

HOUSING DEVELOPMENT ROUNDTABLE

1.16.20 MEETINGS SUMMARY

(7:30am-9:30am) (11:30am-1:30pm)

ROUND TABLE DISCUSSION ATTENDEES

1) Morning Session 7:30am-9:30am (18 signed in)

Counted during the middle of presentation and there were about 21

1) Afternoon Session 11:30pm-1:30pm (21 signed in)

Counted during the middle of presentation and there were about 25

ROUND TABLE DISCUSSION HIGHLIGHTS

1) Connect the dots-How Laramie's economy is connects to housings.

About: Question asked in facilitated conversation during presentation portion

- Housing inventory is low which affects jobs when recruiting potential employers, because you recruit their family not just the person
- Income to affordability. People can afford homes and are cost burdened
- Home prices are escalating
- Downtown housing is needed, but parking and code are issues.

2) Define affordability in Laramie

About: Attendees were asked to define what affordability meant to them. Question asked in facilitated conversation during presentation portion

- Entry level – first time homebuyers being able to afford a home
- Even if able to afford a home people cant afford how much it will take to rehab because the product on the market is low quality and isn't worth the money you would need to invest to bring it up to standards

3) Why isn't Laramie affordable

About: Attendees were asked to explain why they believe Laramie housing is not affordable.

Question asked in facilitated conversation during presentation portion

- Building cost (Hard cost) including material and subs
- Low inventory of quality housing
- Land cost – Infrastructure is cost prohibiting

4) Expanding choice in Laramie

About: Opportunities for development. Question asked in facilitated conversation during presentation portion

- Aquifer
- Under bridge

- West Laramie with removal of bridge now(Opens up a lot of potential)
- Downtown
- South Laramie but there are bad soils for development
 - Bill Nye highway development will provide more access
- Skyline heading to town
- Grandview Heights/south Laramie
- Riverside (Laramie river/west Laramie)
- South Laramie/where footbridge is for ADUs
- North Laramie
- Activity is happening on 2nd street
- Spring creek
- Walking Bridge/cedar rd
- Downtown vacant land
- West Laramie (North vacant land) Two out of Three sections can be developed.
- Sherman Hills

WORKSHEET SUMMARY

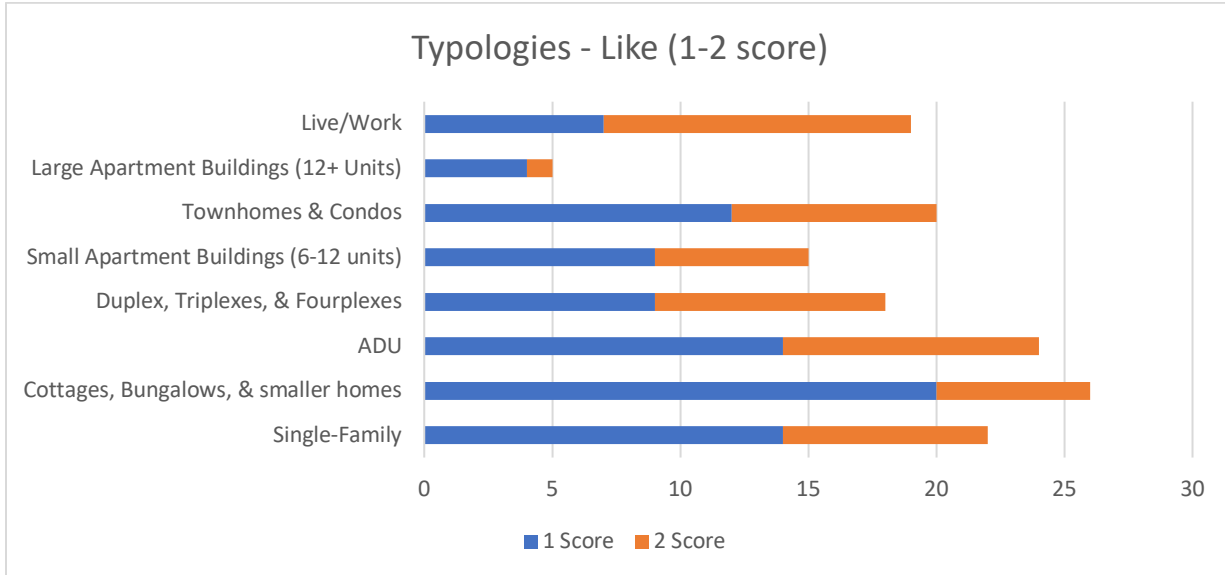
1) Housing Developer Worksheet Summary

About: This worksheet was distributed to attendees to provide information about what typologies would work and the neighborhood/locations they would work in. Below represent graphs that distributed the number of votes given by typologies and location to depict what was favorable or unfavorable.

