for the neighborhood locations. **The development of single room occupancy multi-unit housing, targeted to students and young professionals, should be considered.**

- **Action Step 6:** Develop new housing in large, vacant tracts of land within and at the perimeter of the City. **Illustrations 2.1 and 2.2 identify areas for both new housing development and housing rehabilitation.** These residential development areas are presented and discussed, in detail, in the City’s current Comprehensive Plan.
- **Action Step 7:** The City should strive to improve existing housing units through rehabilitation and property clean-up activities. Improve the overall appearance of lots and properties that are deemed unsightly and deteriorating.



Areas most favorable for residential development, within the Corporate Limits of Laramie, are located in extreme northeast, southeast and western portions of City. Consider new, modern housing development types, such as new subdivisions utilizing “New Urbanism” and “Smart Growth” planning concepts. Public and private sectors should create a “shared cost” program to finance needed public utility, sidewalk and road improvement costs in both existing and new residential developments.

COMMUNITY AREAS FOR NEW HOUSING DEVELOPMENT ONE-MILE BUFFER CITY OF LARAMIE, WYOMING

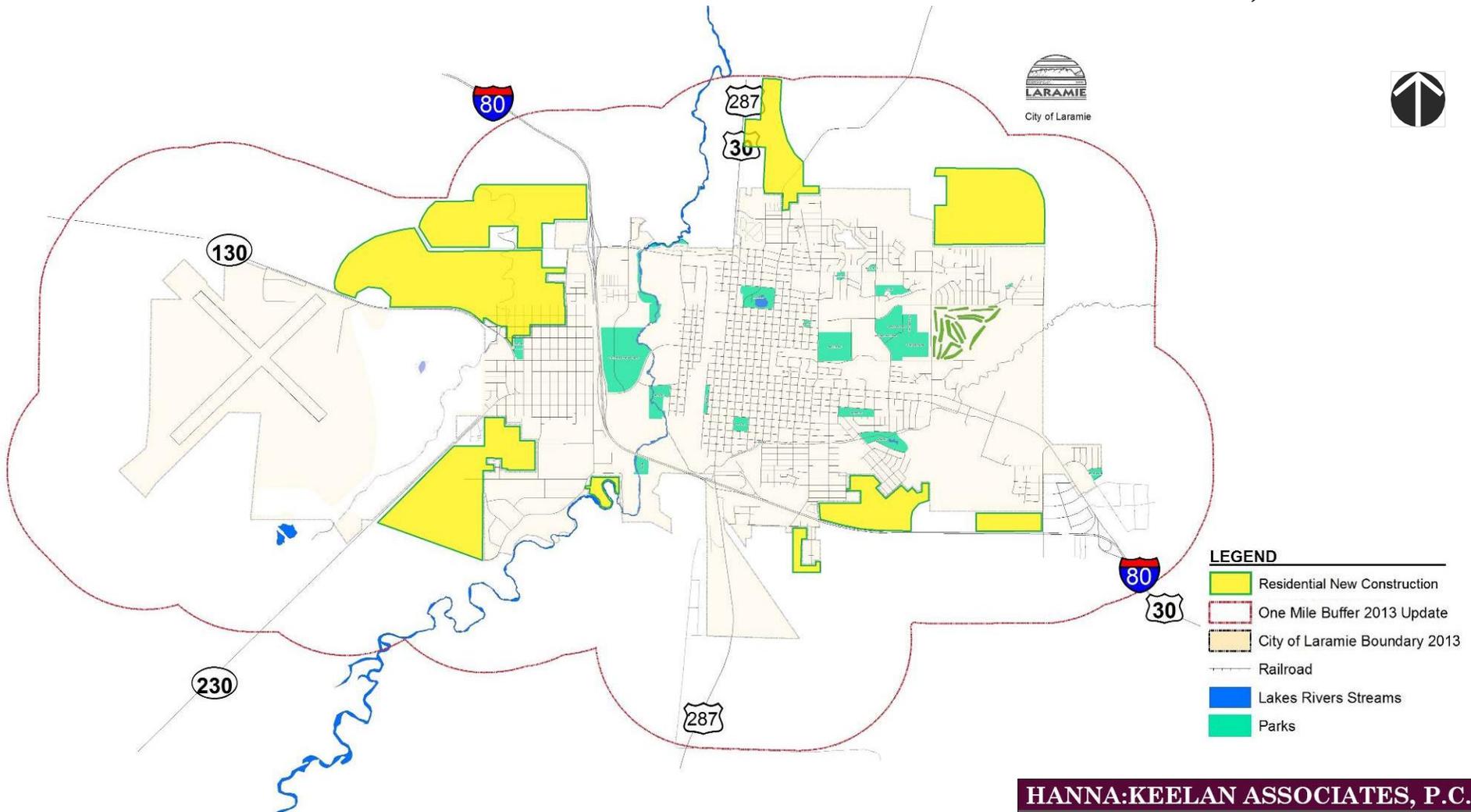


ILLUSTRATION 2.1

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

COMMUNITY AREAS FOR NEW HOUSING DEVELOPMENT & HOUSING REHABILITATION

CORPORATE LIMITS
CITY OF LARAMIE, WYOMING

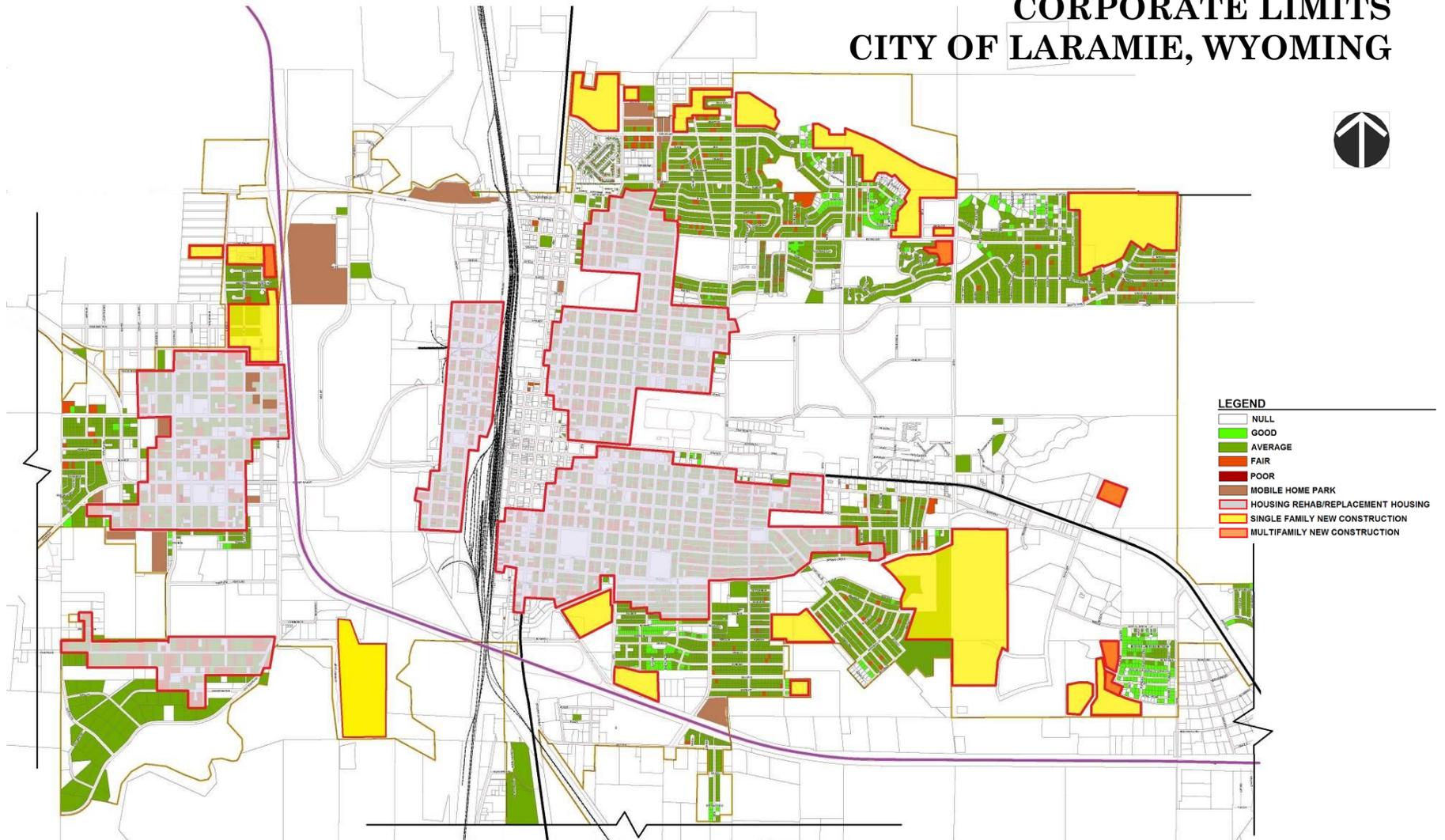


ILLUSTRATION 2.2

HANNA-KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

- **Action Step 8:** The City should establish a policy and comprehensive process of condemning and demolishing the dilapidated housing stock. Approximately 190 structures throughout the City are dilapidated, not cost effective to rehabilitate, and should be targeted for demolition and replacement. A City-Wide Land Bank program should be established for future owner and rental housing development needs.
- **Action Step 9:** The City needs to establish a policy of acquiring properties of all uses located within designated 100-year flood plains. A Flood plain management ordinance/regulation for the City could set guidelines and policies for not only acquiring property, but managing flood plain land in the future.
- **Action Step 10:** Downtown housing should be targeted for both owner and rental units for all age and income sectors of the Community. Mixed income/age sector housing is encouraged.

The **Housing Partnership**, under the direction of the City, Laramie Main Street Alliance and Downtown Development Authority Board, should plan and implement a comprehensive **Downtown Housing & Redevelopment Initiative** guided by the Downtown Master Plan that strategically matches housing development activities with the development of additional commercial services and entertainment businesses.

By 2020, an estimated 92 housing units should be targeted for the Downtown, including 18 owner and 74 rental units. A total of 210 units, 38 owner and 172 rental units, should be developed in and near/adjacent Downtown Laramie, by 2030.

- **Action Step 11:** Combine the efforts and funding resources of the Downtown Development Authority Board and the Laramie Main Street Alliance to expand residential development in the Downtown. The potential of Tax Increment Financing (TIF) and Historical Preservation Tax Credits, in combination with the resources of property owners should be marketed to area developers to expand housing efforts throughout the Downtown.
- **Action Step 12:** Housing development projects in Laramie should coincide with public facility, utility and infrastructure construction, emphasizing alternative transportation methods, such as multi-use trails and transit services. Access to necessary amenities of public use, as well as proper water, sewer, storm water and electrical utility installation are important for prolonged sustainability in residential neighborhoods.



Goal 3: Preservation of the Existing Owner and Rental Housing Stock. Housing rehabilitation programs and activities in the City of Laramie should strive to protect and preserve the existing housing stock in the Community. **Approximately 592 residential structures are in need of “Moderate Rehabilitation,” while an additional 342 are in need of “Substantial Rehabilitation.”** Illustration 2.2 identifies areas with concentrated housing rehabilitation and housing replacement needs in Laramie. The use of TIF in West Laramie, as an example, could be justified to replace water and sewer mains and hard surface streets to enhance the entire neighborhood.



- **Action Step 1:** Future housing rehabilitation programs for both owner and rental housing units should meet the needs of the elderly, low income families, and housing occupied by persons with special needs. **Owner and renter-occupied housing was identified as “greatly needed” in Laramie by participants of the Citizen Survey.**
- **Action Step 2:** Expand existing efforts to preserve housing of historical significance. Housing considered to be architecturally significant or is associated with persons or families who played key roles in the development and growth of the City adds to the character and uniqueness of neighborhoods.
- **Action Step 3:** Improve the condition of nonconforming and/or rental housing in violation of current municipal ordinances, such as basement apartments lacking egress windows as an alternative/emergency exit, through a **“rental modification program”**. The Program would allow existing nonconforming dwelling units to be upgraded over a period of five years, for example, and provide low-interest loans and/or grants to qualifying owners of moderate-to low-incomes.
- **Action Step 4:** Establish a local **“Rental Recycle”** program, providing financial incentives to sellers/purchasers of existing older, single family rental units for conversion to owner units.



Goal 4: Financing Housing Development. The City of Laramie and housing developers should consider both public and private funding sources to both construct new housing and maintain the existing housing stock.

- **Action Step 1:** Continue the pursuit of State and Federal Grants to assist in financing housing rehabilitation, “housing purchase, rehabilitate and resale” and first-time homebuyers programs. The City and private builders should work together to coordinate the use of CDBG funding in combination with programs available from the Wyoming Business Council and Wyoming Community Development Authority. **Housing Stakeholders that participated in Listening Sessions, as well as Survey respondents, expressed support for the City in using State or Federal grant funds for housing programs, including owner and renter housing rehabilitation, purchase/rehab/resale or re-rent of the existing housing stock, and down payment assistance (home purchase) programs.**
- **Action Step 2:** Support amendments to TIF legislation to allow wider application in municipalities, including Laramie. Targeted Areas located in the Downtown and adjacent residential neighborhoods, such as those identified in **Illustration 1**, should be promoted for housing rehabilitation and/or replacement housing of dilapidated structures to enhance the character the older residential neighborhoods of Laramie.
- **Action Step 3:** Encourage developers to pursue any and all available tools of financing assistance in the development of new housing projects in the Community. This assistance is available with the Wyoming Community Development Authority, Wyoming Business Council, Federal Home Loan Bank and the Department of Housing and Urban Development, in the form of grants, tax credits and mortgage insurance.
- **Action Step 4:** Seek out and secure **non-traditional funding sources** to assist in providing the necessary **gap financing** to needed housing programs and developments, including private foundations, housing investment clubs and a local housing trust fund.
- **Action Step 5:** Develop and support **incentives to housing development** including, but not limited to, shared infrastructure costs, grant applications, housing tax credits and credit- or rent-to-own housing units. These incentives, combined with private or public investment, could make the development of housing more appealing to contractors, funders and developers in Laramie.

Goal 5: Impediments to Fair Housing Choice. Identify, discuss and establish a plan to eliminate all **barriers and impediments to fair housing choice** in the City. All sectors of the Community, both public and private, should play a role in this process.

- **Action Step 1:** Address the following, primary impediments to fair housing choice in Laramie, as identified by participants of the **Laramie Workforce Housing Needs Survey**. ***For Owner Households – Housing Prices, Lack of Sufficient Homes for Sale and Cost of Utilities. For Renter Households – Cost of Rent, Lack of Available Decent Rental Units in their Price Range, and the Attitudes of Landlords and Neighbors.***
- **Action Step 2:** The City of Laramie should maintain and enforce a **Fair Housing Policy**, to insure all current and future residents of the Community do not experience any discrimination in housing choice.



Goal 6: Establish a **rental property occupancy permit process**. A large amount of single family housing units, intended for ownership, have been converted into rental properties consisting of one or more units. These rental housing structures range in age from 70 to 100+ years of age and could potentially become a significant hazard if routine maintenance is not performed. Respondents to the Housing Citizen Survey identified rehabilitation of renter occupied housing as one of the top four housing issues as identified as ***“Greatly Needed”*** in Laramie.

- **Action Step 1:** Rental units should be inspected through a revolving inspection process that examines rental properties every three years on either a staggered approach, or a voluntary program that certifies rental properties as approved for occupancy.
- **Action Step 2:** Support a housing rehabilitation initiative to annually fund a **revolving loan program** for the rehabilitation of converted dwellings to rental properties.
- **Action Step 3:** Identify housing units not cost effective for rehabilitation to be acquired, demolished and replaced with new housing types.

Goal 7: Enhance the quality of mobile home parks in Laramie.

- **Action Step 1:** Support, only, the use of HUD-approved mobile homes in designated mobile home parks, while prohibiting recreational vehicles and non-HUD-approved mobile homes from using vacated mobile home lots for residency. The City should develop new ordinances and implement existing regulations to insure the health, safety and well-being of mobile home park residents.
- **Action Step 2:** The conversion of portions of mobile home parks to support recreational vehicles, or the acquisition of existing mobile home parks for recreational purposes or additional housing development should be considered by the City.
- **Action Step 3:** Support housing and lot improvements programs, including aesthetic improvements, landscaping, gateway entrance enhancements in existing mobile home parks.
- **Action Step 4:** Encourage redevelopment of vacated or near-vacated mobile home parks for residential, commercial, industrial or other purposes.

Section 3



LARAMIE COMMUNITY PROFILE.

Laramie
WYOMING

LARAMIE COMMUNITY PROFILE.

■ INTRODUCTION. ■

This **Section** of the **Laramie, Wyoming Housing Study with Strategies for Affordable Housing** provides a population, income, economic and housing profile of the Community. Presented are both trend and projection analysis. Emphasis is placed on a five-year projection of change. Population, income, economic and housing projections are critical in the determination of both housing demand and need throughout Laramie. The statistical data, projections and associated assumptions presented in this Profile will serve as the very basic foundation for preparing the Community with a future housing stock capable of meeting the needs of its citizens.

The analysis and projection of demographic variables are at the base of all major planning decisions. The careful study of these variables assists in understanding changes which have and are occurring in a particular planning area. Demographic variables for Laramie are presented for five-, 10- and 15-year projections.

The following narrative provides population, income, economic and housing trends and projections for the Community of Laramie. All statistical **Tables** are included in **Appendix II** of this **Community Housing Study**.

■ EFFECTIVE (HOUSING) MARKET AREA. ■

The Effective (Housing) Market Area (EMA) for Laramie, identified on **Illustration 3.1**, consists of 2000 & 2010 Census Tracts 9627, 9628, 9629, 9630, 9631, 9364, 9635, 9636 & 9637, Albany County, Wyoming. The EMA could provide added stability to the population of Laramie. In order for the Community to attract residents from the EMA, the City of Laramie needs to insure that sufficient amounts of land are designated and appropriately zoned for single family and multifamily residential development to support a variety of housing types, owner and renter, at various price ranges, for all income levels and age groups.

EFFECTIVE (HOUSING) MARKET AREA CITY OF LARAMIE, WYOMING

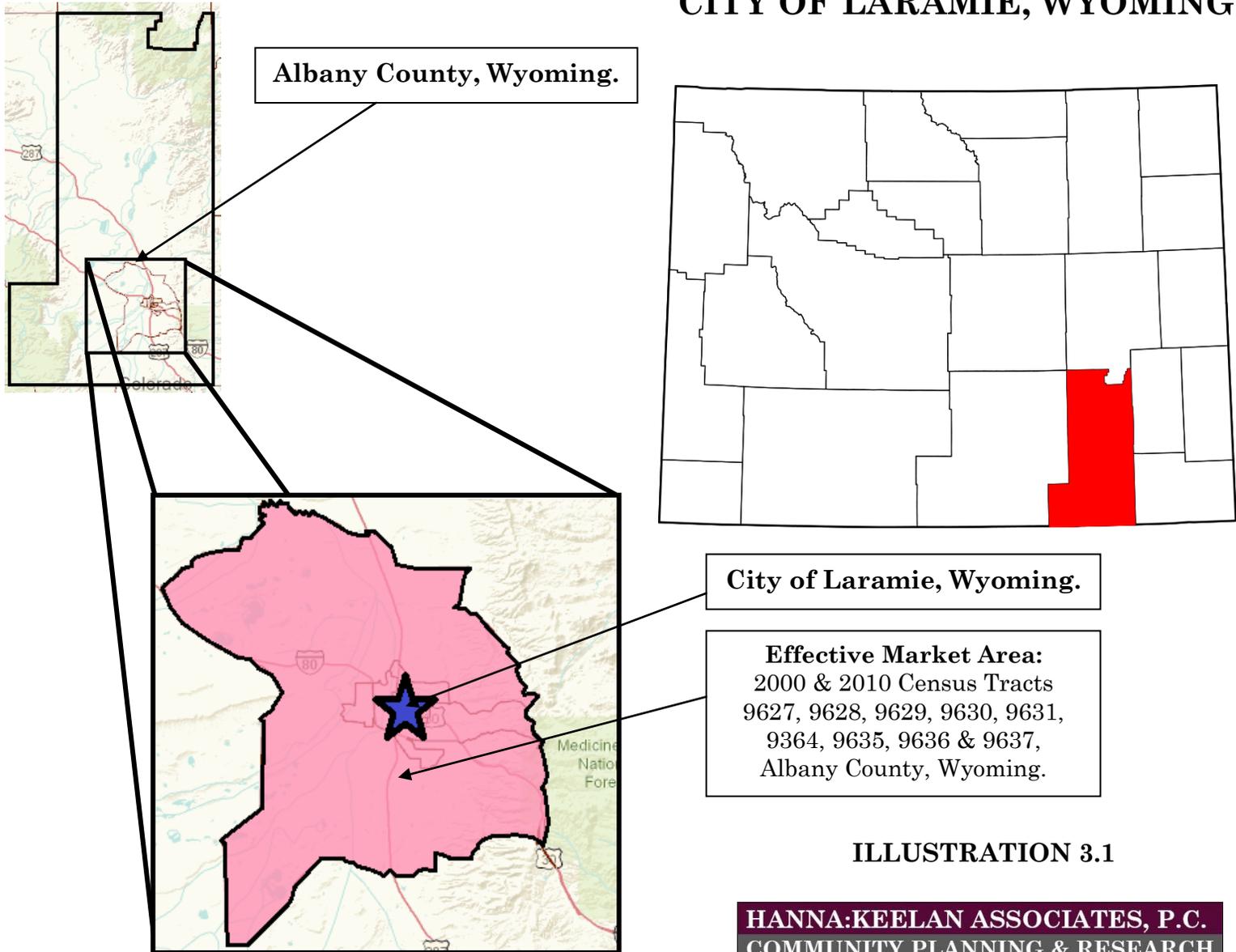


ILLUSTRATION 3.1

HANNA-KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

■ POPULATION PROFILE. ■

Population Trends and Projections.

