



# CONTINUING THE DISCUSSION ABOUT OUR HOUSING SHORTAGE PROBLEM...

## FOCUS ON RENTAL UNITS



## RENTAL STOCK IS A CONCERN

Laramie's Citizen Survey

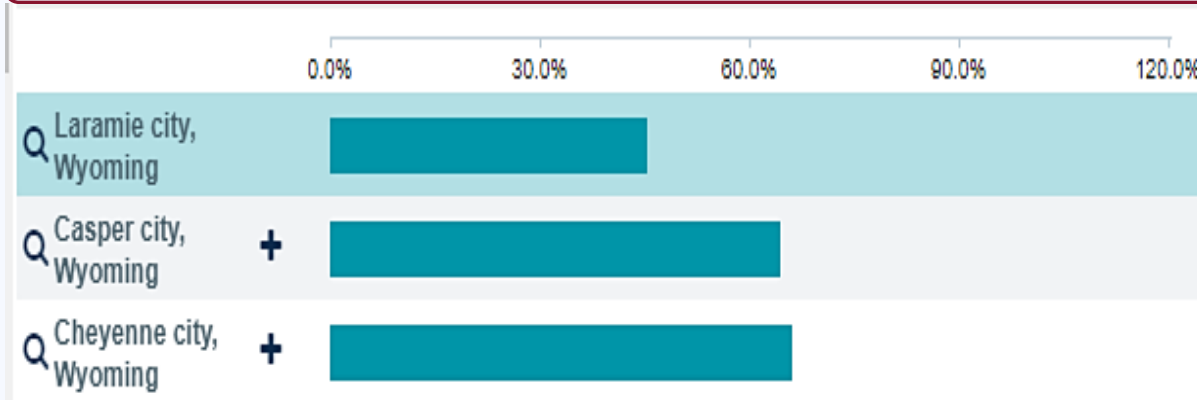
Housing Needs & Affordability Surveys

Employee Exit Interviews

Business Growth: Recruitment & Retention

Community (In)Ability to Recruit New Businesses

### % Owner Occupied Housing



# MEETING 2030'S DEMAND



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

Year	Target Demand* Owned	Rental	Total Demand	Est. Required Budget (Avg. \$)
2020	640	898	1,538	\$258M (\$168K)
2025	578	132	710	\$257M (\$196K)
2030	544	714	1,258	\$288M (229K)
<b>15-Year Totals</b>	<b>1,762</b>	<b>2,344</b>	<b>4,106**</b>	<b>\$803M (195.5K)</b>

	New SF (Single Family)	New MF (Multifamily)	Remodel (Residential Only)
2013	55	14	237
2014	5	0	247
2015	0	20	373
2016	0	24	307
2017	0	8	214
2018	0	1	180
2019	6	0	198
2020	64	2	229
<b>Total</b>	<b>451</b>	<b>69</b>	<b>1985</b>
<b>Average Per Year</b>	<b>56</b>	<b>9</b>	<b>248</b>

***“27-33% of the rental housing target demand should include off-campus student rental housing”***

***“Rental housing is most needed...for young professional singles & couples, workforce employees, and the elderly”***



***“too many seniors live in rental housing that needs to be upgraded ...294 rental units needed for elderly households 55+ years”***

***“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.”***



***“Economic development & business recruitment is hampered by the lack of workforce housing...Workers are in direct competition with students for affordable rental housing”***

**2015 Housing Study: Goal 6: Establish a rental property occupancy permit process....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”**



## **2021 Council Goal #A.4**

**Review methods for improving resident housing opportunities, including but not limited to land banking, setback requirements/density, in-fill development standards and rental inspection/licensing.**

1. Registration of Rental Units

*Outreach, Education, Support*

2. Minimum Habitability Standards

*Basic equipment & appliances*

*Structural Integrity*

*Ventilation, Mold, Pests*

*Heating, Electrical*

*Weatherproofing, Security*

*Sanitation, Water, Plumbing*

*Fire Safety: Alarms, CO Detection, Egress*

3. Complaint Resolution Program

*Tenant Must First Work with Landlord*

## L.M.C. Title 8: Rental Housing

### Phased Implementation

<b>Registration Program</b>	<b>April 1, 2022</b>	<b>June 30, 2022</b>
<b>Habitability Standards: Education &amp; Implementation</b>	<b>April 1, 2022</b>	<b>Dec. 31, 2022</b>
<b>Habitability Standards Enforcement</b>		
<b>Complaint Resolution Program</b>		<b>Jan. 1, 2023</b>



# AMENDMENTS TO-DATE

## ON 2<sup>ND</sup> READING DEC. 21<sup>ST</sup>...

1. Clarified and mirrored building code requirements throughout to alleviate misunderstanding that the ordinance creates any new requirement for use of licensed contractors. It does not create any new requirement.
2. Included specifics with respect to egress/ingress requirements by incorporating fire code requirements within *Section 8.80.030*.

## ON 3<sup>RD</sup> READING TONIGHT...

1. Substitution Amendment - Clarifies *Section 8.80.020* as suggested by UW Legal and concurred by City Attorney; creates no change to requirements of the ordinance. UW housing is already sprinklered and/or fire alarmed by building code.

## Proposed L.M.C. Title 8: Rental Housing

### Frequent Questions

#### FEES

Fees to be Adopted by Resolution --  
*Projected \$15-20 Yearly Registration & Filing Fee*

#### OWNER'S AGENT

Property Owner or Another Party  
*Self-Managed or by Management by a Contracting Party*

#### REPAIR – Temporary vs. Permanent

Staff requesting Council move a friendly amendment tonight as follows...

*“Move to replace “Repair” with “Final repair” in each section Sections B.2, C.4, D.2., and H.2 .”*