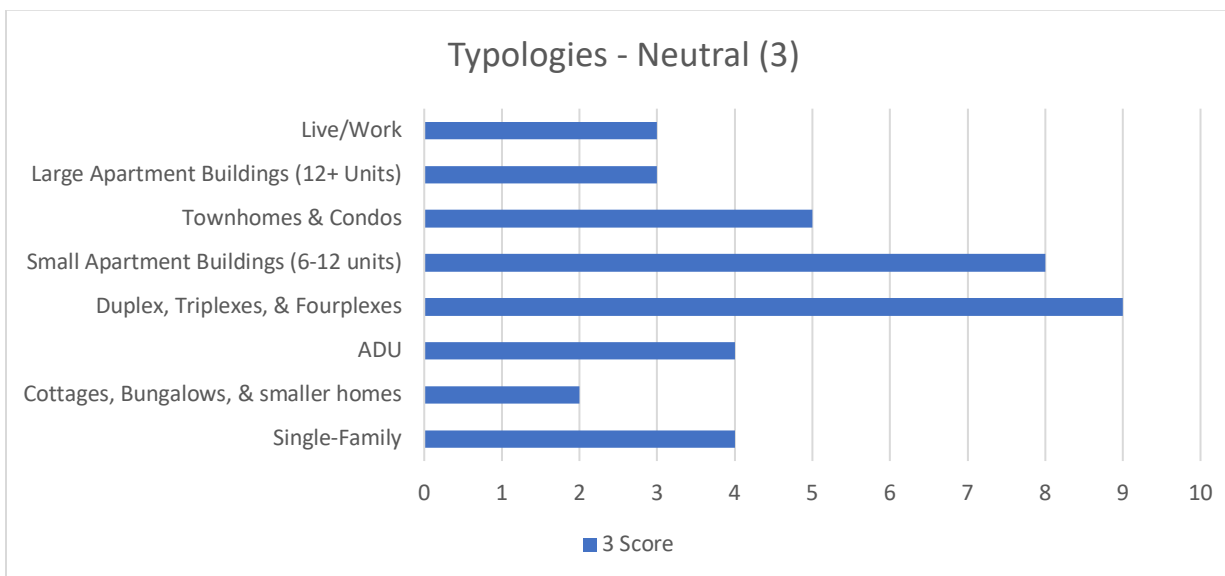
Key Points:

- Cottages, bungalows & smaller home were identified as extremely favorable for homeownership and be highly marketable to senior housing, residents downsizing, and millennials looking for their first home at an attainable cost.
- Accessory dwelling units(ADU) was identified as a potential strategy for home-ownership as they can be utilized as mortgage helpers for people to rent out a unit as apart of their primary home. ADUs can be separate from the home such as on top of a detached garage or within the home as small unit within the primary home with different entrance. Historically the Tree Area neighborhood was built around single-family homes with ADUs.
- Although single family homes are the most desired product, they are getting over built at an unattainable cost in Laramie. Diversification is needed to have homeownership achievable for a variety of incomes.
- Large apartment buildings of 12+ units are over built in Laramie and geared towards the student rental market. Through the Roundtable it was identified to move away from these products.
- West Laramie and West Site Laramie were neighborhood locations as the most potential for growth and development for housing products.