The population of the previous two Decennial Censuses (2000 and 2010) recorded an increase in population for Laramie. The Community's population increased from 27,204 in 2000, to 30,816 in 2010, an increase of 3,612 persons, or 13.2 percent.

Currently (2015), the population for the Community is estimated to be 32,038. The population is expected to increase by 6.3 percent, or 2,036 from 2015 to 2020, for an estimated "medium" population of 34,074. The Community has the potential to increase by an estimated 7.6 percent, or by 2,453, to reach a "high" population projection of 34,491 by 2020, via increased housing and economic development efforts and job creation. An increasing population base contributes to the need for new and improved housing for various forms, types and sectors of the Community.

Age.

The "20 to 34" age group experienced the largest growth in population from 2000 to 2010, increasing by 2,623, or from 10,268 to 12,891. This age group is projected to experience the largest growth in population through 2030, 3,124 persons, or 23.3 percent.

All Laramie population groups, with the exception of the "35 to 54" years of age category, are projected to increase by 2030. This includes elderly and frail elderly populations. This is primarily due to expanding employment opportunities, as well as the desire of retirees to stay in the Laramie. Although many elderly persons who responded to a Survey, participated in Community Listening Sessions and attended public meetings, stated that there is a severe lack of affordable housing options for elderly persons in Laramie, including assisted living facilities and independent living retirement campuses.

The current median age in Laramie is estimated to be 25.4 years. By 2030, the median age is projected to decrease, slightly, but remain stable, at 25.2 years.

Persons Per Household.

Persons per household has slightly decreased in Laramie from 2000 to 2010. Currently, the number of persons per household is an estimated 2.12. By 2025, persons per household in Laramie is projected to further decline to 2.09. As retirees and University students continue to move to Laramie for unique, modern services and amenities, the number of persons per household will continue to decrease.

■ INCOME PROFILE. ■

Information presented in the **Income Profile** of this **Housing Study** assists in determining the number of households within Laramie having the financial capacity to afford housing. In addition, the analysis of household incomes assist in determining the size, type and style of housing needed in the Community. While upper income housing has no limitations, low cost and government subsidized housing are subject to federal regulations, such as size and type.

Per Capita Income.

Per capita income is equal to the gross income of an area (State, County, or City) divided equally by the number of residents residing in the subject area. Per capita income is presented for Albany County, Wyoming, which is reasonably reflective of the per capita income situation in Laramie. In 2015, per capita income in Albany County is an estimated \$41,502, an increase of 55 percent from 2002. **By 2020, per capita income in Albany County is projected to increase an estimated 11.7 percent, to \$46,352.**

The **median income** for all households in Laramie in 2015 is estimated to be \$41,137. The Community's household median income is projected to increase to \$58,387, or 41.9 percent by 2030.

For households with persons 65+ years of age, the median income in 2015 is estimated to be \$43,845. By 2020, this median income is expected to increase to \$47,917, or 9.2 percent.

Cost Burdened/Housing Problems.

A number of households throughout Laramie are considered to be “**Cost Burdened**” and/or have one or more “**Housing Problems**”. A cost burdened household is one paying 30 percent or more of their income on housing costs, which may include mortgage, rent, utilities and property taxes. A household is considered to have housing problems if the housing unit is overcrowded (more than one person per room) and/or the household lacks complete plumbing. **An estimated 1,375 owner households and 3,202 renter households are currently (2015) cost burdened and/or experiencing housing problems.**

■ ECONOMIC PROFILE. ■

The following discussion provides a general **Economic Profile** of Laramie. Included is a review of relevant labor force data, annual employment trends and the identification of major employers.

Employment Trends.

Between 2002 and 2012, the unemployment rate in Laramie ranged from a high of 4.6 percent in 2010, to a low of 2.5 percent in 2008. During this period, the total number of employed persons increased by 1,334. Currently, an estimated 16,836 persons are employed in Laramie, an increase of 311 employees from the 2012 number of 16,525 employed persons. The trend of an increase workforce base is projected to continue, with an estimated 17,342 employed persons in Laramie, by 2020.

Employment By Type.

Overall, non-farm employment (wage and salary) increased by 0.8 percent, between 2011 and 2013. The largest percent increases occurred in the Leisure & Hospitality, Transportation, Warehouse and Utilities Sectors.

Laramie is home to several large employers, including the University of Wyoming, Albany County School District #1, Ivinson Memorial Hospital, City of Laramie and Walmart, each employing 300+ people, with the University employing 6,728 persons as of 2014. These and other employers could form a partnership to create various owner and rental housing types, including single room occupancy/transitional housing for their employees.

Laramie does not have corporate state income tax, personal state income tax, state inheritance tax, or manufacturing tax or equipment sales tax. Laramie has a 6% sales tax, low property taxes, worker's compensation rates, and operating costs.

■ HOUSING PROFILE. ■

Households.

Currently, an estimated 14,121 total households exist in Laramie, consisting of 6,256 owner households and 7,865 renter households. By 2020, renter households will account for an estimated 56 percent of all households in the Community. **Laramie is projected to experience an increase in both owner and renter households by 2020.**

Group quarters include such housing structures as dormitories, nursing care centers, correctional facilities, etc. The number of persons in group quarters in the Community, currently estimated at 2,197, is expected to decrease, slightly, during the next five years to an estimated 2,101.

Housing Units/Vacancy & Occupancy.

Currently, Laramie is comprised of an estimated 14,307 housing units, consisting of approximately 6,321 owner and 7,986 rental units. Of these 14,307 units, approximately 913 are vacant, resulting in an overall housing vacancy rate of 6.4 percent. An estimated 307 owner and 606 rental units are vacant in Laramie, resulting in an overall owner vacancy rate of 4.8 percent and an overall renter vacancy rate of 7.6 percent.

An estimated 15.3 percent of the existing housing stock in Laramie was built prior to 1940. A total of 26 housing structures have been demolished or lost in the Community since 2013.

The **Adjusted Housing Vacancy Rate** includes only vacant units that are available for rent or purchase, meeting current housing code and having modern amenities. **The overall adjusted housing vacancy rate for Laramie is an estimated 2.5 percent, which includes an adjusted owner housing vacancy rate of 2 percent and adjusted rental housing vacancy rate of 3 percent. This concludes that the Community has both an owner housing and rental housing vacancy deficiency. This identifies a lack of available, quality housing in the City of Laramie.**

Laramie will need to increase the rate of housing production during the next five years. This can be accomplished by building new homes and rehabilitating (economically worthy) existing housing units.

Housing Conditions.

A **Housing Structural Condition Survey**, identified in **Table 3.1**, was implemented for Laramie, via the Albany County Assessor’s Office, for 2014, to determine the number of structures showing evidence of minor or major deterioration or being dilapidated.

The housing structural conditions survey identified **1,693 total housing structures in “Fair” condition, while 20 total housing structures were identified as being in “Poor” condition.** During the next five years, these “poor” structures should be targeted for substantial rehabilitation or demolition. Units in “Poor” condition have the highest potential to be targeted for demolition and should be replaced with appropriate, modern, safe and decent housing units, with a special focus on the local workforce populations.

**TABLE 3.1
COMMUNITY HOUSING CONDITIONS*
CITY OF LARAMIE, WYOMING
2014**

	Total Homes/Structures	Mobile Homes Only	Housing Structures Only
Good	411	0	411
Average	6,236	21	6,215
Fair	1,693	813	880
<u>Poor</u>	<u>20</u>	<u>11</u>	<u>9</u>
Totals	8,360	845	7,515

Source: Albany County Assessor’s Office.
Hanna:Keelan Associates, P.C., 2015.

Housing Values.

The cost of housing in any Community is influenced by many factors, primarily the cost of construction, availability of land and infrastructure and, lastly, the organizational capacity of the Community to combine these issues into an applicable format and secure the appropriate housing resources, including land and money. The City of Laramie is challenged to organize necessary resources to meet the needs of their residents, including both financial and organizational resources.

Currently, the Laramie median owner housing value is an estimated \$196,300. By 2020, the estimated median housing value is projected to increase an estimated 6.4 percent to \$208,900 and, by 2025, to \$219,100, or 11.6 percent.

The current estimated median gross rent for Laramie is \$725. The median gross rent is projected to increase an estimated 10.8 percent to \$803 by 2020.

Affordable Housing Stock.

With the population and number of housing units projected to increase by 2020, it is important appropriate, affordable housing stock of various types be available in the Community, including housing for new and existing families, retirees, students, the elderly and persons with special (cognitive) needs and/or physical disability(ies). Residents and local housing stakeholders have expressed a need for larger, more affordable housing units to meet the demand of families, as well as an active role in housing rehabilitation for homes that are cost effective for such activity.

A total of **10 selected rental housing programs, totaling 1,062 units, and two selected assisted living housing/retirement units, totaling 102 units/beds** were selected for a review of the affordable rental housing situation in Laramie. These units are funded by the Wyoming Community Development Authority, Department of Housing and Urban Development and various private/non-profit organizations.

Of the 12 selected rental housing programs and assisted living/nursing facilities, six have occupancy rates above 90 percent, with three programs experiencing 100 percent occupancy. A total of five housing programs currently maintain a waiting list.

■ HOUSING DEMAND SITUATION. ■

Approximately 733 new housing units have been built in Laramie since 2010. The majority of these new homes were built in the northern and southeastern portions of the Community, where new residential subdivisions have been platted and are located near major arterial roads and desired amenities. Most of the owners of these new homes are previous homeowners or renters from the Community, that desired a new/larger or more appropriate housing situation.

According to the Laramie Board of Realtors, a multiple listing service (MLS) website, an estimated 620 homes were for sale in Laramie, as of June 2014. Prices of homes listed on the MLS ranged from an average list price of \$149,516 for a one bedroom house to \$497,046 for a 5+ bedroom house.

Some of the housing needs expressed in the Housing Surveys and during the housing meetings and Community Listening Sessions included **housing for new and existing employees, general rental housing and housing choices for low-income families and first-time homebuyers, consisting of three-bedrooms.** Participants of the “**Workforce Housing Needs Survey**” identified the top three barriers to purchasing affordable, suitable housing in Laramie as - “the Cost of Housing”, “a Lack of Sufficient homes for Sale,” and “the Cost of Utilities.” Survey participants desiring to obtain rental housing, identified “Cost of Rent,” “the Lack of Availability of Decent Rental Units in their Price Range” and “Attitudes of Landlords & Neighbors”.

Survey respondents identified a need for both affordable owner and renter housing options in Laramie, consisting of three+ bedrooms to support large families. There is an increasing need for starter homes in Laramie for first-time homebuyers, especially in the \$120,000 to \$150,000 price range.

The need for safe, decent and affordable housing options and rehabilitation or demolition of distressed housing structures exists throughout the Community. Future housing activities in Laramie should be directed towards providing the local workforce and first-time homebuyers with a variety of housing options through both new construction and moderate- or substantial rehabilitation of existing housing.

Elderly housing in Laramie is available, but more is needed. A home repair/modification program would be appropriate to assist elderly persons to stay in their home. Future housing options for elderly persons in the Community should also include low- to medium density housing, such as duplexes, triplexes and town homes. Affordable housing with supportive services, such as assisted living facilities and additional nursing homes, were identified as the most needed senior housing type at every public forum in which retirees and the elderly attended.

■ MEDICAL, EDUCATIONAL & PUBLIC SAFETY ANALYSIS. ■

The City of Laramie supports several public facilities that promote the health, safety and well-being of local residents. Each of the following medical, educational and public safety entities is located within the Corporate Limits of Laramie.

Most public facilities are located in either the Downtown or near the University of Wyoming campus. Facilities located in Downtown possess an advantage to a large portion of the Community, with the ability to reach households in a short time frame due to a centralized location. As Laramie continues to grow in population, through the construction of additional owner and rental housing units, the development of new public safety facilities and expansion of existing ones will be imperative.

The following medical, educational and public safety facilities are located in Laramie. Additional information is available in the **Laramie Comprehensive Plan**.

HOSPITAL/MEDICAL FACILITIES.

Care United Urgent Care of Laramie
3810 Grand Avenue

Laramie Pediatrics, pc
1252 N. 22nd Street

Downtown Clinic
611 S 2nd Street

Laramie Physicians For Women
2710 E. Harney St #100

Family Physicians of Laramie
2710 E. Harney Street #202

Laramie Reproductive Health
413 S. 21st Street

Ivinson Memorial Hospital
255 N. 30th Street

Urgent Care
1252 N. 22nd Street

Beitel School
S. 17th & E. Sheridan Street

Indian Paintbrush Elementary School
1653 N. 28th Street

Laramie Montessori School
365 W. Grand Avenue

Laramie High School
1275 N. 11th Street

Laramie Junior High School
1355 N. 22nd Street

Slade Elementary School
1212 E. Baker Street

UW Lab School, College of Education Bldg.
University of Wyoming

Spring Creek Elementary School
1203 Russell Street

University of Wyoming
1000 E. University Avenue

Linford Elementary School
120 S. Johnson Street

Whiting High School
S. 24th Street & East Spring Creek Drive

WyoTech Laramie
4373 N. 3rd Street

Snowy Range Academy
4037 E. Grand Avenue #A

St. Laurence School
604 S. 4th Street

FIRE/POLICE FACILITIES.

Albany County Sheriff
525 Grand Avenue #101

Laramie City Police Department
Administration
620 Plaza Court

Laramie Fire Station No. 1
209 S. 4th Street

Laramie Fire Station No. 2
1558 N. 23rd Street

Laramie Fire Station No. 3
West Jefferson St & Snowy Range Road

Section 4

HOUSING DEMAND/NEEDS ANALYSIS.



Laramie
WYOMING

HOUSING DEMAND/NEEDS ANALYSIS.

■ INTRODUCTION. ■

This Section of the **Laramie, Wyoming Housing Study** provides a **Housing Demand/Needs Analysis**. The demand/needs analysis includes the identification of housing “target” demand for both new housing development and housing rehabilitation activities.

■ HOUSING DEMAND POTENTIAL. ■

To effectively determine housing demand potential, three separate components were reviewed. These included **(1) housing demand based upon new households, the replacement of substandard housing units and the need for affordable housing units for persons/families cost burdened, (2) vacancy deficiency (demand), and (3) local “pent-up” housing demand.** The following describes each of these components.

(1) HOUSING DEMAND-NEW HOUSEHOLDS, REPLACEMENT & AFFORDABLE DEMAND.

New households, the replacement of substandard housing and the assistance that can be provided to maintain affordable housing, for both its present and future households, are important considerations in the determination of a housing demand potential for any particular neighborhood or community.

Future Households.

The Community Laramie is projected to increase in both population and households through 2030. Population is projected to increase an estimated 18.3 percent from 2015 to 2030, or 32,038 to 37,923. Households are projected to increase from the current (2015) estimate of 14,121, to 17,401 by 2030. Housing development programs will need to be implemented to insure safe, decent and affordable housing is provided for both current and new residents.

Substandard Units/Overcrowded Conditions.

A substandard unit, as defined by HUD, is a unit lacking complete plumbing, plus the number of households with more than 1.01 persons per room, including bedrooms, within a housing unit. The 2000 and 2010 Census and the field work completed by Hanna:Keelan produced data identifying substandard housing units and housing units having overcrowded conditions.

- According to the City of Laramie Assessor's Office, **1,693 total housing structures are rated in "Fair" condition, while an additional 20 units are rated in "Poor" condition.** During the next five years, a reasonable percentage (20%) of these structures should be targeted for substantial rehabilitation or demolition. Units in poor to salvage condition have the highest potential to be targeted for demolition and should be replaced with appropriate, modern, safe and decent housing units, with a special focus on the local workforce populations.
- Based upon the 2008-2012 American Community Survey estimate, a total of 86 units, or 0.7 percent of all housing units in Laramie have overcrowded conditions, while seven units lack complete plumbing. This number of overcrowded housing units could increase by 2030 and beyond if action is not taken to provide appropriate housing to accommodate larger families.

Cost Burdened Households.

Owner and renter households experiencing cost burden are paying more than 30 percent of their income towards housing costs, including maintenance and mortgage payments. **Currently, an estimated 21.9 percent of owner households and 42.9 percent of renter households in Laramie, totaling 4,577 units, are considered cost burden.** This equals an estimated 1,375 owner and 3,202 renter households. By 2030, the number of renter and owner (housing) cost burdened households is projected to decline through an increase in new housing construction and housing rehabilitation activities. Action should continue to be taken to create more affordable housing units in the Community.

(2) HOUSING VACANCY DEFICIENCY (DEMAND).

Housing vacancy deficiency is defined as the number of vacant units lacking in a Community, whereby the total percentage of vacant, available, code acceptable housing units is less than 6 to 7 percent. A vacancy rate of 6 percent is the minimum rate recommended for Laramie, to have sufficient housing available for both new and existing residents.

An **adjusted housing vacancy rate** considers only available, year-round, vacant housing units meeting the standards of local codes and containing modern amenities.

Currently, the City of Laramie has an overall estimated housing vacancy rate of 6.4 percent. A vacancy deficiency exists in the owner housing stock of the Community, where an estimated 4.9 percent of the total owner housing stock is vacant. **The overall adjusted housing vacancy rate, which considers housing units strictly for sale or for rent and meet City code, is an estimated 2.5 percent. This includes a 2 percent owner housing vacancy rate and a 2.9 percent renter housing vacancy rate.**

(3) “PENT-UP” HOUSING DEMAND.

The **“Pent-Up” housing demand** is defined as those current residents of Laramie needing and/or wanting to secure a different and/or affordable housing type during the next five years. This would include persons from all household types and income sectors of the Community, including elderly, families, special populations, etc., very-low to upper-income. This includes persons and families needing a different type of housing due to either a decrease or increase in family size, as well as households having the income capacity to build new and better housing. Most often, pent-up housing demand is created by renter households wanting to become a homeowner, or vice-a-versa.

■ HOUSING TARGET DEMAND. ■

Table 4.1 identifies the **estimated housing target demand** for Laramie for 2020, 2025 and 2030. Community leadership and local housing stakeholders and providers need to be focused on this housing target demand and achieving reasonable goals that will effectively increase the quantity and quality of housing throughout the Community.