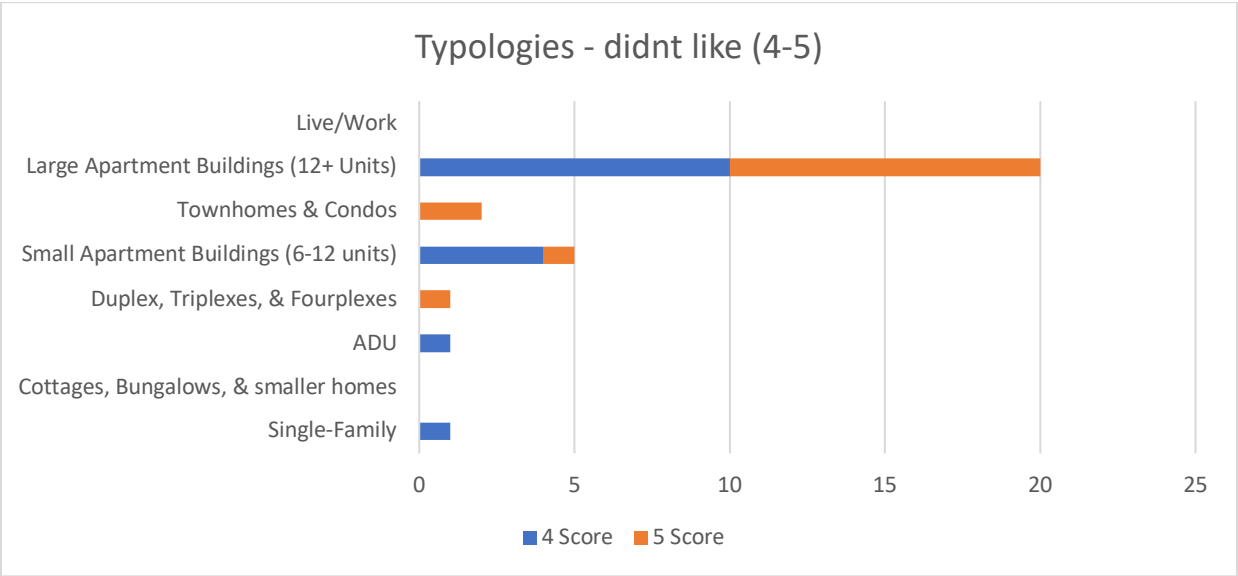
Housing Type: Attendees individually voted upon each housing type on a score of 1 (least favorable) to 5 (most favorable). Below identifies housing types/typologies by three categories; (1) housing types that were liked scoring a 1-2, (2) housing types that were neutral scoring a 3, (3) housing types that are disliked scoring 1-2. For example, cottages, bungalows & smaller homes were chosen 25 times as housing types that Roundtable attendees liked and would market well in Laramie.



The top five typologies are (1) cottages, bungalows & smaller homes, (2) ADU's, (3) single-family, (4) townhomes & condos, and (5) live/work. The highest scoring typologies are Cottages, Bungalows & smaller homes. Based upon feedback from the Housing Development Roundtable sessions a great amount of interest around Bungalows would be extremely marketable in Laramie.