The estimated 15-year target housing (total) demand is **4,106 units, including an estimated 1,762 owner and 2,344 rental units**. This includes an estimated **1,538 units; 640 owner and 898 rental**, by 2020. The total estimated **development cost, by 2030, is \$803 million**, or an average cost of **\$195,500 per unit**. **Housing projects should include both, new construction and purchase/rehab/resale or re-rent activities.**

Housing Target Demand can include both new construction and purchase/rehab/resale or re-rent (15-21%). Off-campus student rental housing comprise 27 to 33 percent of the Rental Housing Target Demand.

A demand for new and/or rehabilitated housing units exists in Downtown Laramie. A total of 92 units, consisting of 18 owner and 74 rental housing units, should be created in Downtown Laramie, by 2020. By 2030, a total of 210 units, consisting of 38 owner and 172 rental housing units, should be created in Downtown Laramie.

TABLE 4.1
ESTIMATED HOUSING DEMAND -
TARGET DEMAND & REQUIRED BUDGET
CITY OF LARAMIE, WYOMING
2020/2025/2030

	Target Demand*		Total	Est. Required
<u>Year</u>	<u>Owner</u>	<u>Rental</u>	<u>Demand</u>	<u>Budget (Avg. \$)</u>
2020	640	898	1,538	\$258M (\$168K)
2025	578	132	1,310	\$257M (\$196K)
<u>2030</u>	<u>544</u>	<u>714</u>	<u>1,258</u>	<u>\$288M (229K)</u>
15-Year Totals	1,762	2,344	4,106**	\$803M (195.5K)

*Estimate based upon **new households**, providing affordable housing for 5% of **cost burdened households**, with housing problems and **replacement** of 10% substandard (HUD) housing stock for each 5 year period, absorb **housing vacancy deficiency** by creating 6% vacancy rate consisting of structurally sound, modern housing units and build for **Pent-Up demand** at 1.2% for each 5 year period.

Housing Target Demand can include both new construction and purchase/rehab/resale or re-rent (15-21%). Off-campus student rental housing comprise 27 to 33 percent of the Rental Housing Target Demand.

**NOTE: Estimated Land Requirement – 2020, 370 Acres; 2025, 315 Acres; 2030, 310 Acres.
 Total = 995 Acres.**

****Includes 2020 (2030) Downtown Laramie Housing Target: an estimated 92 (210) Units – 18 (38) Owner, 74 (172) Rental.**

Source: Hanna:Keelan Associates, P.C., 2015.

■ HOUSING DEMAND BY INCOME SECTOR. ■

Table 4.2 identifies the **estimated year-round target housing demand, for Laramie for 2020 and 2030, by income sector.** Approximately 4,106 new units, consisting of 1,762 owner and 2,344 rental units, should be targeted for development by 2030. This includes an estimated 1,538 units; 640 owner and 898 rental, by 2020. The City will need to plan for housing for all AMI categories, with emphasis on families needing an owner housing unit having an Average Median Income (AMI) of 81 percent or higher. A majority of new rental units in Laramie should focus on aiding families with incomes at 125 percent AMI or less.

TABLE 4.2
ESTIMATED YEAR-ROUND HOUSING DEMAND BY INCOME SECTOR
CITY OF LARAMIE, WYOMING
2020 & 2030

	<u>Area Median Incomes*</u>					<u>Totals</u>
	<u>0%-30%</u>	<u>31%-60%</u>	<u>61%-80%</u>	<u>81%-125%</u>	<u>126%+</u>	
<u>2020 Type</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	
Owner	16	32	78	232	282	640
Rental	60	142	204	366	126	898
<u>2030 Type</u>						
Owner	52	88	220	620	782	1,762
Rental	145	360	522	961	356	2,344

*Albany County, Wyoming Area Median Incomes include the City of Laramie.
 Source: Hanna:Keelan Associates, P.C., 2015.

■ HOUSING EXPECTATIONS FOR SPECIFIC POPULATION GROUPS & PRICE POINTS (PRODUCTS). ■

Target populations include elderly, family and special needs, per Area Median Income (AMI). The housing types in Laramie include both owner and rental units of varied bedroom types. This will allow housing developers to pinpoint crucial information in the development of an affordable housing stock for the appropriate population sector. A majority of homes in the Area should be geared toward family populations, including those in the local workforce.

Table 4.3 identifies housing target demand for the Laramie, for specific population (target) sectors by 2020. In Laramie, 1,538 units will be needed by 2020, consisting of 640 owner and 898 rental units. This includes an estimated 550 total units for elderly (55+) populations, 932 total units for families (including student housing) and 56 total units for special populations, or those with a mental or physical disability(ies). An estimated 711 housing units, consisting of 385 owner and 326 rental units should be built for the workforce population in the Community.

Table 4.4 identifies proposed housing types by price points (products) with the given Area Median Income (AMI) for Laramie, by 2020. The owner housing type most needed are projected to be units with three or more bedrooms, for persons or households at or above 126 percent AMI with an average affordable purchase price of \$230,000. Three+-bedroom rental units, with an average affordable monthly rent of \$795, present the greatest need in the Community. A demand exists for nearly all AMI categories and unit sizes.

Three-bedroom units at an average purchase price of \$166,500 and two-bedroom units at an estimated average monthly rent cost of \$795 are the most needed housing types for the workforce population in Laramie.

**TABLE 4.3
HOUSING DEMAND – TARGET SECTORS
CITY OF LARAMIE, WYOMING
2020**

Owner Units	HOUSEHOLD AREA MEDIAN INCOME (AMI)					Totals	Workforce Sector (45%+ AMI)
	0%-30%	31%-60%	61%-80%	81%-125%	126%+		
Elderly (55+)	4	8	20	80	144	256	85
Family	4	18	54	150	138	364	295
Special Populations²	<u>8</u>	<u>6</u>	<u>4</u>	<u>2</u>	<u>0</u>	<u>20</u>	<u>5</u>
Subtotals	16	32	78	232	282	640	385
<u>Rental Units*</u>							
Elderly (55+)	16	46	62	130	40	294	58
Family¹	28	84	136	234	86	568	260
Special Populations²	<u>16</u>	<u>12</u>	<u>6</u>	<u>2</u>	<u>0</u>	<u>36</u>	<u>8</u>
Subtotals	60	142	204	366	126	898	326
Totals	76	174	282	598	408	1,538	711

* Includes lease- or credit-to-own units.

¹ Includes Student Off-Campus Rental Housing.

² Any person with a special housing need due to a cognitive and/or mobility and/or other physical disability.

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

Source: Hanna:Keelan Associates, P.C., 2015.

TABLE 4.4
HOUSING DEMAND – TARGET PRICE POINTS (PRODUCTS)
CITY OF LARAMIE, WYOMING
2020

Owner	PRICE – PURCHASE COST (Area Median Income)					Totals	Work Force
	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		
Units**	\$99,000*	\$125,000*	\$148,000*	\$185,000*	\$230,000*+		\$166,500*
1 Bedroom ¹	0	4	10	14	6	34	5
2 Bedroom ¹	6	6	20	40	42	114	42
3+ Bedroom	<u>10</u>	<u>22</u>	<u>48</u>	<u>178</u>	<u>234</u>	<u>492</u>	<u>338</u>
Totals	16	32	78	232	282	640	385

Rental	PRICE – PURCHASE COST (Area Median Income)					Totals	Work Force
	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		
Units**2	\$335**	\$545**	\$605**	\$795**	\$895**+		\$795**
1 Bedroom ¹	16	16	14	16	16	78	24
2 Bedroom ¹	24	80	60	120	50	334	180
3+ Bedroom	<u>20</u>	<u>46</u>	<u>130</u>	<u>230</u>	<u>60</u>	<u>486</u>	<u>122</u>
Totals	60	142	204	366	126	898	326

¹ Includes Downtown Housing Units.

² Includes Student Off-Campus Rental Housing.

*Average Affordable Purchase Price.

**Average Affordable Monthly Rent.

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

Source: Hanna:Keelan Associates, P.C., 2015.

■ HOUSING REHABILITATION & DEMOLITION DEMAND. ■

Table 4.5 identifies the **target rehabilitation and demolition demand for Laramie by 2030**. The data presented is based on information collected from the City of Laramie Assessor’s Office. A total of **592 units should be targeted for moderate rehabilitation in Laramie, at an estimated cost of \$16.5 Million, while an estimated 342 units, pending appraisal qualification, should be substantially rehabilitated at an estimated cost of \$14.1 Million. Up to 190 housing units should be considered not cost effective for rehabilitation and should be demolished.** The estimated cost of demolition will range, depending on acquisition of the housing unit.

Land being occupied by “bad and unsafe” housing located in Laramie should be secured in a single City “Land Bank,” reserved for future housing development. The City will need to take a proactive role in housing development and rehabilitation activities.

**TABLE 4.5
TARGET REHABILITATION &
DEMOLITION DEMAND & BUDGET
CITY OF LARAMIE, WYOMING
2030**

- Moderate Rehabilitation	592 / \$16,592,000
- Substantial Rehabilitation	342 / \$14,100,000*
- Demolition	190 / \$4,560,000**
	\$14,915,000***

*Pending Appraisal Qualification.

**Estimated Cost without Acquisition.

***Estimated Cost with Acquisition.

Source: Hanna:Keelan Associates, P.C., 2015.

■ ENERGY SYSTEMS SOLUTIONS FOR HOUSING. ■

Housing developers are taking advantage of several “tools of implementation,” such as personal wind energy conversion systems, solar panels and geothermal technology to make housing more energy efficient and reduce utility costs for the homeowner. It is important for the City of Laramie to support and promote these tools for use in new housing development programs, both single- and multifamily. Local Zoning Regulations should be able to control the placement of individual energy systems to limit their impact on adjacent property and the visual character of residential, commercial and industrial areas. The following policies should be considered in the development of energy efficient housing in Laramie:

- Utilize local Zoning Regulations to control the placement and operation of alternative energy systems.
- Require compliance with the “Special Use Permit” process so that established conditions are met by the applicant.
- Promote the development of vocational education opportunities in high schools, trade schools, Community and State colleges and Universities to educate the current and future workforce in alternative energy design, fabrication of equipment and maintenance.
- **Promote the use of conservation methods. Reduce consumption of energy in residential sectors.**
- Promote the expanded use of solar and geothermal exchange energy systems for applications throughout the Laramie one-mile buffer.
- Consider developing a residential subdivision as a pilot development project. An alternative energy source(s) could generate 100 percent of the energy needs for heating and cooling, as an example, promoting affordable development.
- Promote the rehabilitation of residential buildings utilizing weatherization methods and energy efficient or “green building” materials in conformance to the “LEED” Certified Building techniques.
- Expand awareness of available incentives that could assist in replacing old lighting fixtures, or heating and cooling systems with new energy efficient systems that reduce consumption and energy costs.



Section 5

HOUSING SITE & LAND USE ANALYSIS.



Laramie
WYOMING

HOUSING SITE & LAND USE ANALYSIS.

■ INTRODUCTION. ■

Section 5 of this **Housing Study** provides a **site and land use analysis** for the City of Laramie. As new housing programs are implemented in Laramie, potential sites for future housing developments will need to be identified. Proper site selection will greatly enhance the marketability of housing in the Community.

■ SITE CONSIDERATIONS. ■

The careful, planned location of any new housing in Laramie, Wyoming to pertinent facilities and services crucially influences the market success of the housing. These facilities/services are comprised of many things, including schools, shopping, recreation and medical, to name a few. Physical capabilities, age and household structure establish the priority for particular amenities. The services/amenities of households for the elderly and persons with a physical or mental disability(ies) differ from those needed by young and middle-aged families. Facilities are prioritized into categories: Primary and Secondary Services.

In an attempt to rate a subject property in terms of proximity of Primary and Secondary amenities, a point scale was derived based upon distance. The criteria presented on the following page provides a basis from which to analyze a proposed housing site. If, for example, the medical facility was located one mile from a proposed housing site, one (1) point would be awarded to elderly/disabled housing and three (3) points would be allocated for family housing. For each housing type, a minimum total of 14 to 16.5 points are required for recommended development. However, in smaller, rural communities the total number of points will vary based upon the types of services and amenities available in the Community.

Residential Site Analysis Criteria

Housing for the Elderly and Disabled

<u>Primary</u>	<u>Points</u>	<u>Points</u>	<u>Points</u>
	3	2	1
A. Grocery	Wkg.	½ M	1 M
B. Drug	Wkg.	½ M	1 M
C. Medical	Wkg.	½ M	1 M
D. Shopping	½ M	¾ M	1 M
E. Religious	½ M	¾ M	1 M
<u>Secondary</u>			
F. Educational	1 M	2 M	3 M
G. Recreational	1 M	2 M	3 M
<u>Family Housing</u>			
<u>Primary</u>			
A. Educational	Wkg.	½ M	1 M
B. Recreational	Wkg.	½ M	1 M
C. Shopping	½ M	¾ M	1 M
D. Religious	½ M	¾ M	1 M
E. Grocery	1 M	2 M	3 M
F. Drug	1 M	2 M	3 M
<u>Secondary</u>			
G. Medical	2 M	3 M	4 M

Notes: Wkg = Within Walking Distance. M = Miles.

The following provides a list of environmental criteria that should be avoided in selecting a site for housing development.

- Floodplain/wetland locations, which require lengthy public review process and consideration of alternative sites in the area.
- Sites in or adjacent historic districts, buildings or archeological sites, which may mean expensive building modifications to conform to historic preservation requirements and a lengthy review process.
- Sites near airports, railroads or high volume traffic arteries which may subject residents to high noise levels, air pollution and risks from possible accidents.
- Sites near tanks that store chemicals or petrochemicals of an explosive or flammable nature.
- Sites near toxic dumps or storage areas.
- Sites with steep slopes or other undesirable access conditions which may make them undesirable for use.

In addition to the previously mentioned criteria, the U.S. Department of Housing and Urban Development (HUD) provides guidelines for analyzing proposed housing sites. In Chapter 1 and Chapter 4 of the HUD 4571.1 Rev.-2, HUD addresses the importance and requirements of proposed site locations:

“Site location is of the utmost importance in the success of any housing development. Remote or isolated locations are to be avoided. Projects which, by their location or architectural design, discourage continuing relationships with others in the community will not be approved (are not acceptable). A primary concern is that the project not be dominated by an institutional environment.”

■ HOUSING LAND USE PROJECTIONS. ■

Table 5.1 identifies the estimated **land use projections and housing types per age sector** in the Community of Laramie, Wyoming, by 2020. An estimated **370 acres of land** will be required to complete the needed housing developments throughout the Community.

An estimated 550 units should be developed for the 55+ age group. This would require an estimated 134 acres. Patio homes and town homes would be most population with the elderly households.

An estimated 988 units will need to be developed for non-elderly families (18 to 54 years), including housing for persons with a disability(ies) and off-campus housing for students, requiring an estimated 236 acres. New housing types should include single family, duplex/triplex, town home, patio home and apartment units. Rental units should be geared towards providing housing for persons involved in the local workforce, at 45+ percent AMI, needing decent, affordable rental housing. **Laramie could support up to 38 units of credit- or lease-to-own single family housing for first-time homebuyers by 2020.**

A total of 92 units, including 18 owner and 74 rental units, should be considered for buildings in the Downtown that consist of vacant upper-story floor space.

**TABLE 5.1
HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/ AGE SECTOR
CITY OF LARAMIE, WYOMING
2020**

<u>Age Sector</u>	<u>Type of Unit</u>	<u>#Owner / #Rental</u>	<u>Land Requirements (Acres)</u>
18 to 54 Years*	Single Family Unit	268 / 38**	146.0
	Patio Home Unit	32 / 16	11.5
	Town Home Unit	48 / 36	20.5
	Duplex/Triplex Unit	20 / 14	45.0
	Apartment - 4+ Units***	16 / 300	13.0
Totals		384 / 604	236.0
55+ Years	Single Family Unit	98 / 16	54.0
	Patio Home Unit	46 / 36	19.5
	Town Home Unit	62 / 52	27.5
	Duplex/Triplex Unit	30 / 130	30.0
	Apartment - 4+ Units***	20 / 60	3.0
Totals		256 / 294	134.0
TOTAL UNITS / ACRES		640 / 898	370.0
*Includes housing for persons with a disability & students living off-campus.			
**Includes Credit- or Lease-To-Own Units.			
***Includes housing in the Downtown.			
Source: Hanna:Keelan Associates, P.C., 2015.			

■ HOUSING & THE COMPREHENSIVE PLAN. ■

The Urban Growth chapter of the City’s current Comprehensive Plan evaluates existing development, identifies natural and manmade constraints that are a barrier to development and promotes infill development within Laramie and growth areas suitable for all land use types beyond the current Corporate Limits of the City. The Plan strives to balance growth and expansion with the cost-effectiveness of infill development.

Housing Activities in Developed Areas

Redevelopment priorities, including housing, center on the cost of maintaining or replacing aging and deteriorating infrastructure and utility systems within the developed areas of the City. Secondary priorities are centered on promoting infill development of vacant property, or replacing dilapidated structures with new housing. The Plan advocates concentrating rehabilitation and redevelopment efforts in the areas located between the Spruce and Railroad Streets, along the west side of the Union Pacific Railroad Corridor and throughout the “Tree Area” that is adjacent the east side of Downtown Laramie, extending around the western portions of the University of Wyoming Campus. The Comprehensive Plan emphasizes that sustaining developed portions of Laramie preserves the historical context of the City, the Downtown and its older Neighborhoods.

Urbanized Growth Areas

The Comprehensive Plan acknowledges that the growth potential of the City is limited by the Casper Aquifer Protection Area and ridgelines with steep slopes along the eastern Corporate Limits of the City. Floodways, 100-year flood plains, riparian areas and potential wet lands are located along the Laramie River in the center of the Community, between Interstate 80 and the Union Pacific Railroad. The combination of the Interstate 80 Corridor, Laramie River and the Railroad serve as barriers between West Laramie and the Downtown, as well as the 3rd Street commercial corridor. Railroad Corridor overpasses along Interstate 80, as well as Curtis, Harney and Clark Streets provide connectivity between western and eastern Laramie.

The Laramie Regional Airport, at the western portion of the City, is located between Highways 130 and 230. The approach paths of the runways and resulting noise corridors greatly limit the opportunities for housing development in the extreme western portion of the City and the related One-Mile Buffer.

These factors were utilized to identify the remaining areas best suited for residential infill within the current Corporate Limits of the City. Individual vacant lots and tracts of land within existing Neighborhoods should be addressed first, due to their direct access to infrastructure and utility systems and pertinent public facilities. Larger vacant tracts of land remaining along the perimeter of the Community near the Corporate Limit boundary, should be the promoted for new residential subdivisions so as to connect to water, sewer, storm sewer and utility systems at the perimeters, adjacent existing residential areas.

Rehabilitation and/or Redevelopment Needs.

The Housing Study process worked closely with the Albany County Assessor's Office to obtain mapping data of residential structural conditions to focus on areas in need of moderate- to substantial housing rehabilitation and housing demolition and replacement. Structural ratings of every residential building within the City were utilized to highlight specific areas where there was a concentration of "Fair" and "Poor" rated residential structures. **Illustration 5.1, "Community Areas For New Housing Development & Housing Rehabilitation,"** identifies (much like the Comprehensive Plan) areas with a high concentration of rehabilitation and replacement needs. First, the "Tree Area" to the east of Downtown and expanded areas to the north and south, and the narrow strip of land between Railroad and Spruce Streets adjacent the west side of the Union Pacific Railroad Corridor. Second, two areas to the west of the Interstate 80 Corridor in West Laramie are identified for housing rehabilitation and/or demolition and replacement activities; the area located between Adams and Grant Streets to the north of Harrison Street and the area concentrated to the north and south of West Riverside Drive.