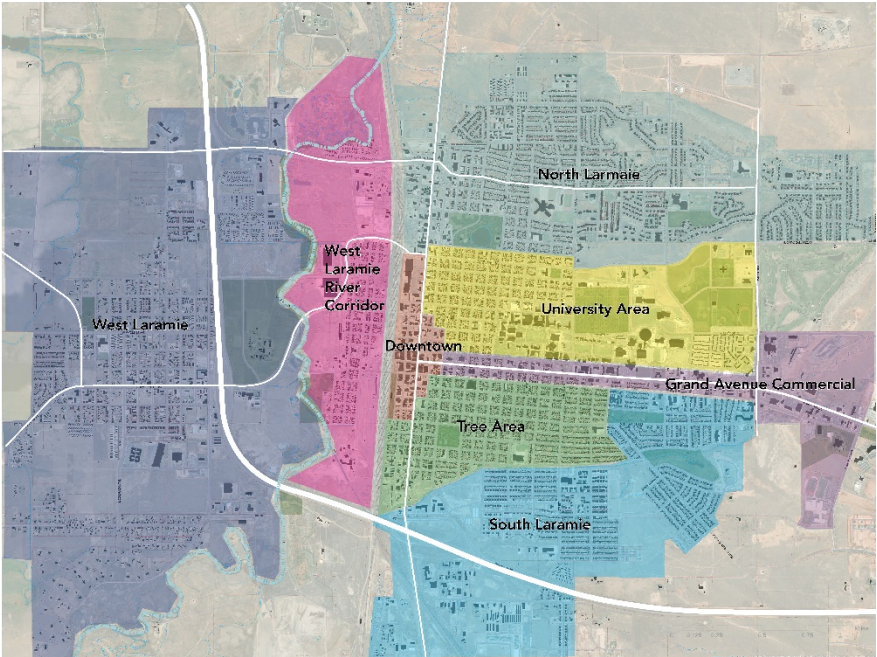


Neutral typologies scored a 3, which is indication of the housing types that did not have a strong feeling of liking or disliking. The top 3 housing types that scored neutral were (1) duplexes, triplexes, & fourplexes, (2) small apt buildings 6-12 units and, (3) townhomes & condos.

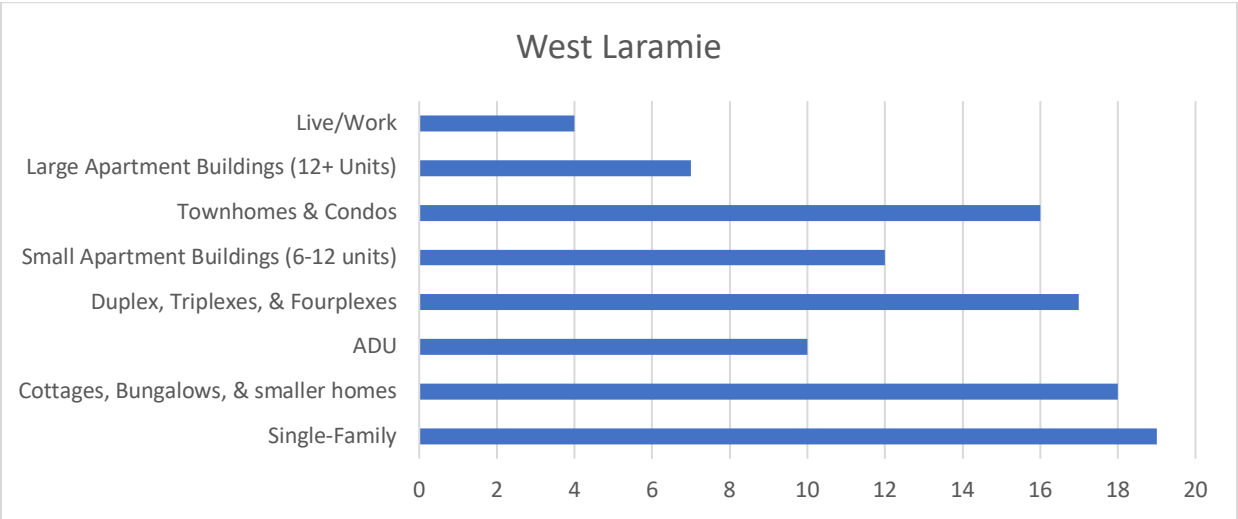


The least favorable typologies are (1) large apartment building 12+units and (2) small apartment buildings. These housing types had at least 5 votes of dislike from the housing worksheet. It should be noted the two housing types that did not have any score of dislike were live/work and cottages, bungalows, & smaller homes.

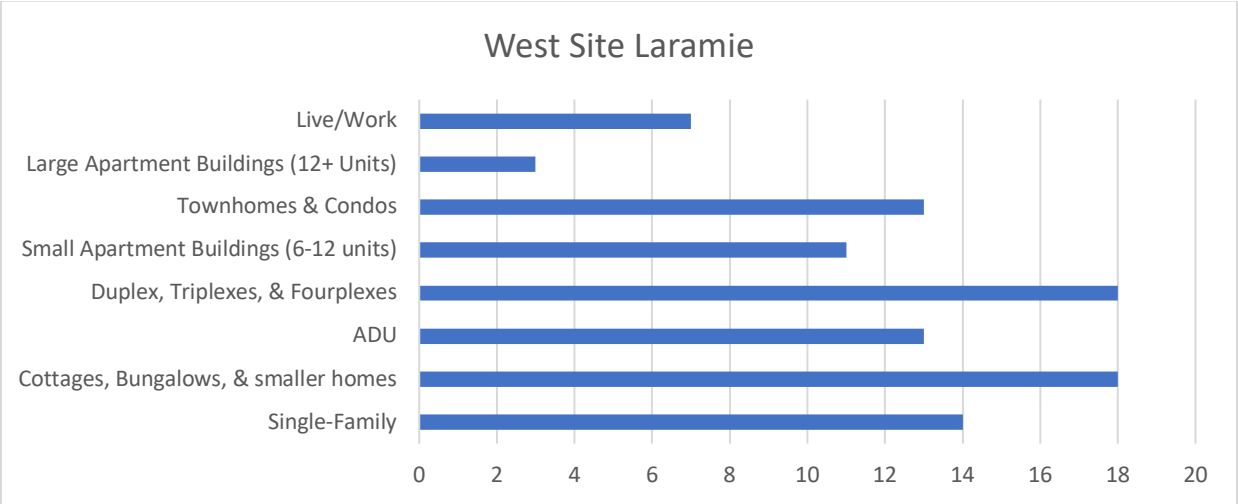
Location/Types: Below breaks down each neighborhood in Laramie and the appropriate housing type/typologies that would best fit in the different neighborhoods in Laramie, voted by attendees from the Housing Development Roundtable. For example, in West Laramie 18 attendees voted that single-family housing types will contextually fit and be marketable within the neighborhood.