COMMUNITY AREAS FOR NEW HOUSING DEVELOPMENT & HOUSING REHABILITATION CORPORATE LIMITS CITY OF LARAMIE, WYOMING

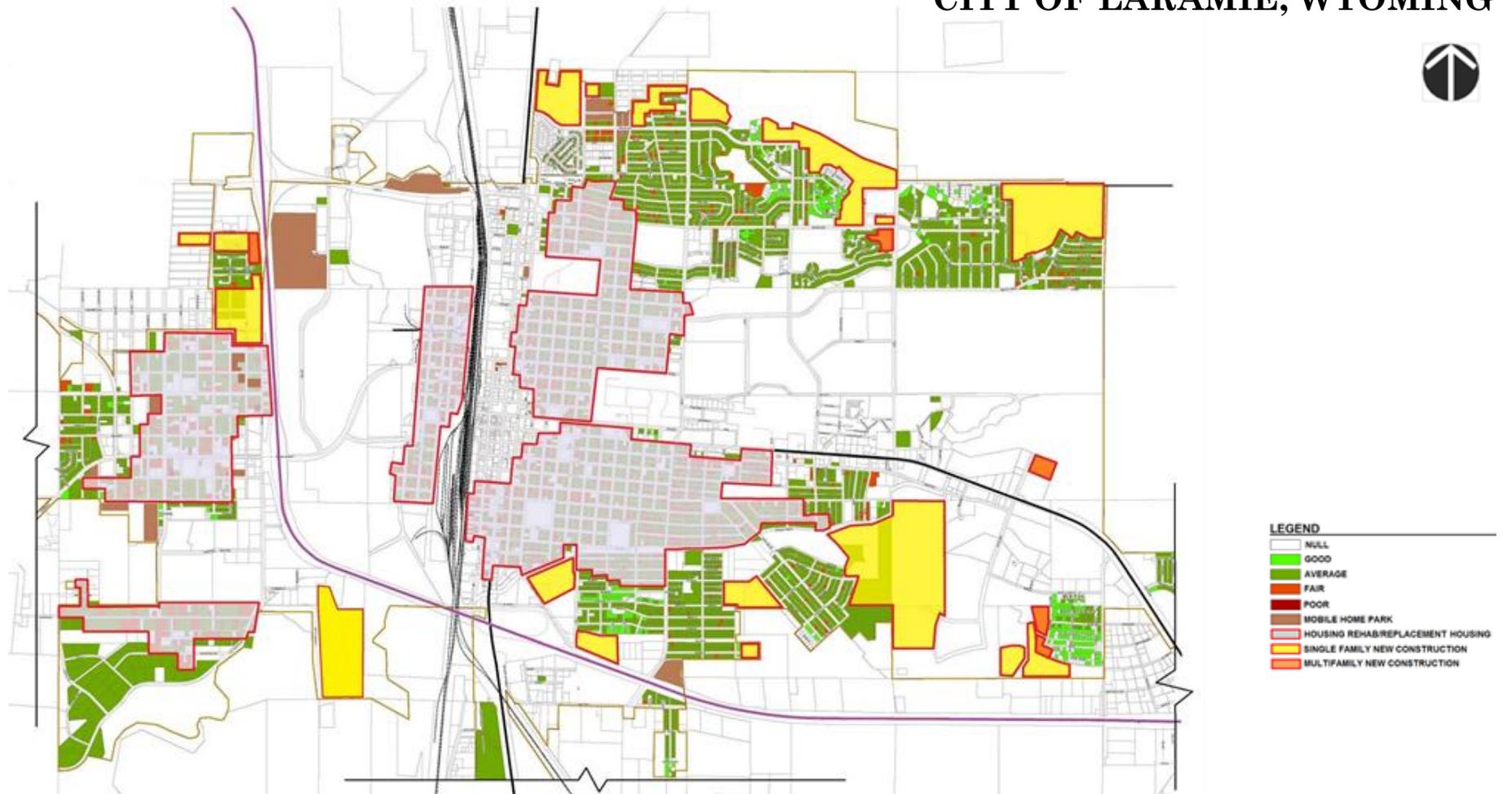


ILLUSTRATION 5.1

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

Mobile Home Parks.

Existing mobile home parks are also identified in **Illustration 5.1**, and are generally located around the perimeter of the City. These older mobile home parks lack landscaping, parks and recreation areas, adequate separation between mobile homes, hard surfaced off-street parking and concrete sidewalks. These parks have “private” street systems that are either gravel and dirt or asphalt surfaced that are deteriorating. The City of Laramie has recognized that mobile home parks offer opportunities for entry level housing and transitional living for families with a desire to become permanent residents of the Community. The City has adopted ordinances prohibiting manufactured housing constructed prior to June 15, 1976 from being moved into or relocated within the City. Additionally in 1989 the City adopted Ordinance 954 which prohibits changes of occupancy within pre-1976 mobile homes. This Ordinance has lacked consistent enforcement which has allowed older mobile homes to remain.

Several mobile home parks have continued to deteriorate through the years, but still offer attainable affordable housing to those willing to except the conditions of the parks. In response, some newer mobile home parks have resorted to paving nearly the entire “park”, leaving little, if any, grassed areas. Ultimately the City needs to implement acceptable mobile home design standards for new parks so as to allow them to be an asset to the City, rather than becoming detriment the quality of life of its residents.



■ NEW HOUSING DEVELOPMENT AREAS. ■

Areas within the Corporate Limits.

Recommendations within the Housing Study process were developed to identify areas within the current Corporate Limits of the City of Laramie that were ideally suited for new single family subdivisions. These areas would be comprised of vacant tracts of land that were:

- Within close proximity of existing infrastructure and utility systems and pertinent public facilities.
- Continue the progression of concentric growth patterns.
- Located in areas that are cost-effective for development or not within floodways, flood plains, steep slopes or ridgelines and not located within the Casper Aquifer Protection Area.
- In areas planned for residential development in the Future Land Use Plan and potentially Zoned appropriately for residential construction.

A variety of Chapters within the current **Laramie Comprehensive Plan** support the above list of development principles including the Community Character, Housing and Neighborhoods, Public Utilities, Urban Growth and Transportation Chapters.

COMMUNITY AREAS FOR NEW HOUSING DEVELOPMENT

**ONE-MILE BUFFER
CITY OF LARAMIE, WYOMING**

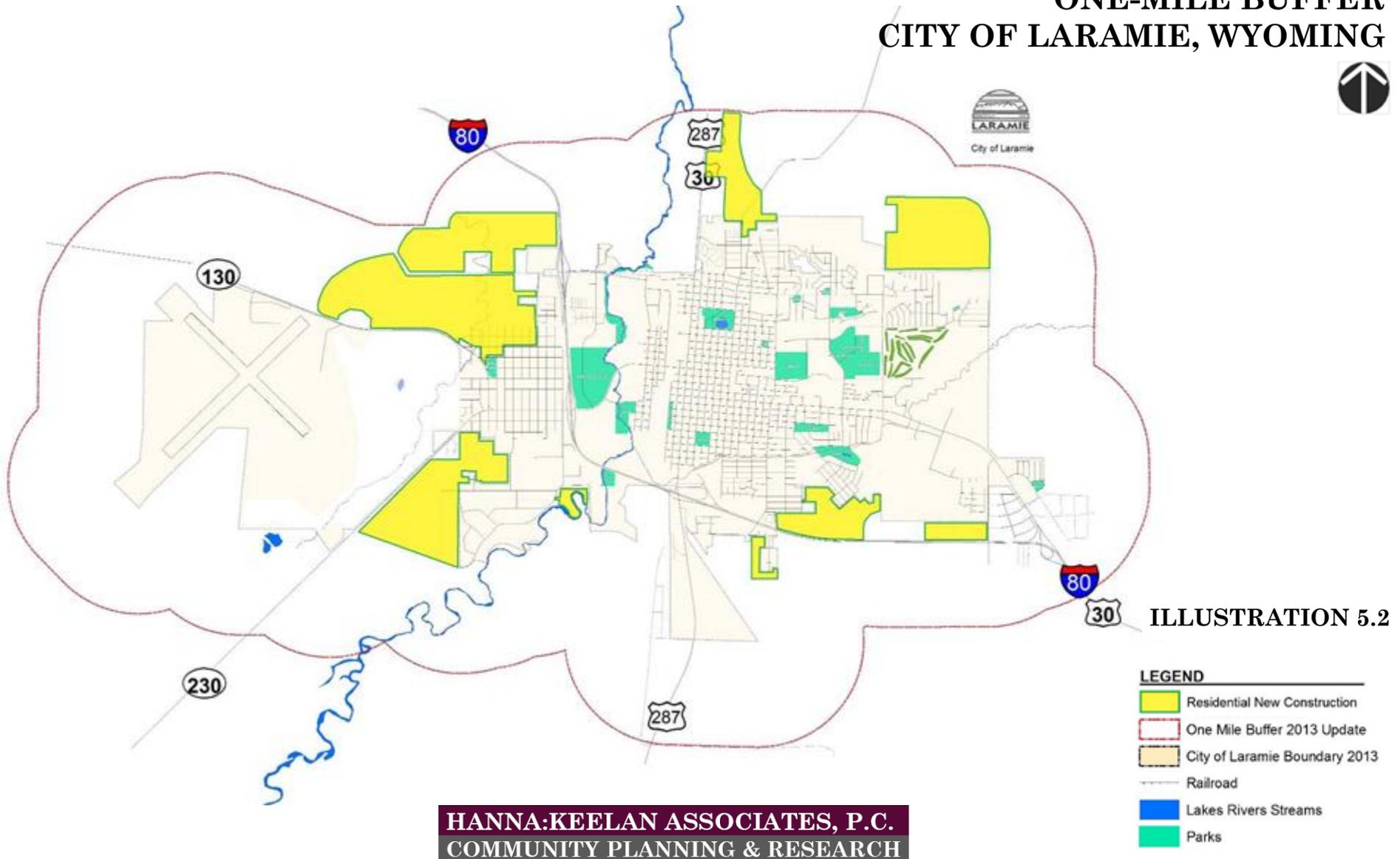


ILLUSTRATION 5.2

Areas beyond the Corporate Limits, but within the One-Mile Buffer.

Illustration 5.2 of this Housing Study identifies larger tracts of land recommended for single family residential growth areas beyond the current Corporate Limits of the City of Laramie. The Future Land Use Plan in the current 2007 Comprehensive Plan identifies areas adjacent and beyond the Corporate Limits, within the One-Mile Buffer, that are best suited to support the development of single family residential growth. These residential growth areas are highlighted in the **Transportation Chapter** of the Comprehensive Plan as being serviced by planned extensions of “Principal Arterial,” “Minor Arterial” and “Collector” streets within the One-Mile Buffer, which establishes the future routes for the extension of existing streets network within and beyond the individual growth areas. This allows for the City to negotiate with future subdivisions for the final placement of the important arterial street corridors.

The Future Land Use Plan excels at planning for single family residential or “Suburban Residential” growth areas, but it lacks areas planned and appropriately zoned for multifamily residential development. The Future Land Use Plan identifies several Suburban Commercial nodes to be developed at the intersections of future arterial roads within each of the residential growth areas. Multifamily land use types could be utilized to buffer these commercial nodes from single family residential areas, thereby locating future multifamily uses in close proximity to commercial services, public transportation and arterial road systems.



■ UNIFORM DEVELOPMENT CODE. ■

The Laramie Zoning and Subdivision Regulations were condensed into a single or “unified” ordinance in 2010 as a means of implementing the provisions of the **2007 Laramie Comprehensive Plan**. A “Unified Development Code” (UDC) is a more recent evolution of the traditional Zoning and Subdivision Regulations that have been historically used by communities throughout the Country. Responses by participants during the Housing Listening Sessions focused on the length of the UDC, as being too large of a document, a Code that was designed for a larger metropolitan communities and a document that is difficult to use and understand. Several comments by participants focused on the requirements of the design standards for landscaping, one-and two-family dwellings, town homes, multifamily buildings and accessory buildings. Locals strongly felt that the design standards have raised the costs of vacant property, as well as for new construction.

After the initial adoption of the Unified Development Code, eight modifications have been approved to make the document more streamlined and user friendly. There are also provisions within the Code that allow specific requirements to be waived for “permanent affordable or work force housing” for example, that removes that requirement to construct a garage. Other standards can be reduced through a “minor modification process” in the instance when pre-existing lots of record are too narrow to support the intended uses.

This type of Development Code does require property owners and developers to work more closely with the Community Development Departments Code Administration, Engineering and Planning Offices. Developers should begin contact with these offices from the point of site selection and initial design concepts and not just for preliminary and final plat review, or building permit application processes.

The Uniform Development Code is nearly 500 pages in length; however there are many tables, Illustrations and photographs of examples that support the text to make the document more user friendly. Ultimately, residential development has continued beyond the 2010 adoption of the UDC and several of the newer subdivisions have been targeted for moderate and upper income housing development. The challenges in the near future will be for the development of moderate to lower income housing and the flexibility of the UDC’s standards to both promote quality attractive neighborhoods and affordable housing for the needs of Workforce Employees, the elderly, students and families with low-to moderate household incomes.

Section 6



FIVE-YEAR HOUSING ACTION PLAN & HOUSING CONCEPTS & FINANCING PARTNERSHIPS.

Laramie
WYOMING

FIVE-YEAR HOUSING ACTION PLAN & HOUSING CONCEPTS & FINANCING PARTNERSHIPS.

■ INTRODUCTION. ■

The Community of Laramie should strive to build up to **1,538 new units; 640 owner units and 898 rental units**, by 2020. This **Section** of the **Laramie Housing Study** presents a **Five-Year Housing Action Plan** and identifies current **housing concepts and financing partnerships** to assist the Community of Laramie with the Development of new and improved housing.

■ FIVE-YEAR HOUSING ACTION PLAN. ■

The successful implementation of the “**Laramie Five-Year Housing Action Plan**” will begin with the preparation of reasonable, feasible housing projects. Such a Plan will address all aspects of housing, including new construction, housing rehabilitation, the removal of “bad” housing, the reuse of infill residential lots, appropriate housing administration and code and zoning enforcement. Also important is the creation and implementation of a **Housing Partnership**, under the direction of the City of Laramie Community Development Department, comprised of housing stakeholders throughout the Community and near the region. *“The bigger the circle of Financing Partnerships, the better the delivery of housing.” The following Financing Partners are most commonly used to create new and preserve existing housing. The list does not include all possible housing partners, such as foundations, private donors and miscellaneous financing available from local municipalities.*

HUD = U.S. Department of Housing & Urban Development-Mortgage Insurance/Capital Advance.

LCDD = Laramie Community Development Department.

LCBA = Laramie Chamber Business Alliance.

CHA = Cheyenne Housing Authority (Laramie Office).

WCDA = Wyoming Community Development Authority.

WHN = Wyoming Housing Network, Inc.

LMSA = Laramie Main Street Alliance.

DDAB = Downtown Development Authority Board-City of Laramie.

CALC = Community Action of Laramie County.

PED = Private Enterprise/Developer.

AHP = Federal Home Loan Bank-Affordable Housing Program.

WDH-AD = Wyoming Department of Health-Aging Division.

LIHTC = Low Income Housing Tax Credit Program

HTC = Historic Tax Credits.

CDBG = Community Development Block Grant.

HOME = HOME Program.

OE = Owner Equity.

CPF = Conventional Private Financing.

TEBF = Tax Exempt Bond Financing.

TIF = Tax Increment Financing.

■ HOUSING PROJECTS. ■

The following **Housing Action Plan** presents the “**priority**” housing programs proposed for the City of Laramie during the next five years. Programs include activities associated with the organizational or operational requirements of the Community to insure housing development exists as an ongoing process, housing units for both elderly and non-elderly households, persons with special needs and the preservation or rehabilitation of Laramie’s housing stock. The **Plan** defines a purpose, estimated housing program costs and, where relevant, estimated cost subsidy.

This Housing Action Plan should be monitored on a continuous basis and reviewed annually for necessary changes and/or modifications.



ORGANIZATIONAL/OPERATIONAL PROGRAMS.

<u>Activities.</u>	<u>Purpose of Activity.</u>	<u>Est. Total Cost.</u>
1. Develop and implement a Community Housing Initiative , including the creation of a Laramie Housing Partnership (LHP) , as the lead local group for Community housing capacity building, educational and promotional activities in Laramie.	Selected, pertinent local, both public and private housing stakeholders and providers should establish a program of housing awareness, understanding and promotion, all in an effort to better educate the Community on the cause for new and improved appropriate housing for the residents of Laramie. This includes a Homebuyer Education Program. The Partnership might include LCBA, CALC, CHA, WDH-AD, WHN and LCDD. A permanent part-time position through LCDD should be created to staff the LHP.	Estimated Annual Cost: \$21,000.
2. Develop a Laramie Workforce Housing Initiative/Assistance Program.	To encourage major employers of Laramie to partner and financially assist the Community in developing housing programs identified in the Five-Year Housing Action Plan, including the City's first-time homebuyer, down payment assistance and immediate housing need programs and collaboration of major employers to implement needed workforce housing projects. The (#1) LHP would play a major role in planning and implementing this Program.	A \$325,000 annual contribution from major employers would be requested.
3. Create a Laramie Continuum of (Housing) Residential Care Program.	Housing assistance program to address all facets of elderly housing needs and housing for special populations in Laramie, including advocating for the development of all housing types and needed supportive services for the elderly and special populations, new construction and home rehabilitation and modification. The (#1) LHP would play a major role in planning and implementing this Program.	A \$140,000 annual contribution from local businesses and housing providers/stakeholders would be requested. (LCBA, WHN, LCDD, CHA, CALC & WDH-AD).

ORGANIZATIONAL/OPERATIONAL PROGRAMS (Continued).

<u>Activities.</u>	<u>Purpose of Activity.</u>	<u>Est. Total Cost.</u>
4. Create a Laramie Student Housing Initiative.	With the guidance of the local University and Colleges and assistance of the LHP , create a housing initiative that insures a variety of affordable on- and off-campus rental housing options be developed for students attending the University of Wyoming, WyoTech and Laramie County Community College. This initiative would focus on planning new housing programs and monitoring the inventory of available housing for students in Laramie. A primary component of the Student Housing Initiative would be to review the appropriateness and condition of housing occupied by students.	A \$55,000 annual contribution from the three colleges/universities would be requested.
5. Create a Laramie Community Housing Investment Club.	With the guidance of the LCBA and assistance of LHP , create a bank of funds to invest in needed gap financing for local housing developments, specifically for difficult-to-finance affordable housing projects. Dollars should be secured by individuals or organizations, including private foundations and businesses.	\$200,000 Annually.
6. Create a Laramie Community Land Bank Program.	<p>The Housing Partnership would work with the LCDD to insure the availability of land for future housing developments.</p> <p>Financing could be secured via local Community contributors, as well as housing funding entities.</p> <p>Needed land areas for residential development could be obtained from the benefits of an accelerated housing demolition program. Program could be combined with a nuisance or neglected buildings ordinance that targets vacant and dilapidated housing structures.</p>	\$480,000 Annually.
7. Plan and implement an annual Laramie Housing Summit.	LCBA , with the assistance of local funding and Housing Partnership , would conduct an annual presentation of housing accomplishments and opportunities in the Community.	Estimated Annual Cost: \$7,000.

HOUSING PRESERVATION/CONSERVATION.

<u>Activity/Purpose.</u>	<u>Est. Total Cost.</u>	<u>Est. Required Cost Subsidy.</u>	<u>Potential Financing Partnerships.</u>
8. Housing Code Inspection and Rental Licensing Program , to provide a year-round, on-going housing inspection and enforcement and licensing program. Can combine with a nuisance abatement program and nuisance or neglected buildings ordinance that targets vacant and dilapidated housing structures.	\$150,000.	50% or \$75,000.	LCDD, LCBA, LMSA, WHN, CHA & PED.
9. Single Family Owner Housing Rehabilitation Program, 130 Units , moderate rehabilitation at \$30,000 to \$38,000 per housing unit, by 2020, to meet the needs of low- to moderate-income households.	\$4,600,000.	90% or \$4,140,000.	PED, LCDD, WHN, WCDA, CALC, CDBG, HOME, TIF & OE.
10. Target the purchase and Demolition of 45 substandard, dilapidated housing units in Laramie, by 2020 and establish a Land Bank of property (lots) for redevelopment purposes. Can be combined with a nuisance or neglected buildings ordinance that targets vacant and dilapidated housing structures.	\$4,100,000.	90% or \$3,690,000.	LCDD, WHN, WCDA, CHA, PED, CDBG & TIF.