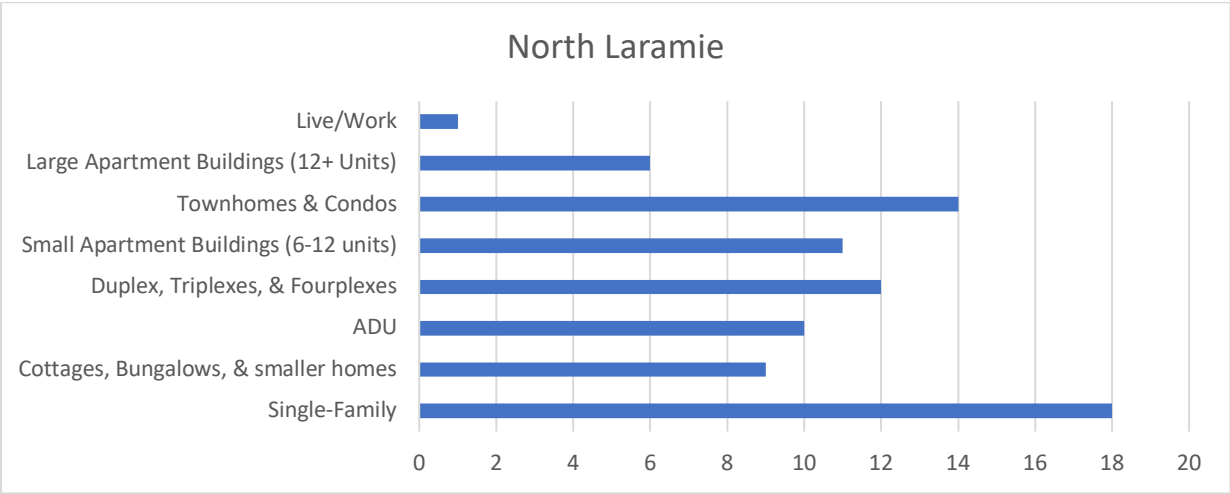
LARAMIE NEIGHBORHOOD MAP



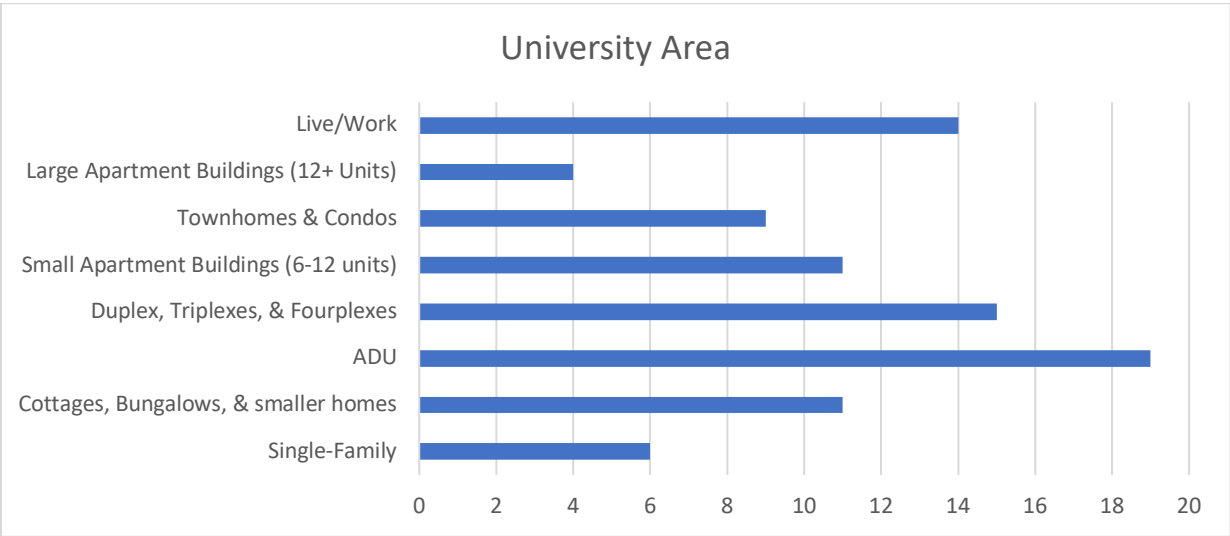
Based upon the housing development roundtable West Laramie and West Site Laramie have the most potential for new development. A great mix would fit in West Laramie as the majority of housing types fit had more than 8 votes. The top 5 housing types chose for West Laramie are (1) single family, (2) cottages, bungalows & smaller homes, (3) duplex, triplex, & fourplexes, (4) townhomes & condos, (5) small apartment buildings (6-12 units). It should be stated that small units can be condominiums and sold as such.



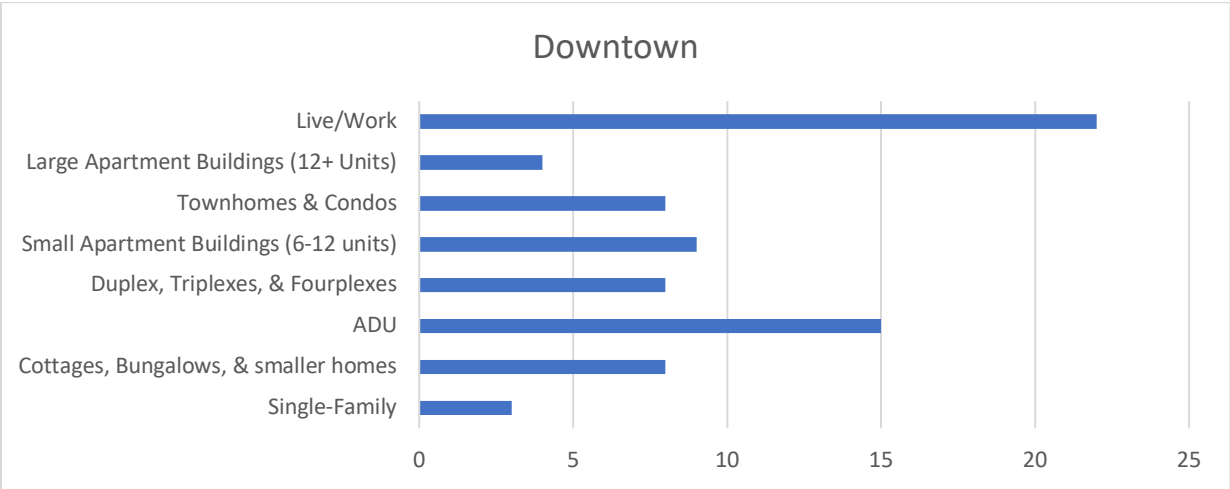
West Site has a lot of potential for infill development indicated through the Housing Development Roundtable. Housing types ranging from single-family to Small apt (6-12 unit) would fit well in the neighborhood. However, Live/work was indicated a favorable housing type in West Site Laramie compared to West Laramie.