HOUSING PRESERVATION/CONSERVATION.

<u>Activity/Purpose.</u>	<u>Est. Total Cost.</u>	<u>Est. Required Cost Subsidy.</u>	<u>Potential Financing Partnerships.</u>
11. Single Family Purchase-Rehab-Resale/Re-Rent Program, 40 Units , 3+ bedroom houses, standard amenities in Laramie, by 2020, to meet the affordable homeowner/renter needs of low- to moderate-income households (51% to 80% AMI).	\$7,400,000.	80% or \$5,920,000.	LCDD, WHN, CHA, WCDA, CALC, PED, CDBG, HOME, CPF & OE.
12. Rental Recycle Program, 20 to 30 Single Family Units , entry level owner housing produced via the purchase and rehabilitation of existing less-than-market rental housing units.	\$4,200,000.	60% or \$2,520,000.	LCDD, WHN, CHA, WCDA, CALC, PED, CDBG, HOME, CPF & OE.

HOUSING FOR ELDERLY & SENIOR POPULATIONS.

<u>Activity.</u>	<u>Est. Total Cost.</u>	<u>Est. Required Cost Subsidy.</u>	<u>Potential Financing Partnerships.</u>
13. Elderly Rental Housing, 210 to 260 Units , scattered site and/or “retirement campus”, mixed income, 2- and 3-bedroom duplex, triplex, patio and town home units, standard amenities, to meet the rental housing needs of low- to moderate- mixed-income elderly households (30%+ AMI). Approximately 35 units should be developed in Downtown Laramie.	\$44,900,000.	55% or \$24,695,000.	PED, LCBA, DDAB, WDH-AD, LCDD, WHN, CHA, WCDA, LIHTC, HOME, HTC, AHP, HUD & CPF.
14. Elderly Homeownership Initiative, 220 to 250 Units , scattered site and/or new subdivision, mixed income, 2- & 3-bedroom single family, patio home, duplex and town home units, standard amenities, complete accessibility design, to meet the needs of Moderate-income elderly households (60%+ AMI). Approximately 20 units should be developed in Downtown Laramie by 2020.	\$50,750,000.	35% or \$17,762,500.	PED, LCBA, LMSA, DDAB, LCDD, WHN, WDH-AD, WCDA, HOME, HTC, TIF & CPF.
15. Housing Rehabilitation/ Modification Program, 48 Units , standard amenities, complete visitability, accessibility design, to meet the needs of very-low- to moderate-income (0% to 80% AMI), including <i>Elderly and Special Population Households</i> , with a Person(s) with a Disability.	\$2,559,700.	90% or \$2,303,740.	CHA, LCDD, WHN, WCDA, WDH-AD, CALC, CDBG, HOME, TIF & OE.
16. Develop up to 90 additional licensed assisted living units, by 2020 , with supportive/specialized services for near-independent and frail-elderly residents of Laramie.	\$13,050,000.	65% or \$8,482,500.	PED, LCBA, WDH-AD, CHA, WCDA, CPF & TEBF.

HOUSING FOR FAMILIES.

<u>Activity.</u>	<u>Est. Total Cost.</u>	<u>Est. Required Cost Subsidy.</u>	<u>Potential Financing Partnerships.</u>
17. General Rental Housing Program, 515 to 560 Units , scattered site, mixed income, consisting of 2- & 3-bedroom duplexes/triplexes, patio and town home units with standard amenities, to meet the affordable rental housing needs of low- to moderate-income workforce households (51% to 125% AMI). An estimated 165 of these units should be developed for students.	\$58,700,000.	75% or \$44,025,000.	PED, LCDD, WHN, CHA, WCDA, LIHTC, AHP, HOME, TIF & CPF.
18. Single Family Rental, Lease-To-Own Program, 38 Units , scattered site, mixed income, 3+-bedroom houses with standard amenities to meet the affordable housing needs of moderate-income households (51% to 125% AMI).	\$7,500,000.	90% or \$6,750,000.	PED, LCDD, WHN, CHA, WCDA, LIHTC, AHP, HOME, TIF & CPF.
19. Family Homeownership Initiative, up to 365 Units , scattered site, mixed income, single family, patio and town home, 3+ bedroom units with standard amenities to meet the affordable housing needs of low- to upper-income family households (51%+ AMI). Utilize a Purchase-Rehab-Resale or Re-rent Program.	\$81,400,000.	60% or \$48,840,000.	PED, LCDD, WHN, WCDA, FTHB, CDBG, HOME, TIF & CPF.
20. Single Room Occupancy Housing Program, 36 rooms , three buildings, in the Community, to meet the needs of low- to moderate-income, single person workforce households (35% to 80% AMI).	\$4,490,000.	70% or \$3,367,500.	PED, Major Employers, LCBA, WCDA, LCDD, WHN, LIHTC, HOME & TIF.

HOUSING FOR FAMILIES & SPECIAL NEEDS POPULATIONS.

	<u>Activity.</u>	<u>Est. Total Cost.</u>	<u>Est. Required Cost Subsidy.</u>	<u>Potential Financing Partnerships.</u>
21.	Owner/Rental Housing Initiative for Special Needs Populations, 56 Units (20 owner, 36 rental) , scattered site, 2- & 3-bedroom units, standard amenities, complete visitability and accessibility design, to meet the affordable independent living housing needs of persons with special needs (0% to 125% AMI).	\$7,770,000.	95% or \$7,381,500.	PED, CHA, LCDD, WHN, WCDA, HUD, CDBG, HOME, LIHTC, AHP & CPF.
22.	Develop 20 units for “special populations,” including persons with a physical and/or chronic mental disability , including temporary shelter housing.	\$3,900,000	95% or \$2,755,000.	PED, CHA, LCDD, WHN, WCDA, HUD, CDBG, HOME, LIHTC, AHP & CPF.
23.	Downtown Owner Units, 24 Units , mixed income, scattered site, 1- & 2-bedroom units. Units could include rehabilitation of upper-level commercial structures.	\$4,920,000	85% or \$4,182,000.	PED, LCBA, LMSA, DDAB, WCDA, LCDD, WHN, HTC, CDBG, HOME, LIHTC, AHP, TIF & CPF.
24.	Downtown Rental Units, 58 Units , mixed income, scattered site, 1- & 2-bedroom apartments. Units could include rehabilitation of upper-level commercial structures.	\$10,962,000	85% or \$9,317,700.	PED, LCBA, LMSA, DDAB, WCDA, LCDD, WHN, HTC, CDBG, HOME, LIHTC, AHP, TIF & CPF.
25.	Immediate Housing Initiative – Create up to 45 units of rental housing, via alternative housing scenarios for families, or as rental properties. Include the development of accessory housing, such as in-law suites or “efficiency homes” on undersized vacant lots in Laramie.	\$3,130,000	90% or \$2,817,000.	PED, CHA, LCDD, WHN, LCBA, WCDA, Major Employers, CDBG, HOME, AHP & CPF.

■ AFFORDABLE HOUSING CONCEPTS & FINANCING PARTNERSHIPS. ■

A total of 4,106 new housing units should be targeted for the City of Laramie by 2030. This would include up to 1,762 owner units and 2,344 rental units throughout the Community.

The housing target demand for Laramie includes units in the Downtown. **A total of 92 units, consisting of 18 owner and 74 rental housing units, should be developed in Downtown Laramie, by 2020. By 2030, a total of 210 units, consisting of 38 owner and 172 rental housing units, should be created in Downtown Laramie.**

The City will need to focus on the development of housing for workforce families, young professionals and College/University students needing safe, efficient and affordable housing. This can be accomplished through joint relationships with major employers of the City in an effort to create decent rental housing units for employees. The Community will also need to produce housing for elderly households, including retirees and affordable housing for special populations, including persons with a mobility and/or cognitive disability(ies).

Laramie should also implement housing rehabilitation activities, including purchase-rehab-resale and/or re-rent programs. The Community has an estimated 934 housing structures needing moderate-to substantial rehabilitation and an estimated 190 housing structures targeted for demolition. The demolition or removal of dilapidated or severely deteriorated housing structures will create additional vacant land for the Community that can be used for the development of new and creative housing concepts. Newly acquired vacant land could be secured in an official Community-Wide Land Bank Program.

The City of Laramie will need single family homes developed as both **Lease-To-Own**, and **First-Time Homebuyer** options in Laramie. These housing options are typically funded with Low-Income Housing Tax Credits, Community Development Block Grant and HOME Funds, administered by the Wyoming Community Redevelopment Authority (WCDA). Affordable Housing Program funds are also available with the Federal Home Loan Bank. Also included in funding affordable single family homes is conventional financing and tax increment financing.

Although reasonably modest by design, in an effort to maximize the use of tax dollars, these single family home options provide all necessary living space for a family of up to five- to six persons. This includes three-bedrooms on the first floor, with the opportunity of an additional bedroom(s) in the basement, one bath, on the upper level, with the potential for another in the lower level, a great or family room, with additional space in the basement for family activities, a kitchen and dining area and, at least, a single stall garage. The square footage of these affordable single family homes typically ranges from 1,100 to 1,300 square feet. These homes are usually constructed on lots of 8,000 to 10,000 square feet, allowing for ample yard space.

Net monthly rents for Lease-To-Own single family homes would range from \$675 to \$900, based on rental comparables and the level of affordability of the target population in Laramie being served. Typically, lease-to-own single family housing programs are affordable to persons/households of 60 to 100 percent of the Area Median Income (AMI). In a lease-to-own type program, a small percentage of the net monthly rent is set-a-side for the eventual use by the tenant as a down payment to eventually purchase a home.

Affordable single family housing options for the **First-Time Homebuyer**, typically utilize grant and loan monies available with the WCDA. The First-Time Homebuyers Program assists qualified buyers with down payment assistance for their first home. Loans range from 15 to 20 percent of the home's purchase price. The typical cost for the single family units ranges between \$120,000 and \$160,000. The lesser price point products are typically existing houses, not new construction.

Duplex/triplex and town home housing are popular affordable housing programs in communities such as Laramie. These housing products service the elderly, singles, and two-, three- and four-person family households. These types of housing provide an excellent low-density housing option for Laramie, while maintaining a cost containment approach to building living space and maximizing the use of development dollars. Duplex/triplex and town home housing units range from 950 to 1,400 square feet, contain either two- or three-bedrooms, include a kitchen and dining area, a family room, at least one bath and a garage. Basements can be included in the development process, to provide additional living space, if necessary.

The availability and use of tenant- or project-based “**Section 8 Rental Assistance**” with either single family or duplex/triplex affordable housing options would prove to be an “*economic enhancement*” to any housing program, allowing more households to be income eligible and, thus, allowing more local households access to affordable housing options.

Alternative housing is needed in the City of Laramie as a solution to the Community’s growing population of workforce employees. Participants of the Housing Listening Sessions and Survey respondents identified a large number of local employees are seeking affordable housing options in Laramie, but due to a lack of units being provided, are moving into homes and apartments that do not meet their needs, or are priced higher than their desired price.

The following immediate housing alternatives would create additional housing choices in Laramie for persons and families of all income sectors. **It is recommended that the City, along with local Housing Authorities support this type of housing development through the identification of suitable lots, the approval of infill ordinances and design guideline review.**

Infill Housing.

Infill housing serves the purpose of creating housing units on vacant lots, generally located in or near the center of the Community, that would otherwise be considered too small for today's development standards. An advantage to this housing type is to make use of existing water, sewer and electrical utilities that are already in place. Infill housing is widely considered to be a "smart growth" technique for Communities, with an average sale price, generally, lower than that of new residential subdivision development.

"Accessory" Housing.

Also known as "In-Law Suites" or "Granny Flats," accessory housing can create additional housing opportunities in urban and suburban neighborhoods from surplus space, such as a second story of an existing housing unit or a detached structure. Accessory housing structures are growing in popularity in Communities dealing with issues pertaining to the displacement of low- to moderate-income residents. Advantages to this housing unit type include, but are not limited to, property owners living on-site, construction not consuming additional land, an alternative to traditional apartment life and a reduced cost of construction when compared to conventional apartment development.



Example of Infill Housing (left) and Accessory Housing (right).

Conversion Housing.

Families meeting required guidelines established by the U.S. Department of Housing and Urban Development can apply for “conversion vouchers” that support families in public housing units being displaced due to demolition, transfer of ownership or unacceptable living conditions. Families are allowed to find a housing unit that is suitable for their needs and income whereby 30 percent of the family’s income and Housing Authority payment standard, or the gross rent, whichever is lower, is covered through a Housing Assistance Payments contract with the owner. It is important for the Community of Laramie to provide a variety of safe, decent housing alternatives in the event a public housing complex falls victim to the previously mentioned scenarios of substandard housing.

Single Room Occupancy (SRO) Housing.

This housing type is typically developed as expanded dormitory-style housing and consisting of six, eight or more units per building. SRO housing is a suitable housing type for young professionals entering the workforce and serves as a type of transitional housing for young families. Major employers should see this housing type as an advantage to reduce the commute times of their employees and become active in its production through partnerships with local development corporations and developers.

INDEPENDENT DUPLEX APARTMENT EXAMPLE

The need for additional independent family and/or elderly duplex apartments was discussed throughout this Housing Study Process. Pictured below is a new 18 unit residential development designated for retirees and the elderly. This development has nine separate duplexes. Exteriors are constructed entirely of vinyl siding and brick. This housing project is an excellent example of independent living elderly housing for low- to moderate-income households. Duplexes and town homes of similar construction are also suitable for families of low- to moderate-income and persons with special needs.



Lease-To-Own Homes.



Town Homes.



■ IMPLEMENTING HOUSING DEVELOPMENTS IN LARAMIE, WYOMING. ■

The successful implementation of housing developments in Laramie, Wyoming, depends on a firm understanding of the local housing industry and available housing funding resources. Solutions to housing opportunities in the Community can be achieved with a pro-active approach via collective partnerships among housing developers, funders, non-profit organizations, local elected officials and Laramie citizenry.

The development of **Affordable housing throughout Laramie will require the strategic application of a variety of both public and private funding sources.** Typical private funding is secured from banks, foundations, major employers and individuals with a passion for funding housing and neighborhood sustainability.

Affordable housing applies to persons and households of all income sectors of the Community. Affordable independent living housing requires no more than 35 percent of the occupant's annual income for the cost of rent and utilities, or mortgage and associated interest payment, insurance and utilities for housing.

Traditional “low-income housing” is for persons and families at 0 percent to 80 percent of the Area Median Income, commonly referred to as “Very-Low to Moderate Income”. Housing for households within this income range, typically requires one or more public program of financial intervention or support for buying down either or both the cost of development and/or operation, allowing the housing to be affordable (see above). The use of public programs of financial support will, typically, require income and rent or purchase limits.”

“Market-Rate Housing”, as it is typically referred to, is housing, both owner and rental, that typically meets the current “street cost”, utilizing no programs of public intervention or support, but, yet, is affordable (see above) to the tenant.”

“Section 8 Rental Housing (Project-Based),” is a government-funded program that provides rental housing to low-income households in privately owned and managed rental units. The subsidy stays with the building; when you move out, you no longer have the rental assistance. Most units rental cost will be 30 percent of your household adjusted gross income. There may be a variety of housing types available, including single-family homes, townhomes, or apartments.

“Section 8 Rental Housing (Tenant-Based).” Families with a tenant-based voucher choose and lease safe, decent, and affordable privately-owned rental housing.

■ HOUSING FINANCIAL PARTNERSHIPS. ■

To produce new and upgrade existing owner and renter occupied housing in Laramie, Wyoming, a public/private partnerships must occur to access various housing programs, which will reduce the cost of development and/or long-term operations. The following information identifies various funding sources, programs and strategies available to assist in financing future housing activities in Laramie. The (strategic) combination of two or more partnerships can assist in reducing development and/or operational costs of proposed affordable housing projects.

LOCAL FUNDING OPTIONS

Local funding for use in housing development and improvement programs are limited to two primary sources (1) local tax base and (2) dollars secured via State and Federal grant and loan programs, which are typically only available to local units of government (Village, City or County). The **Laramie Community Development Department** and **Laramie Chamber Business Alliance** can assist in securing both public and private funding for housing development/redevelopment activities.

Local Tax Base

Tax Increment Financing (TIF) can use added property tax revenues, created by growth and development in a specific area, to finance improvements within the boundaries of a designated Redevelopment Area. Communities such as Laramie can sponsor TIF funded activities via the creation of a redevelopment area-specific Authority. The City has created the **Downtown Development Authority** to utilize TIF in the City's Downtown.

Other Local Options

Local Housing Authority – Public Housing Authorities or Agencies can sponsor affordable housing programs. The Housing Authority is empowered by existing legislation to become involved in all aspects of affordable housing in the Community. The Housing Authority has access to a variety of sources of funding, as well as the ability to secure tax exempt bond financing for local based housing projects. The Cheyenne Housing Authority-Laramie Office, administers and manages Section 8 Vouchers for low-income families and individuals in Laramie, Wyoming.

Local Major Employers and/or Community Foundation Assistance – This is a common occurrence today within many cities and counties nationwide, in an effort to provide housing opportunities to low- and moderate-income persons and families. Major local employers and community foundations are becoming directly involved in housing developments and improvements. These Foundations and/or major Employers could provide the following:

- a) Direct grants;
- b) Low interest loans;
- c) Letter of Credit, for all or a percentage of loans;
- d) GAP Financing – provides financing to cover the unfunded portion of development costs, as a deferred or less than market rate loan to the development;
- e) Mortgage Interest Rate Subsidy – provides buy down of a conventional loan;
- f) Purchase Bonds/Tax Credits – make a commitment to purchase either/both taxable/tax exempt bonds and/or low-income tax credits utilized to Finance housing development.
- g) Single-Room Occupancy housing for new employees of major employers.

Local Lender Participation – Local and regional lending institutions serving a particular Community or County should create a partnership to provide technical assistance to housing developers and share bridge- and permanent financing of local housing programs.

The previously described local funding options could be used separately or “pooled” together and utilized in equal proportions for the implementation of Laramie City-wide housing programs.

REGIONAL & STATE PARTNERS

State partners available to assist in funding a community housing initiative include resources and expert leadership available from the **Wyoming Community Development Authority (WCDA)**, **Wyoming Housing Network, Inc. (WHN)**, **Community Action of Laramie County** and **Wyoming Department of Health-Aging Division (WDH-AD)**. The following describes the primary housing funding programs provided by these State agencies.

Wyoming Community Development Authority (WCDA)

The **Wyoming Community Development Authority (WCDA)** provides several programs and incentives to homeowners, both first-time and existing, as well as funding for multifamily developments and housing rehabilitation activities. The **Wyoming Rehabilitation & Acquisition Program** assists Communities with the purchase-rehab-resale of properties in hopes of creating a more sustainable housing market. **“Spruce Up Wyoming”** assists in the provision of loan funding for housing rehabilitation projects throughout the State.

WCDA also administers the HOME and Community Development Block Grant (CDBG) Funds and Low-Income Housing Tax Credit (LIHTC) Program. HOME Funds are available to authorized, local or regional based Community Housing Development Organizations (CHDOs) for affordable housing repair and/or new construction, both rental and owner. An annual allocation of HOME funds is established for CHDOs based on individual housing programs. HOME funds are also available to private developers, via a local non-profit as gap financing on affordable housing projects. The LIHTC Program provides equity for multifamily housing development projects through the syndication of these credits and encourages the construction and rehabilitation of housing for very low- to moderate-income persons and families. CDBG funding exists to aid in financing Community Housing and public works projects that benefit the low- and moderate-income individuals and families.

CHDO/Community Action Partnership/Economic Development District

The Community Action Partnership serving a particular Community or County can provide housing and weatherization programs in a specified service area. A Community Action Partnership also provides community social services, emergency services, family development and nutrition programs. Wyoming Communities and Counties should work with their Community Action Partnership to provide safe, accessible, affordable housing to its residents. **Community Action of Laramie County, based in Cheyenne, serves the City of Laramie.**

Wyoming Housing Network, Inc. (WHN) is a State-wide CHDO that provides important housing capacity building and support for local housing development corporations. Based in Casper, Wyoming, WHN provides homebuyer education/coaching programs, financial management coaching, and administers **“EARN Wyoming,”** a program dedicated to providing financial assistance to low-income families. WHN is a charter member of NeighborWorks America.

Wyoming Department of Health-Aging Division (WDH-AD)

The **Wyoming Department of Health-Aging Division (WDH-AD)** assists to promote and enhance the health, safety and well-being of senior citizens in Wyoming, through the provision of various public and behavioral health programs. WDH-AD also provides services of “community living” including, but not limited to nutrition assistance, employment services, supportive services, disease prevention and mental wellness coordination.

REGIONAL FUNDING

Federal Home Loan Bank

Affordable Housing Program – This program makes low-interest loans to Finance home ownership for families with incomes at or below 80 percent of the median income for the area. The Program can also Finance the purchase, construction or rehabilitation of rental housing in which 20 percent of the units are occupied by and affordable to very low-income households. These funds are available through the Federal Home Loan Bank member institutions in Wyoming and are loaned on a competitive basis, with semi-annual application dates. This Program can be combined with other programs (i.e., State CDBG, HOME, Low-Income Housing Tax Credit, etc.) to absorb the development subsidy requirements for both rental and owner occupied housing projects.

FEDERAL FUNDING

A primary provider of Federal funding to Wyoming Communities for housing development, both new construction and rehabilitation, is the **Department of Housing and Urban Development (HUD)**. Housing programs provided by HUD are available for both profit and non-profit developers. Funds from these programs are commonly pooled with other public funding sources, as well as conventional financing.

U.S. Department of Housing and Urban Development (HUD)

- **Section 8 Moderate Rehabilitation SRO's** – Available to Public Housing Authorities to provide rental assistance for homeless individuals in rehabilitated single-room occupancy housing.
- **Shelter Plus Care** – Provides rental assistance and supportive services on a long-term basis for homeless individuals with disabilities.
- **HUD Section 811 Program** – Provides rental assistance to non-profit developers for development of housing for persons with a disability(ies). The Program provides 100 percent financing with an operational subsidy.
- **Mortgage Insurance** – The HUD 221(d)(3) provides up to 100 percent mortgage insurance for non-profit developers and 90 percent mortgage insurance coverage for profit-motivated developers 221(d)(4). Permanent financing can be provided via the public funds (i.e., CDBG, HOME) and/or conventional financing.

Other Federal Funding

Other funding products that may serve to be useful in the development of affordable housing for persons with a serious mental illness are the HUD Rural Housing and Economic Development Fund, the Native American Housing and Self-Determination Act and CDBG funds and the Rehabilitation Tax Credit, available via the Historic Preservation Act.

Appendix I



LARAMIE SURVEY RESULTS.

Laramie
WYOMING

Housing Citizen Survey
LARAMIE, WYOMING

The City of Laramie is currently conducting a Housing Study to determine both the present and future housing needs of the Community for the next 5, 10 and 15 years. An important activity of this Housing Study is to ask you, a Community Stakeholder, about the housing needs in the City. Please take a few minutes to complete and return the Survey to Charles Bloom, AICP, Senior Planner, City of Laramie, Community Development Department, PO Box C, Laramie, WY 82073, or drop off at City Hall Annex, by TUESDAY, APRIL 15TH.

TOTAL SURVEYS: 984

1. How long have you lived in Laramie?

- | | |
|--|--|
| <input type="checkbox"/> Less than 1 Year (93) | <input type="checkbox"/> 11 to 20 Years (168) |
| <input type="checkbox"/> 1 to 5 Years (273) | <input type="checkbox"/> 21+ Years (277) |
| <input type="checkbox"/> 6 to 10 Years (151) | <input type="checkbox"/> I do not live in Laramie (21) |

2. Which of the following sector(s) are you employed?

- | | |
|--|---|
| <input type="checkbox"/> Government (163) | <input type="checkbox"/> Finance (23) |
| <input type="checkbox"/> Non-Profit Organization (43) | <input type="checkbox"/> Manufacturing (3) |
| <input type="checkbox"/> Retail & Wholesale Trade (21) | <input type="checkbox"/> Agricultural/Forestry/Natural Resources (14) |
| <input type="checkbox"/> Real Estate (4) | <input type="checkbox"/> Administrative (25) |
| <input type="checkbox"/> Information (7) | <input type="checkbox"/> Health Care/Social (37) |
| <input type="checkbox"/> Education (384) | <input type="checkbox"/> Utilities/Construction (14) |
| <input type="checkbox"/> Leisure & Hospitality (11) | <input type="checkbox"/> Professional/Technical (54) |
| <input type="checkbox"/> Transportation (7) | <input type="checkbox"/> Mining (2) |
| <input type="checkbox"/> Accommodation & Food (16) | <input type="checkbox"/> Arts/Entertainment (7) |
| <input type="checkbox"/> Retired (34) | <input type="checkbox"/> Other _____ |

What is your Employment Status?

186 Part-Time 671 Full-Time 17 Semi-Retired 62 Unemployed

3. Which type of housing do you currently live in?

- | | | |
|---|---|---|
| <input type="checkbox"/> Single Family House (own) (524) | <input type="checkbox"/> Manufactured/Mobile Home (own) (23) | <input type="checkbox"/> Rental Apartment (167) |
| <input type="checkbox"/> Single Family House (rent) (116) | <input type="checkbox"/> Manufactured/Mobile Home (rent) (18) | <input type="checkbox"/> Condominium (8) |
| <input type="checkbox"/> Duplex/Triplex (own) (14) | <input type="checkbox"/> Townhome (own) (18) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Duplex/Triplex (rent) (37) | <input type="checkbox"/> Townhome (rent) (27) | |

4. If you are renting, do you intend to buy a home in Laramie? 141 Yes **291** No

If Yes, what is your time frame for purchasing a home?

33 Less Than One Year 32 1-2 Years 29 2-3 Years 30 3-5 Years 25 5+ Years

5. Which of the following housing types are needed in Laramie? Please Check (✓).

	<u>Greatly Needed</u>	<u>Somewhat Needed</u>	<u>Not Needed</u>	<u>Not Sure</u>
▪ Housing For:	-----	-----	-----	-----
1. Lower-Income Families	388	222	68	163
2. Middle-Income Families	417	266	57	127
3. Upper-Income Families	26	116	465	192
4. Single Parent Families	278	239	55	244
5. Existing / New Employees	207	301	88	199
6. Student Housing (on campus)	95	190	285	229
7. Student Housing (off campus)	153	156	333	171
▪ Single Family Housing	289	290	81	154
▪ Rental Housing (General)	214	246	225	131
▪ Manufactured Homes	26	176	329	255
▪ Mobile Homes	20	90	446	229
▪ Condominiums/Townhomes	62	252	272	208
▪ Duplex Housing	59	236	259	236
▪ Apartment Complexes (3 to 12 Units per Complex)	65	192	360	175
▪ Rehabilitation of Owner-occupied Housing	228	238	83	241
▪ Rehabilitation of Renter-occupied Housing	356	178	67	198
▪ Housing Choices for First-Time Homebuyers	370	225	50	149
▪ Single Family Rent-To-Own	-----	-----	-----	-----
1. Short-Term 3 to 5 Years	198	190	97	300
2. Long-Term 6 to 15 Years	183	174	113	314
▪ Duplex/Townhouse Rent-to-Own	-----	-----	-----	-----
1. Short-Term 3 to 5 Years	131	163	164	327
2. Long-Term 6 to 15 Years	117	162	167	322
▪ One Bedroom (Apartment or House)	154	225	193	222
▪ Two Bedroom (Apartment or House)	163	265	147	216
▪ Three+ Bedroom (Apartment or House)	187	217	173	209
▪ Independent Living Housing for Persons with a Mental/Physical Disability	160	202	67	348

▪ Group Home Housing for Persons with a Mental/Physical Disability	137	193	76	374
▪ Housing in Downtown	126	196	241	224
▪ Retirement Housing – Rental	117	194	88	374
▪ Retirement Housing – Purchase (Owner occupant)	115	207	78	378
▪ Retirement Housing For:	-----	-----	-----	-----
1. Low-income Elderly Persons	239	150	60	337
2. Middle-income Elderly Persons	219	160	58	349
3. Upper-income Elderly Persons	127	143	124	383
▪ Licensed Assisted Living, w/ Specialized Services (i.e. health, food prep, recreation services, etc.)	180	191	67	345
▪ Single-Room-Occupancy Housing (Boarding Homes)	60	140	200	371
▪ Short-Term Emergency Shelters – 30 Days or Less	239	199	70	277
▪ Long-Term Shelters – 90 Days or Less	184	183	109	295
▪ Transitional Housing (3-12 month temporary housing)	201	198	103	275
▪ Other (specify):				

5. Do you support using State and/or Federal grant funds to conduct:

... an owner housing rehabilitation program? **635** Yes 307 No
 ... a renter housing rehabilitation program? **579** Yes 361 No

6. Do you support establishing a local program that would purchase and remove dilapidated houses, making lots available for a family or individual to build owner or rental housing? **785** Yes 171 No

7. Do you support securing State and/or Federal grant dollars to purchase, rehabilitate and resell vacant housing? **723** Yes 232 No

8. Do you support securing State and/or Federal grant dollars to provide down payment assistance to first-time homebuyers? **687** Yes 262 No

9. Please provide any additional comments regarding the future of housing in the community of Laramie:

(See Comments)

Thank You For Your Participation!

Workforce Housing Needs Survey
LARAMIE, WYOMING

The **City of Laramie**, in cooperation with major employers in the Laramie Area, is conducting the following **Survey** to determine the specific renter and owner housing needs of the Area's workforce. This **Survey** is part of a **Housing Study** being conducted by the City that will determine housing needs, present and future. We would appreciate you completing and returning the Survey to your Human Resources Department, by **TUESDAY, APRIL 15TH**.

TOTAL SURVEYS: 614

Place of Employment? _____ *Participants included, but were not limited to, University of Wyoming, Trihydro, Albany Co. School District, Albany County (Government), City of Laramie, Wyotech, Iverson Memorial Hospital and several local businesses.*

What is your Employment Status? **486 Full-Time** ___115___ Part-Time

Do you currently live in Laramie? **579 Yes** ___31___ No

If No, where? _____

If No, are you interested in moving to Laramie? _____ Yes _____ No

Number of Persons in your household? ___1 = 120 **2 = 210** 3 = 117 4 = 109 5+ = 51

Who supplements the income in your household?

344 Spouse/Significant Other ___211___ Nobody ___ Other (Please Specify) _____

Do you rent or are you a homeowner? ___233___ Rent **375 Homeowner**

Are you satisfied with your current housing situation? **385 Yes** ___219___ No

If No, why? _____ (See Comments) _____

What is your current annual total household income?

237 Less than \$50K ___156___ \$51K-\$79 ___152___ \$80K-\$120K ___32___ \$121K-\$149K ___27___ \$150K+

As a renter or homeowner, what are some of the Issues or Barriers you experience when obtaining affordable, suitable housing for your household? Check all that apply.

For Renters		For Owners	
8	Lack of handicap accessible housing	19	Lack of handicap accessible housing
44	Lack of adequate public transportation	70	Lack of adequate public transportation
34	Lack of knowledge of fair housing rights	26	Lack of knowledge of fair housing rights
210	Cost of rent	279	Housing prices
12	Restrictive zoning/building codes	78	Restrictive zoning/building codes
35	Job status	26	Job status
121	Attitudes of landlords & neighbors	52	Mortgage lending application requirements
206	Lack of availability of decent rental units in your price range	111	Excessive down payment/closing costs
97	Use of background checks	121	Cost of utilities
7	Excessive application fees and/or rental deposits	28	Lack of educational resources about homeowner responsibilities
	Other: _____	50	Cost of homeowners insurance
	Other: _____	181	Lack of sufficient homes for sale
			Other: _____

If you are currently a RENTER and would like to become a HOMEOWNER in Laramie, within the next five years, or if you are currently a HOMEOWNER and desire to upgrade or change housing in Laramie, within the next 10 years, please complete the following questions. If not, please return your survey to your employer’s Human Resources Department.

Which one of the following housing types would you most like to purchase?
206 Single Family ___7___ Attached Townhouse Or Duplex Type Unit
 ___2___ Mobile Home ___9___ Patio Home ___Other?_____

How many bedrooms would your family need?
 ___18___ One ___88___ Two **173 Three** ___111___ Four +

What is the most your family could afford for a home?
 ___26___ Less than \$75K ___35___ \$75K-\$100K ___79___ \$101K-\$150K **93 \$150K-\$200K**
 ___76___ \$201K-\$250K ___43___ \$250K-\$300K ___38___ \$301K+

What can you afford for a monthly house payment?
 ___33___ Under \$500 **163 \$500 to \$999** ___144___ \$1,000 to \$1,500
 ___30___ \$1,500 to \$2,000 ___22___ \$2,001+

If you are currently a RENTER, but would like or need a different or alternative rental situation in Laramie, within the next five years, please complete the following questions. If you are a homeowner, you are done!

Which one of the following housing types would you most like to rent?

140 **Single Family** ___21___ Attached Townhouse or Duplex Type Unit
 ___2___ Mobile Home ___22___ Standard Apartment Unit
 ___Other? _____

How many bedrooms would your family need?

___21___ One **81** **Two** ___67___ Three ___16___ Four +

What is the most your family could afford for monthly rent?

___34___ Under \$500 **114** **\$500-\$999** ___26___ \$1,000-\$1,250
 ___6___ \$1,251-\$1,500 ___3___ \$1,501+

Thank You For Your Participation!

Continuum of Care for Elderly Persons Household Survey
LARAMIE, WYOMING

The City of Laramie is currently conducting a Housing Study, to determine the housing needs of persons and Families in the Community. The Study will include the identification of housing and service needs of persons 55+ years of age. Please take a few minutes to complete and return the following Survey, with your name and contact information to the Drop Box/Envelope by TUESDAY, APRIL 15TH.

- 1) Sex: Male__67__ **Female_91** No Response__2__ TOTAL SURVEYS: 160
- 2) Location/
Age Status: Where do You currently live? **132 Laramie** __23__ Rural Albany County
If Rural Albany County, Please identify your approximate location _____
_____(See Comments)_____
- What is your current age?
Under 45__8__ 45-54__5__ **55-64_111** 65-74__32__ 75-84__3__ 85+__0__
- Are you currently retired? Yes__25__ **No_121** Semi-Retired__14__
If no, do you plan on retiring in Albany County? **Yes_94** No__34__
- 3) Family
Status: How many people live in your household? __1 = 45 **2 = 74** 3+ = 34
How many people 55+ years live in your household? __1 = 58 **2 = 76** 3+ = 2
- 4) Disability Do you or anyone in your household have a disability or any special assistance needs (Mobility, Mental, Hearing/Speech Impaired, Nutrition/Medication Assistance, etc.)? Yes__21__ **No_137**
- If yes, please identify the disability or special needs type.
_____(See Comments)_____
- 5) Please indicate your approximate household income range, for 2013, before taxes (rounded to the nearest \$5,000).
Less Than \$25K = 10 \$25K-\$50K = 27 \$51K-\$75K = 28 **\$76K-\$100K = 36** \$101K+ = 35
- 6) Do you own or rent where you live now? **135 Own** __23__ Rent
- 7) Are you satisfied with your current housing situation? **122 Yes** __38__ No
If no, please explain: _____(See Comments)_____

- 8) Do You plan on changing housing in the future?
 Yes, within one year 14
 Yes, within two years 15
 Yes, within three to five years 28
 Yes, within six to 10 years 20
I do not anticipate changing housing 82

If yes to Question #8, which of the following types of housing would you prefer?
 Check (✓) up to three (3).

- | | |
|--|---------------------------------------|
| 46 Single Family Home - Purchase | <u>1</u> Nursing Home/Long-Term Care |
| 10 Single Family Home - Rent | <u>3</u> Apartment - Purchase |
| <u>5</u> Duplex - Rent | <u>6</u> Assisted Living Housing |
| <u>3</u> Duplex - Purchase | <u>5</u> One Bedroom Apartment - Rent |
| <u>6</u> Town Home - Rent | <u>8</u> Two Bedroom Apartment - Rent |
| 11 Town Home - Purchase | Other _____ |

- 9) Which of the following additional housing types are needed in Your Community, for persons 55+ years of age, during the next 10 years.
 Check (✓) up to three (3).

- | | |
|--|--|
| 43 Single Family Home | <u>14</u> Apartment - Purchase |
| <u>7</u> Duplex - Rent | 81 Assisted Living Housing |
| <u>13</u> Duplex - Purchase | <u>9</u> One Bedroom Apartment - Rent |
| <u>8</u> Town Home - Rent | <u>19</u> Two Bedroom Apartment - Rent |
| <u>29</u> Town Home - Purchase | Other _____ |
| 49 Nursing Home/Long-Term Care | |

- 10) How appealing is living at a Retirement Housing Campus to You?
22 Very appealing **71** **Somewhat appealing** 65 Not appealing

- 11) Please rate the quality of the following Support Services in your Community.
 (1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor).

- | | |
|--|---|
| <u>2.71</u> Case Management/Legal Aid/Counseling | 2.18 Auto Repair |
| <u>2.76</u> Cultural/Language Assistance | <u>2.54</u> Finance Assistance/Management |
| <u>2.83</u> Public/Emergency Transportation | <u>2.91</u> Housing Services |
| <u>2.58</u> Employment & Volunteer Opportunities | 2.10 Law Enforcement |
| <u>2.69</u> Adult & Home Health Care Services | <u>2.68</u> Senior Social & Recreation Activities |
| <u>2.63</u> Alcohol/Drug Abuse Services | 2.51 Food/Meals-On-Wheels |
| <u>2.77</u> Veteran Services | <u>2.75</u> Aids for Disabilities |
| <u>3.52</u> Homeless Services | Other: _____ |

Thank You For Your Participation!

Student Housing Survey
LARAMIE, WYOMING

The **City of Laramie**, in cooperation with the three Colleges in the Laramie Area, is conducting the following Survey to determine the specific renter and owner housing situation of the Area's post-secondary students. This Survey is part of a Housing Study being conducted by the City that will determine housing needs during the next five, 10 and 15 years. We would appreciate you completing and returning the Survey to City Hall by **TUESDAY, APRIL 15TH**.

TOTAL SURVEYS: 843

1. Which campus do you primarily attend?

823_University of Wyoming _14_Laramie County Community College _4_Wyoming Technical Institute

2. Please indicate your class level of the current semester.

_121_Freshman _143_Sophomore _177_Junior _136_Senior _64_Senior 5th Year **179_Graduate Student**

3. Are you a full-time or part-time student? **780_Full-Time** _57_Part-Time

4. Please indicate your age.

_5_Under 18 **401_18-21** _195_22-24 _146_25-30 _44_31-35 _26_36-45 _8_46-50 _6_51-54 _6_55+

5. Please indicate your gender. _322_Male **513_Female**

6. Which of the following most accurately describes your current housing situation?

_175_I live in a University-owned dormitory.

_75_I live in a University-owned apartment complex.

_25_I live in a home owned by my parents.

_19_I rent a room in a student-oriented project.

_176_I rent a home off-campus.

299_I rent an apartment off-campus.

_16_I live with family/relatives.

_39_I own my home in the City of Laramie.

_10_I own my home outside the City of Laramie.

If outside of Laramie, please identify your place of residency_____

7. How many roommates do you have? _240_None **305_One** _136_Two _120_Three _32_Four or More

8. How many bedrooms are in your housing unit? _197_One **241_Two** _189_Three _192_Four or More

9. If you are a renter with roommates, how much is your total monthly rent?

20 Less than \$250 **234_ \$251-\$500** _166_ \$501-\$750 _98_ \$751-\$1,000 _76_ \$1,001-\$1,500 _11_ \$1,501+

10. If you are an owner, how much is your monthly house payment?

34_ Less than \$500 _17_ \$501-\$800 _14_ \$801-\$1,000 _13_ \$1,001-\$1,250
4 \$1,251-\$1,500 _5_ \$1,501-\$1,750 _2_ \$1,751+

11. How close to you live to your Campus?

332_ Less Than .25 Miles _114_ .25-.5 Miles _65_ .51-.75 Miles _117_ .76-1 Mile _201_ One Mile or More

12. Are you satisfied with your current living situation? **527_ Yes _306_ No (See Next Page)**

If No, why not? _____

13. Upon graduation, do you plan to remain in the Laramie Area? _175_ Yes **651_ No**

If No, why not? _____

Thank You For Your Participation!