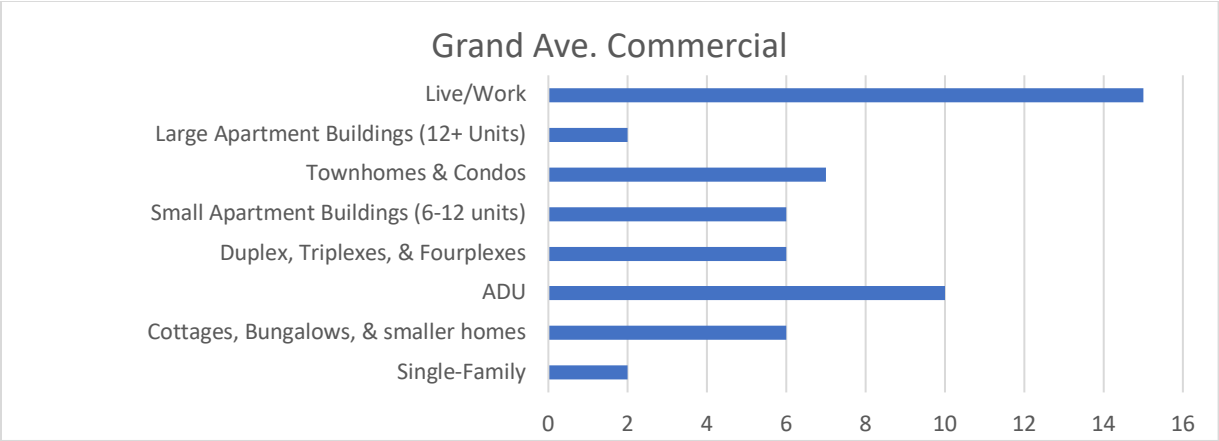
North Laramie is favorable to single family housing types, however, housing types from ADUs to small apt buildings (6 -12 units). The top five housing types for North Laramie are (1)single-family, (2)townhomes & condos, (3)duplexes, triplexes, & fourplexes, (4)small apts. 6 to 12 units, (5)ADU.



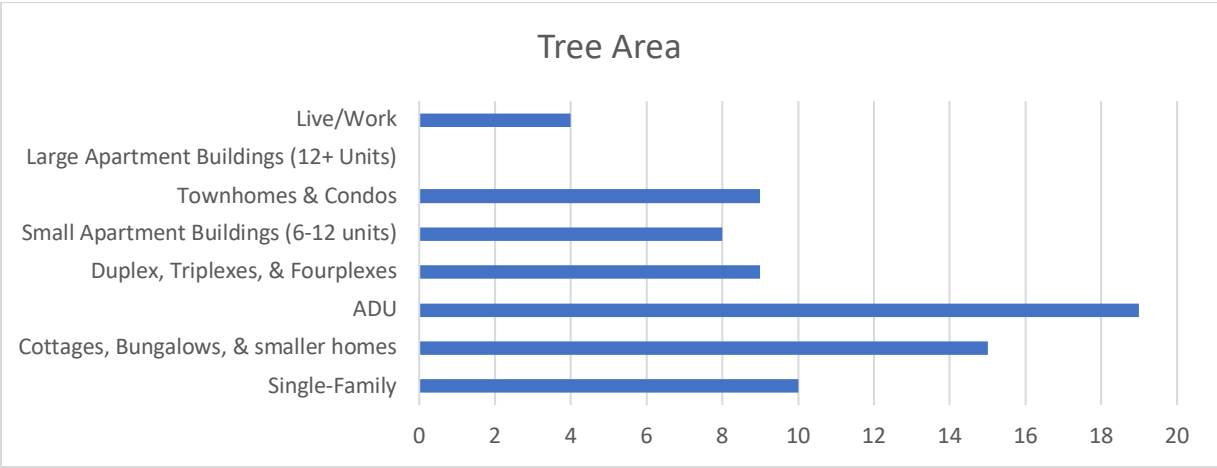
University Area is the neighborhood within Laramie that is associated with University of Wyoming and has large student population. A strong drive for gentle density that supports the rental market within this neighborhood. The top 5 housing types are (1)ADUs, (2)duplex, triplexes, & fourplexes, (3)live/work, (4)small apt builds ranging from 6-12 units. The housing types unfavorable in this neighborhood are single-family homes and large apartment complexes of 12+ units.