Appendix II



LARAMIE TABLE PROFILE.

Laramie
WYOMING

**TABLE 1
POPULATION TRENDS & PROJECTIONS
CITY OF LARAMIE / EFFECTIVE MARKET AREA / ALBANY COUNTY, WYOMING
2000-2030**

	<u>Year</u>	<u>Population</u>	<u>Total</u>		<u>Annual</u>		
			<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>	
Laramie:	2000	27,204	--	--	--	--	
	2010	30,816	+3,612	+13.2%	+361.2	+1.3%	
	2015	32,038	+1,222	+4.0%	+305.5	+1.0%	
	Low	2020	33,667	+1,629	+5.1%	+325.8	+1.0%
	Medium	2020	34,074	+2,036	+6.3%	+407.2	+1.3%
	High	2020	34,491	+2,453	+7.6%	+490.6	+1.5%
	Low	2025	35,204	+3,166	+9.9%	+316.6	+1.0%
	Medium	2025	36,022	+3,984	+12.4%	+360.2	+1.2%
	High	2025	36,893	+4,855	+15.2%	+485.5	+1.5%
Low	2030	36,674	+4,636	+14.5%	+309.1	+0.9%	
Medium	2030	37,923	+5,885	+18.3%	+392.3	+1.2%	
High	2030	39,214	+7,176	+22.4%	+478.4	+1.5%	
Effective Market Area:	2000	30,130	--	--	--	--	
	2010	34,158	+4,028	+13.4%	+402.8	+1.3%	
	2015	36,033	+1,875	+5.5%	+468.7	+1.3%	
	2020	38,009	+1,976	+5.5%	+395.2	+1.1%	
	2025	39,956	+3,923	+10.9%	+392.3	+1.1%	
	2030	41,642	+5,609	+15.6%	+373.9	+1.0%	
Albany County:	2000	32,014	--	--	--	--	
	2010	36,299	+4,285	+13.3%	+428.5	+1.3%	
	2015	37,317	+1,018	+2.8%	+339.3	+0.9%	
	2020	39,133	+1,816	+4.9%	+363.2	+1.0%	
	2025	40,811	+3,494	+9.3%	+349.4	+0.9%	
	2030	42,414	+5,097	+13.6%	+339.8	+0.9%	

NOTE: 2012 Census Population Estimates: Laramie, 31,681; Albany County, 37,276.
Source: 2000, 2010 Census, 2012 Census Population Estimate.
Hanna:Keelan Associates, P.C., 2015.

EFFECTIVE (HOUSING) MARKET AREA CITY OF LARAMIE, WYOMING

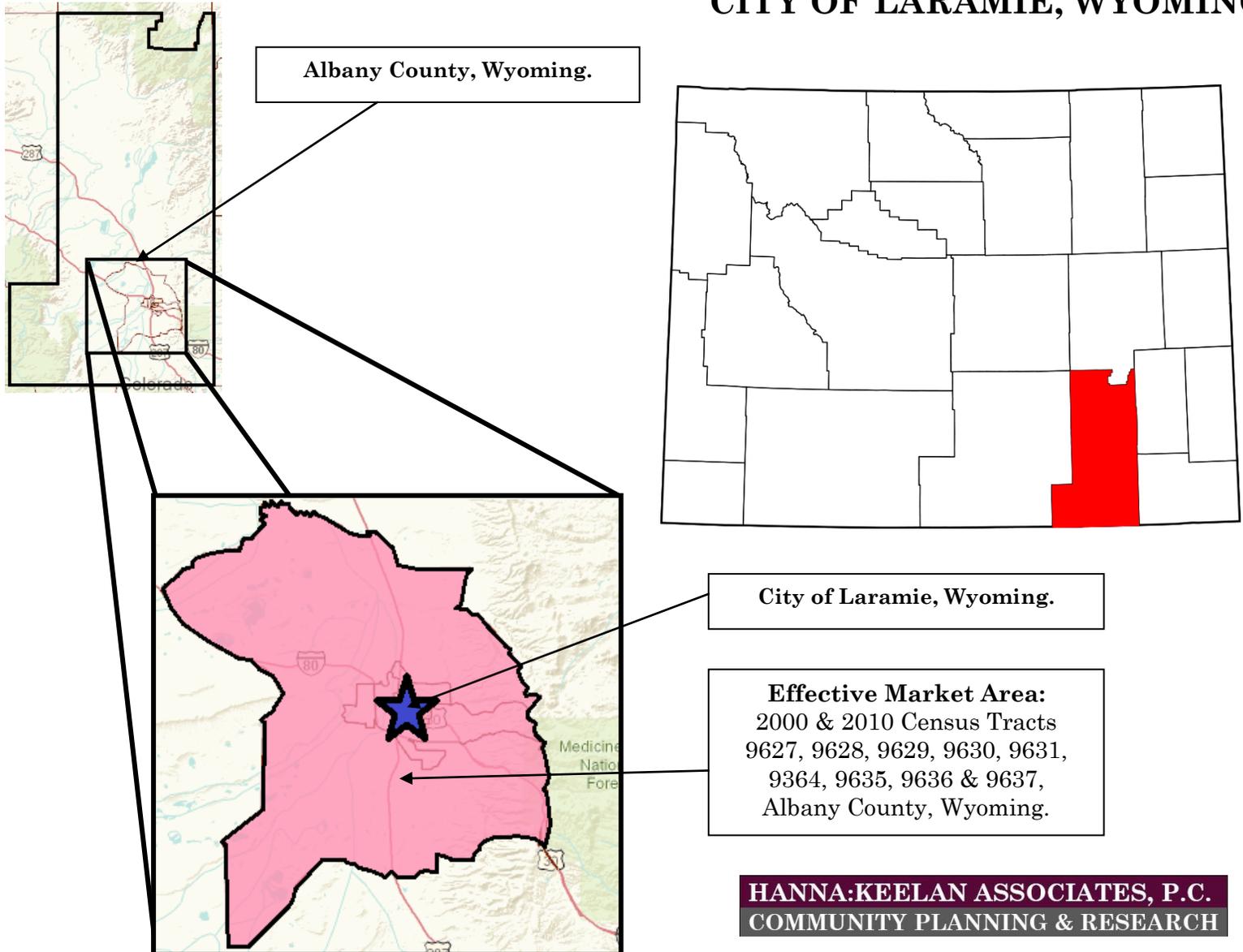


TABLE 2
POPULATION AGE DISTRIBUTION (MEDIUM POPULATIONS)
CITY OF LARAMIE, WYOMING
2000-2030

<u>Age Group</u>	<u>2000</u>	<u>2010</u>	<u>Change</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2015-2030</u> <u>Change</u>
19 and Under	7,220	7,550	+330	7,684	7,892	8,048	8,239	+555
20-34	10,268	12,891	+2,623	13,797	14,939	15,993	17,011	+3,124
35-54	5,961	5,456	-505	5,377	5,248	5,180	5,113	-264
55-64	1,564	2,596	+1,032	2,800	3,490	4,210	4,862	+2,062
65-74	1,077	1,201	+124	1,243	1,292	1,329	1,374	+131
75-84	835	745	-90	735	744	759	780	+45
85+	279	377	+98	402	469	503	544	+142
Totals	27,204	30,816	+3,612	32,038	34,074	36,022	37,923	+5,885
Median Age	25.3	25.4	+0.1	25.4	25.4	25.3	25.2	-0.2

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2015.

TABLE 3
SPECIFIC HOUSEHOLD CHARACTERISTICS (MEDIUM POPULATIONS)
CITY OF LARAMIE / EFFECTIVE MARKET AREA, WYOMING
2000-2030

	<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
Laramie:	2000	27,204	2,362	24,842	11,336	2.19
	2010	30,816	2,176	28,640	13,394	2.13
	2015	32,038	2,101	29,937	14,121	2.12
	2020	34,074	2,024	32,050	15,262	2.10
	2025	36,022	1,955	34,067	16,300	2.09
	2030	37,923	1,903	36,020	17,401	2.07
Effective Market Area:	2000	30,130	2,410	27,720	12,471	2.22
	2010	34,158	2,248	31,910	14,734	2.17
	2015	36,033	2,197	33,836	15,692	2.16
	2020	38,009	2,101	35,908	16,701	2.15
	2025	39,956	2,044	37,912	17,799	2.13
	2030	41,642	2,002	39,640	18,786	2.11

Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2015.

TABLE 4 GROUP QUARTERS BY HOUSING TYPE CITY OF LARAMIE, WYOMING 2000 & 2010		
	Population	
<u>Housing Type</u>	<u>2000</u>	<u>2010</u>
Institutionalized Population	133	78
Correctional Facilities	32	0
Juvenile Facilities	N/A	8
Nursing/Skilled Nursing Facilities	101	70
Other	0	0
Non-institutionalized Population	2,229	2,098
College/University Student Housing	2,157	1,966
Military Quarters	0	0
<u>Other</u>	<u>72</u>	<u>112</u>
Totals	2,362	2,176
Source: 2000, 2010 Census. Hanna:Keelan Associates, P.C., 2015.		

**TABLE 5
TENURE BY HOUSEHOLD
CITY OF LARAMIE / EFFECTIVE MARKET AREA, WYOMING
2000-2030**

	<u>Year</u>	<u>Total Households</u>	<u>Owner</u>		<u>Renter</u>	
			<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Laramie:	2000	11,336	5,379	47.4%	5,957	52.6%
	2010	13,394	6,014	44.9%	7,380	55.1%
	2015	14,121	6,256	44.3%	7,865	55.7%
	2020	15,262	6,670	43.7%	8,592	56.3%
	2025	16,300	7,042	43.2%	9,258	56.8%
	2030	17,401	7,413	42.6%	9,988	57.4%
Effective Market Area:	2000	12,471	6,250	50.1%	6,221	49.9%
	2010	14,734	7,073	48.0%	7,661	52.0%
	2015	15,692	7,469	47.6%	8,223	52.4%
	2020	16,701	7,866	47.1%	8,835	52.9%
	2025	17,799	8,294	46.6%	9,505	53.4%
	2030	18,786	8,660	46.1%	10,126	53.9%

Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2015.

TABLE 6
HOUSEHOLDS BY HOUSEHOLD SIZE
CITY OF LARAMIE, WYOMING
2010

1	2	3	4	5	6	7+
<u>Person</u>	<u>Persons</u>	<u>Persons</u>	<u>Persons</u>	<u>Persons</u>	<u>Persons</u>	<u>Persons</u>
4,939	4,570	1,958	1271	442	143	71

Source: 2010 Census.

Hanna:Keelan Associates, P.C., 2015.

TABLE 7
HOUSEHOLDS BY INCOME GROUP
CITY OF LARAMIE, WYOMING
2012 ESTIMATE*

Household Income Sectors	All Households		Renter Households		Elderly (65+) Households	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than \$10,000	1,831	14.5%	1,589	22.6%	58	4.1%
\$10,000-\$19,999	1,984	15.8%	1,585	22.6%	243	17.1%
\$20,000-\$34,999	2,318	18.4%	1,487	21.2%	325	22.9%
\$35,000-\$49,999	1,381	11.0%	813	11.6%	182	12.8%
\$50,000 or More	5,078	40.3%	1,547	22.0%	610	43.0%
Totals	12,592	100.0%	7,021	100.0%	1,418	100.0%
Median Income	\$36,940		\$23,394		\$40,184	

* Specified Data Used; subject to margin of error.

Source: 2008-2012 American Community Survey.

Hanna:Keelan Associates, P.C., 2015.

**TABLE 8
HOUSEHOLD INCOME BY AGE GROUP*
CITY OF LARAMIE, WYOMING
2000-2030**

<u>Income Group</u>	<u>2000*</u>	<u>2012 Est.*</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>% Change 2015-2030</u>
<u>All Households</u>							
Less than \$10,000	2,092	1,831	1,714	1,645	1,560	1,471	-14.1%
\$10,000-\$19,999	2,243	1,984	1,800	1,662	1,501	1,388	-22.9%
\$20,000-\$34,999	2,488	2,318	2,272	2,209	2,137	2,084	-8.2%
\$35,000-\$49,999	1,570	1,381	1,482	1,688	1,790	1,929	+30.1%
\$50,000 or More	<u>2,971</u>	<u>5,078</u>	<u>6,853</u>	<u>8,058</u>	<u>9,312</u>	<u>10,529</u>	<u>+53.6%</u>
Totals	11,364	12,592	14,121	15,262	16,300	17,401	+23.2%
Median Income	\$27,319	\$36,940	\$41,137	\$46,442	\$52,061	\$58,387	+41.9%
<u>Households 65+ Yrs.</u>							
Less than \$10,000	162	58	43	30	21	11	-74.4%
\$10,000-\$19,999	266	243	237	228	210	192	-19.0%
\$20,000-\$34,999	386	325	322	315	303	290	-9.9%
\$35,000-\$49,999	243	182	206	219	232	244	+18.4%
\$50,000 or More	<u>339</u>	<u>610</u>	<u>645</u>	<u>709</u>	<u>860</u>	<u>1,022</u>	<u>+58.4%</u>
Totals	1,396	1,418	1,453	1,501	1,626	1,759	+21.0%
Median Income	\$30,491	\$40,184	\$43,845	\$47,917	\$50,997	\$55,016	+25.5%

* Specified Data Used. 2011 Estimate subject to margin of error.

Source: 2000 Census, 2007-2011 American Community Survey Estimate.

Hanna:Keelan Associates, P.C., 2015.

TABLE 9	
PERSONS RECEIVING SOCIAL SECURITY INCOME	
ALBANY COUNTY, WYOMING	
2012	
<u>Social Security Income-2012</u>	<u>Number of Beneficiaries</u>
<u>Retirement Benefits</u>	
Retired Workers	2,955
Wives & Husbands	135
Children	55
<u>Survivor Benefits</u>	
Widows & Widowers	265
Children	120
<u>Disability Benefits</u>	
Disabled Persons	515
Wives & Husbands	0
<u>Children</u>	<u>65</u>
Total	4,110
<u>Aged 65 & Older</u>	
Men	1,420
<u>Women</u>	<u>1,645</u>
Total	3,065
<u>Supplemental Security Income-2012</u>	<u>Number of Beneficiaries</u>
Aged	12
<u>Blind and Disabled</u>	<u>264</u>
Total	278

N/A=Not Available.

Source: Department of Health and Human Services,
Social Security Administration, 2015.
Hanna:Keelan Associates, P.C., 2015.

TABLE 10
PER CAPITA INCOME
ALBANY COUNTY, WYOMING / STATE OF WYOMING
2002-2020

<u>Year</u>	<u>Albany County</u>		<u>State of Wyoming</u>	
	<u>Per Capita</u> <u>Income</u>	<u>Percent</u> <u>Change</u>	<u>Per Capita</u> <u>Income</u>	<u>Percent</u> <u>Change</u>
2002	\$26,782	--	\$31,363	--
2003	\$28,649	+7.0%	\$33,339	+6.3%
2004	\$28,989	+1.1%	\$35,675	+7.0%
2005	\$30,207	+4.2%	\$39,207	+9.9%
2006	\$32,497	+7.6%	\$44,374	+13.2%
2007	\$33,703	+3.7%	\$45,784	+3.2%
2008	\$36,940	+9.6%	\$49,067	+7.2%
2009	\$34,279	-7.2%	\$43,454	-11.4%
2010	\$35,271	+2.9%	\$45,066	+3.7%
2011	\$38,406	+8.9%	\$49,212	+9.2%
2012	\$38,601	+0.5%	\$50,567	+2.7%
2015	\$41,502	+7.5%	\$52,554	+3.9%
2002-2015	\$26,782-\$41,502	+55.0%	\$31,363-\$52,554	+67.5%
2015-2020	\$41,502-\$46,352	+11.7%	\$52,554-\$55,848	+6.2%

Source: Bureau of Economic Analysis, Regional Economic Information System, 2015.
Hanna:Keelan Associates, P.C., 2015.

**TABLE 11
RACE AND HISPANIC ORIGIN
CITY OF LARAMIE, WYOMING
2000 & 2010**

<u>Race</u>	<u>2000</u>		<u>2010</u>	
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
White	24,704	90.9%	27,571	89.5%
Black	337	1.2%	407	1.3%
Native American	241	0.9%	207	0.7%
Asian	522	1.9%	996	3.2%
<u>Other</u>	<u>1,400</u>	<u>5.1%</u>	<u>1,635</u>	<u>5.3%</u>
Totals	27,204	100.0%	30,816	100.0%
Hispanic Origin	2,161	7.9%	2,840	9.2%

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2015.

TABLE 12
ESTIMATED OWNER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
CITY OF LARAMIE, WYOMING
2000-2030

	2000*	2010*	2015	2020	2025	2030
Income Rng.	# / #CB-HP	# / #CB-HP	# / #CB-HP	# / #CB-HP	# / #CB-HP	# / #CB-HP
0%-30% AMI	270 / 202	410 / 310	473 / 302	539 / 293	590 / 276	649 / 250
31%-50% AMI	394 / 141	555 / 285	621 / 280	698 / 269	744 / 243	821 / 218
51%-80% AMI	759 / 220	990 / 420	1,070 / 411	1,180 / 404	1,259 / 387	1,337 / 353
<u>81%+ AMI</u>	<u>3,971 / 290</u>	<u>4,040 / 400</u>	<u>4,092 / 382</u>	<u>4,253 / 360</u>	<u>4,449 / 339</u>	<u>4,606 / 307</u>
Totals	5,394 / 853	5,995 / 1,415	6,256 / 1,375	6,670 / 1,326	7,042 / 1,245	7,413 / 1,128
	(15.8%)	(23.6%)	(21.9%)	(19.9%)	(17.6%)	(15.2%)

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

AMI = Area Median Income (See Table 25).

*Specified Data Used.

Source: 2000, 2010 CHAS Data.

Hanna:Keelan Associates, P.C., 2015.

TABLE 13
ESTIMATED RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
CITY OF LARAMIE, WYOMING
2000-2030

	2000*	2010*	2015	2020	2025	2030
<u>Income Rng.</u>	<u># / #CB-HP</u>					
0%-30% AMI	1,960 / 1,717	2,585 / 2,235	2,802 / 2,208	3,024 / 2,195	3,188 / 2,174	3,231 / 2,149
31%-50% AMI	1,287 / 903	1,205 / 835	1,292 / 800	1,368 / 782	1,419 / 759	1,468 / 730
51%-80% AMI	1,349 / 386	1,135 / 175	1,189 / 123	1,255 / 102	1,330 / 89	1,384 / 66
81%+ AMI	1,333 / 148	1,395 / 85	2,186 / 71	2,219 / 59	2,357 / 46	2,396 / 32
Totals	5,929 / 3,154	6,320 / 3,330	7,469 / 3,202	7,866 / 3,138	8,294 / 3,068	8,479 / 2,977
	(53.2%)	(52.7%)	(42.9%)	(39.9%)	(37.0%)	(35.9%)

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

AMI = Area Median Income (See Table 25).

*Specified Data Used.

Source: 2000, 2010 CHAS Data.

Hanna:Keelan Associates, P.C., 2015.

**TABLE 14
EMPLOYMENT DATA
CITY OF LARAMIE, WYOMING
2003-2020**

<u>Year</u>	<u>Number of Employed Persons</u>	<u>Change</u>	<u>Percent Unemployment</u>
2003	15,191	--	3.4%
2004	16,132	+941	3.0%
2005	15,980	-152	2.8%
2006	15,559	-421	2.6%
2007	15,489	+70	2.4%
2008	15,713	+224	2.5%
2009	16,059	+346	3.7%
2010	16,013	-46	4.6%
2011	16,316	+303	4.1%
2012	16,525	+209	4.0%
2013*	16,725	+200	3.1%
2015	16,836	+111	3.0%
2020	17,342	+506	2.8%
2003-2020	15,191-17,342	+2,151	3.4%-2.8%

*Preliminary data as of November, 2013.

Source: Bureau of Labor Statistics, Local Area Unemployment Statistics, 2015.

Hanna:Keelan Associates, P.C., 2015.

**TABLE 15
TRAVEL TIME TO WORK
CITY OF LARAMIE, WYOMING
2012 ESTIMATE***

<u>9 Minutes or Less</u>	<u>10-19 Minutes</u>	<u>20-29 Minutes</u>	<u>30-39 Minutes</u>	<u>40 Minutes or More</u>
7,028	6,495	632	346	709

*2012 Estimate subject to margin of error.

Source: 2008-2012 American Community Survey.

Hanna:Keelan Associates, P.C., 2015.

**TABLE 16
WORKFORCE EMPLOYMENT BY TYPE
CITY OF LARAMIE, WYOMING
2011-2013**

<u>Workforce</u>	<u>2011⁽¹⁾</u>	<u>2012⁽¹⁾</u>	<u>2013⁽²⁾</u>	<u>% Change 2011-2013</u>
Ag, Forestry, Fish & Hunt	74	73	63	-14.8%
Mining	30	32	30	+0.0%
Utilities	33	31	31	-6.0%
Construction	687	628	511	-25.6%
Manufacturing	349	346	293	-16.0%
Wholesale Trade	145	149	154	+6.2%
Retail Trade	1,782	1,767	1,683	-5.5%
Transportation & Warehousing	152	169	168	+10.5%
Information	147	135	134	-8.8%
Finance & Insurance	449	436	437	-2.7%
Real Estate, Rental, Leasing	170	183	176	+3.5%
Professional & Technical	755	764	772	+2.2%
Administrative & Waste	382	333	304	-20.4%
Education	327	331	352	+7.6%
Health Care & Social Assistance	1,731	1,705	1,674	-3.3%
Arts, Entertainment & Rec.	148	119	224	+51.3%
Accommodation & Food	1,881	1,953	1,868	-0.7%
Other Services	421	427	422	-0.2%
<u>Total Government</u>	<u>5,912</u>	<u>5,924</u>	<u>5,903</u>	<u>-0.1%</u>
Totals	15,578	15,506	15,199	-2.4%
Private Employment	9,666	9,582	9,296	-3.8%

(1) Fourth Quarter Estimate.

(2) First Quarter Estimate.

*Data not available due to disclosure suppression.

Source: Wyoming Department of Workforce Services, Labor Market Information, 2015.

Hanna:Keelan Associates, P.C., 2015.

**TABLE 17
HOUSING STOCK PROFILE / UNITS IN STRUCTURE
CITY OF LARAMIE, WYOMING
2000 & 2012 ESTIMATE**

<u>Year</u>	<u>Number of Units</u>				<u>Total</u>
	<u>1 Unit</u>	<u>2-9 Units</u>	<u>10+ Units</u>	<u>Other*</u>	
2000	6,434	3,345	1,170	1,052	12,001
2012**	7,407	4,119	1,855	1,030	14,411

*Includes mobile home or trailer.

**Specified Data Used, subject to margin of error.

Source: 2000 Census, 2008-2012 American Community Survey.

Hanna:Keelan Associates, P.C., 2015.

**TABLE 18
HOUSING STOCK PROFILE
DEFINING SUBSTANDARD HOUSING – HUD
CITY OF LARAMIE, WYOMING
2000 & 2012 ESTIMATE**

	<u>Total</u>	<u>Complete Plumbing</u>		<u>Lack of Complete Plumbing</u>		<u>Units with 1.01+ Persons per Room</u>	
		<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
2000	11,375	11,327	99.5%	48	0.5%	268	2.3%
2012*	12,592	12,585	99.9%	7	0.1%	86	0.7%

*Specified Data Used, subject to margin of error.

Source: 2000 Census, 2008-2012 American Community Survey.

Hanna:Keelan Associates, P.C., 2015.

TABLE 19
ESTIMATED YEAR UNITS BUILT
CITY OF LARAMIE, WYOMING
2015

<u>Year</u>	<u>Housing Units</u>
2013 to Present	53
2010 to 2012	680
2000 to 2009	2,067
1990 to 1999	1,629
1980 to 1989	1,775
1970 to 1979	2,406
1960 to 1969	1,783
1950 to 1959	1,687
1940 to 1949	687
<u>1939 or Before</u>	<u>2,343</u>
Subtotal	15,110
<u>Units Lost (2013 to Present)</u>	<u>(26)</u>
Total Est. Units – 2015	15,084
% 1939 or Before	15.3%
% 1959 or Before	31.1%

*Specified Data Used; subject to margin of error.

Source: City of Laramie, 2015.

2008-2012 American Community Survey.

Hanna:Keelan Associates, P.C., 2015.

TABLE 20
ESTIMATED HOUSING STOCK OCCUPANCY / VACANCY STATUS
CITY OF LARAMIE, WYOMING
2000, 2010 & 2015

	<u>2000</u>	<u>2010</u>	<u>2015</u>
a) Housing Stock	11,994	14,307	15,084
	(O=5,570; R=5,624)	(O=6,321; R=7,986)	(O=6,581; R=8,503)
b) Vacant Housing Stock	658	913	963
c) Occupied Housing Stock	11,336	13,394	14,121
Owner Occupied	5,379	6,014	6,256
Renter Occupied	5,957	7,380	7,865
d) Housing Vacancy Rate	5.4% (658)	6.4% (913)	6.4% (963)
Owner Vacancy	3.4% (191)	4.8% (307)	4.9% (325)
Renter Vacancy	8.3% (467)	7.6% (606)	7.5% (638)
e) Adjusted Vacancy Rate*	1.9% (230)	2.5% (365)	2.5% (378)
Adjusted Owner Vacancy*	1.4% (79)	2.0% (129)	2.0% (133)
Adjusted Renter Vacancy*	2.7% (151)	3.0% (236)	2.9% (245)

* Includes **only** year-round units available for rent or purchase, meeting current housing code and modern amenities. Does not include units either not for sale or rent, seasonal units, or units not meeting current housing code.

Source: 2000, 2010 Census; City of Laramie, 2015.
2008-2012 American Community Survey Estimate.
Hanna:Keelan Associates, P.C., 2015.

**TABLE 21
OWNER OCCUPIED HOUSING VALUE
CITY OF LARAMIE, WYOMING
2000-2030**

	<u>Less than \$50,000</u>	<u>\$50,000 to \$99,999</u>	<u>\$100,000 to \$149,999</u>	<u>\$150,000 to \$199,999</u>	<u>\$200,000 or More</u>	<u>Totals</u>
2000*	97	1,408	1,809	659	386	4,359
Median Value	\$116,400					
2012*	536	251	843	1,460	2,481	5,571
Median Value	\$190,100					
2015	\$196,300					
2020	\$208,900					
2025	\$219,100					
2030	\$230,700					

* Specified Data Used. 2012 estimate subject to margin of error.
Source: 2000 Census, 2008-2012 American Community Survey.
Hanna:Keelan Associates, P.C., 2015.

**TABLE 22
GROSS RENT
CITY OF LARAMIE, WYOMING
2000-2030**

	<u>Less than \$300</u>	<u>\$300 to \$499</u>	<u>\$500 to \$699</u>	<u>\$700 to \$899</u>	<u>\$900 or More</u>	<u>Total</u>
2000*	925	2,600	1,861	357	227	5,970
Median Rent	\$465					
2012*	168	1,136	1,982	1,388	2,001	7,021
Median Rent	\$707					
2015	\$725					
2020	\$803					
2025	\$871					
2030	\$948					

* Specified Data Used. 2012 estimate subject to margin of error.
Source: 2000 Census, 2008-2012 American Community Survey.
Hanna:Keelan Associates, P.C., 2015.

**TABLE 23
SELECTED RENTAL HOUSING OPTIONS
LARAMIE, WYOMING
2015**

<u>Name & Address</u>	<u>Year</u>	<u>Units</u>	<u>Project Type</u>	<u>Rent Range</u>	<u>Occup./Wait List</u>
Autumn Ridge Commons	2008	2-bed: 36	Multi-Family	\$765	95.7% / None
752 Evans Street		3-bed: 7	LIHTC	\$966	(2 Vacant)
Laramie, Albany County		4-bed: 4		\$1,084	
307-742 -9551					
Cheyenne Housing Authority	Various	3-bed: 72	Multi-Family	30% Income	90.3% / None
HUD Homes			HUD	Max. Gross	(7 Vacant)
Laramie, Albany County				Rent = \$865	
307-745-4409					
Connemara Apartments	2000	1-bed: 6	Multi-Family	\$581	83.3% / None
2110 Binford		2-bed: 36	LIHTC	\$683	(8 Vacant)
Laramie, Albany County		3-bed: 6		\$783	
307-755-5000					
Glacier Place	2015	2-bed: 12	Multi-Family	\$492 - \$\$674	Not Completed
3912 Beech Street		3-bed: 12	Section 42		30 Applications
Laramie, Albany County		4-bed: 24	HUD		On File
307-742-9553					
The Grove Apartments	2012	620	Market Rate/	2-Bd: \$530	89%
3534 Willet Drive		Total	Student	3-Bd: \$485	No
Laramie, Albany County		Units	Housing		
307-745-3082					
Laramie Senior Housing	1985	1-bed: 50	Senior/Elderly	30% Income	100%
404 S. 30 th Street		2-bed: 6	HUD 8		1-Bed: 1 on List
Laramie, Albany County					2-Bed: 20 on List
307-721-5915					
CONTINUED:					

TABLE 23 (CONTINUED)
SELECTED RENTAL HOUSING OPTIONS
LARAMIE, WYOMING
2015

<u>Name & Address</u>	<u>Year</u>	<u>Units</u>	<u>Project Type</u>	<u>Rent Range</u>	<u>Occup./Wait List</u>
Rainbow Vista Apartments	1980	2-bed: 24	Multi-Family	30% Income	88.9% / None
2111 Rainbow Street		3-bed: 2	HUD 221 d3	\$545-\$645	(3 2-bed Vacant)
Laramie, Albany County		4-bed: 1			
307-745-544					
Spring Wind Assisted Living	2001	AL: 61	Private	Studio:	AL: 94%
1072 N. 22 nd Street		Memory		\$3,600-\$3,800	Memory Care: 100%
Laramie, Albany County		Care: 17		1-Bd:	Yes
307-755-5811				\$3,900-\$4,100	
Regency Retirement Residence	2000s	1-Bd: 5	Independent	\$750/Month	88% / No
2621 E. Sheridan Street		2-Bd: 19	Living		
Laramie, Albany County			Non-Profit		
307-742-6366					
River Run I	2003	2-bed: 28	HOME	\$392-\$770	98% / Yes
1228 S.17 th Street		3-bed: 24	LIHTC	\$400-\$894	
Laramie, Albany County		4-bed: 4	Section 42	\$503-\$998	
307-742-6393					
River Run II	2004	2-bed: 2	HOME	\$392-\$770	100% / Yes
1228 S. 17 th Street		3-bed: 18	LIHTC	\$400-\$894	
Laramie, Albany County		4-bed: 2	Section 42	\$503-\$998	
307-742-6393					
University Heights	1971	1-bed: 24	Multi-Family	\$545 - \$645	93.9% / None
1622 S. 17 th Street		2-bed: 42	HUD 8/236		(4 Vacant)
Laramie, Albany County					
307-742-2524					

Source: Property Managers, 2015

Hanna:Keelan Associates, P.C., 2015.

**TABLE 24
ESTIMATED HOUSING DEMAND -
TARGET DEMAND & REQUIRED BUDGET
CITY OF LARAMIE, WYOMING
2020/2025/2030**

<u>Year</u>	<u>Target Demand*</u>		<u>Total Demand</u>	<u>Est. Required Budget (Avg. \$)</u>
	<u>Owner</u>	<u>Rental</u>		
2020	640	898	1,538	\$258M (\$168K)
2025	578	132	1,310	\$257M (\$196K)
2030	<u>544</u>	<u>714</u>	<u>1,258</u>	<u>\$288M (229K)</u>
15-Year Totals	1,762	2,344	4,106**	\$803M (195.5K)

*Estimate based upon **new households**, providing affordable housing for 5% of **cost burdened households**, with housing problems and **replacement** of 10% substandard (HUD) housing stock for each 5 year period, absorb **housing vacancy deficiency** by creating 6% vacancy rate consisting of structurally sound, modern housing units and build for **Pent-Up demand** at 1.2% for each 5 year period. **Housing Target Demand can include both new construction and purchase/rehab/resale or re-rent (15-21%)**. Off-campus student rental housing comprise 27 to 33 percent of the Rental Housing Target Demand.

NOTE: Estimated Land Requirement – 2020, 370 Acres; 2025, 315 Acres; 2030, 310 Acres.
Total = 995 Acres.

**Includes 2020 (2030) Downtown Laramie Housing Target: an estimated 92 (210) Units – 18 (38) Owner, 74 (172) Rental.

Source: Hanna:Keelan Associates, P.C., 2015.

TABLE 25
ESTIMATED YEAR-ROUND HOUSING DEMAND BY INCOME SECTOR
CITY OF LARAMIE, WYOMING
2020 & 2030

	<u>Area Median Incomes*</u>					<u>Totals</u>
	<u>0%-30%</u>	<u>31%-60%</u>	<u>61%-80%</u>	<u>81%-125%</u>	<u>126%+</u>	
<u>2020 Type</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	
Owner	16	32	78	232	282	640
Rental	60	142	204	366	126	898
<u>2030 Type</u>						
Owner	52	88	220	620	782	1,762
Rental	145	360	522	961	356	2,344

*Albany County, Wyoming Area Median Incomes include the City of Laramie.
Source: Hanna:Keelan Associates, P.C., 2015.

TABLE 26 HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/ AGE SECTOR CITY OF LARAMIE, WYOMING 2020			
<u>Age Sector</u>	<u>Type of Unit</u>	<u>#Owner / #Rental</u>	<u>Land Requirements (Acres)</u>
18 to 54 Years*	Single Family Unit	268 / 38**	146.0
	Patio Home Unit	32 / 16	11.5
	Town Home Unit	48 / 36	20.5
	Duplex/Triplex Unit	20 / 14	45.0
	Apartment - 4+ Units***	16 / 300	13.0
Totals		384 / 604	236.0
55+ Years	Single Family Unit	98 / 16	54.0
	Patio Home Unit	46 / 36	19.5
	Town Home Unit	62 / 52	27.5
	Duplex/Triplex Unit	30 / 130	30.0
	Apartment - 4+ Units***	20 / 60	3.0
Totals		256 / 294	134.0
TOTAL UNITS / ACRES		640 / 898	370.0
*Includes housing for persons with a disability & students living off-campus.			
**Includes Credit- or Lease-To-Own Units.			
***Includes housing in the Downtown.			
Source: Hanna:Keelan Associates, P.C., 2015.			

TABLE 27
HOUSING DEMAND – TARGET SECTORS
CITY OF LARAMIE, WYOMING
2020

Owner Units	HOUSEHOLD AREA MEDIAN INCOME (AMI)					Totals	Workforce Sector (45%+ AMI)
	0%-30%	31%-60%	61%-80%	81%-125%	126%+		
Elderly (55+)	4	8	20	80	144	256	85
Family	4	18	54	150	138	364	295
Special							
<u>Populations</u>²	<u>8</u>	<u>6</u>	<u>4</u>	<u>2</u>	<u>0</u>	<u>20</u>	<u>5</u>
Subtotals	16	32	78	232	282	640	385
<u>Rental Units*</u>							
Elderly (55+)	16	46	62	130	40	294	58
Family¹	28	84	136	234	86	568	260
Special							
<u>Populations</u>²	<u>16</u>	<u>12</u>	<u>6</u>	<u>2</u>	<u>0</u>	<u>36</u>	<u>8</u>
Subtotals	60	142	204	366	126	898	326
Totals	76	174	282	598	408	1,538	711

* Includes lease- or credit-to-own units.

¹ Includes Student Off-Campus Rental Housing.

² Any person with a special housing need due to a cognitive and/or mobility and/or other physical disability.

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

Source: Hanna:Keelan Associates, P.C., 2015.

TABLE 28
HOUSING DEMAND – TARGET PRICE POINTS (PRODUCTS)
CITY OF LARAMIE, WYOMING
2020

PRICE – PURCHASE COST (Area Median Income)

Owner	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		Work Force
Units**	<u>\$99,000*</u>	<u>\$125,000*</u>	<u>\$148,000*</u>	<u>\$185,000*</u>	<u>\$230,000*+</u>	<u>Totals</u>	<u>\$166,500*</u>
1 Bedroom ¹	0	4	10	14	6	34	5
2 Bedroom ¹	6	6	20	40	42	114	42
3+ Bedroom	<u>10</u>	<u>22</u>	<u>48</u>	<u>178</u>	<u>234</u>	492	338
Totals	16	32	78	232	282	640	385

PRICE – PURCHASE COST (Area Median Income)

Rental	(0%-30%)	(31%-60%)	(61%-80%)	(81%125%)	(126%+)		Work Force
Units**2	<u>\$335**</u>	<u>\$545**</u>	<u>\$605**</u>	<u>\$795**</u>	<u>\$895**+</u>	<u>Totals</u>	<u>\$795**</u>
1 Bedroom ¹	16	16	14	16	16	78	24
2 Bedroom ¹	24	80	60	120	50	334	180
3+ Bedroom	<u>20</u>	<u>46</u>	<u>130</u>	<u>230</u>	<u>60</u>	486	122
Totals	60	142	204	366	126	898	326

¹ Includes Downtown Housing Units.

² Includes Student Off-Campus Rental Housing.

*Average Affordable Purchase Price.

**Average Affordable Monthly Rent.

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

Source: Hanna:Keelan Associates, P.C., 2015.

**TABLE 29
COMMUNITY HOUSING CONDITIONS*
CITY OF LARAMIE, WYOMING
2014**

	Total <u>Homes/Structures</u>	Mobile <u>Homes Only</u>	Housing <u>Structures Only</u>
Good	411	0	411
Average	6,236	21	6,215
Fair	1,693	813	880
<u>Poor</u>	<u>20</u>	<u>11</u>	<u>9</u>
Totals	8,360	845	7,515

Source: Albany County Assessor’s Office.
Hanna:Keelan Associates, P.C., 2015.

**TABLE 30
ESTIMATED HOUSING REHABILITATION NEEDS
CITY OF LARAMIE, WYOMING
2030**

- Moderate Rehabilitation	592 / \$16,592,000
- Substantial Rehabilitation	342 / \$14,100,000*
- Demolition	190 / \$4,560,000**
	\$14,915,000***

*Pending Appraisal Qualification.
**Estimated Cost without Acquisition.
***Estimated Cost with Acquisition.

Source: Hanna:Keelan Associates, P.C., 2015.

HOUSING CONDITION RATING INDICATORS.

Good Condition*: No obvious maintenance required but neither is everything new. Appearance and utility are above the standard, and the overall effective age will be lower than the typical property.

Average Condition: Some evidence of deferred maintenance and normal obsolescence with age in that a few minor repairs are needed, along with some refinishing. But with all major components still functional and contributing toward an extended life expectancy, effective age and utility is standard for like properties of its class and usage.

Fair Condition (Badly Worn): Much repair needed. Many items need refinishing or overhauling, deferred maintenance obvious, inadequate building utility and services all shortening the life expectancy and increasing the effective age.

Poor Condition (Worn Out): Repair and overhaul needed on painted surfaces, roofing, plumbing, heating, numerous functional inadequacies, substandard utilities, etc. (found only in extraordinary circumstances). Excessive deferred maintenance and abuse, limited value-in-use, approaching abandonment or major reconstruction, reuse or change in occupancy is imminent. Effective age is near the end of the scale regardless of the actual chronological age.

*Includes new and near-new housing units with a condition rating of “Excellent” and “Very Good,” needing no repairs.

Source: City of Laramie Assessor’s Office.