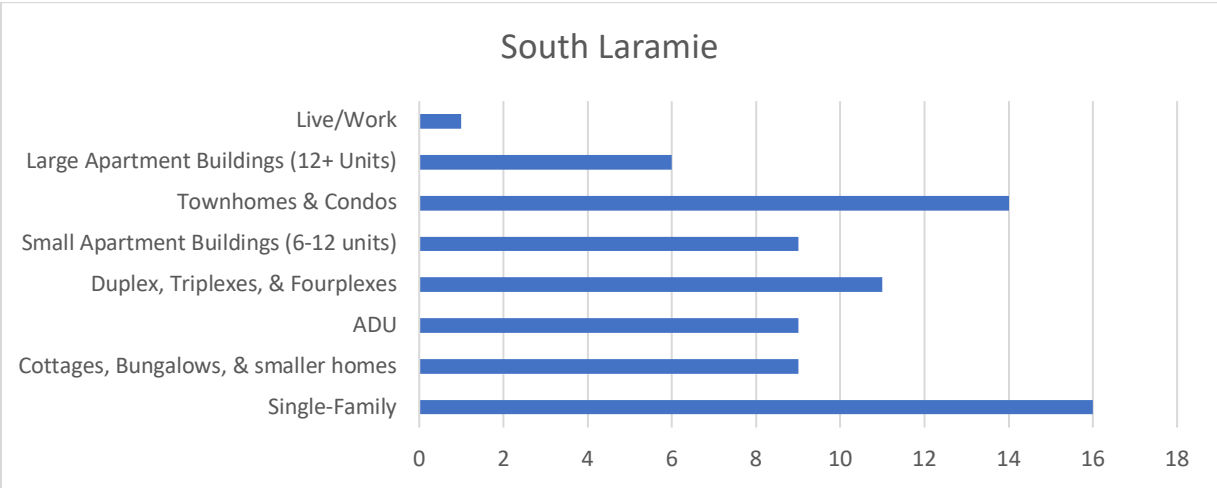
Downtown Laramie is vibrant and growing. Currently there are only 94 residential units and there is major desire to live in downtown Laramie. The best way to build a strong downtown is to put people there through residential options. Through the Housing Development Roundtable, it is strongly favorable for live/work (or mixed-use) housing types in downtown. However, ADUs are the second most desired housing types.



Grand Ave. Commercial is strongly favorable to live/work and ADUs similar to Downtown Laramie. The least favorable housing type is single family and large apartment building of 12+ units.

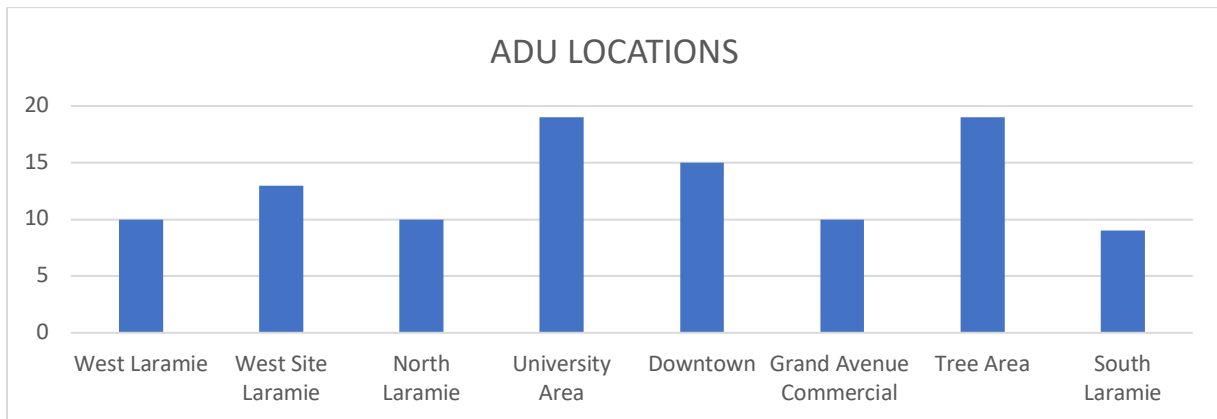
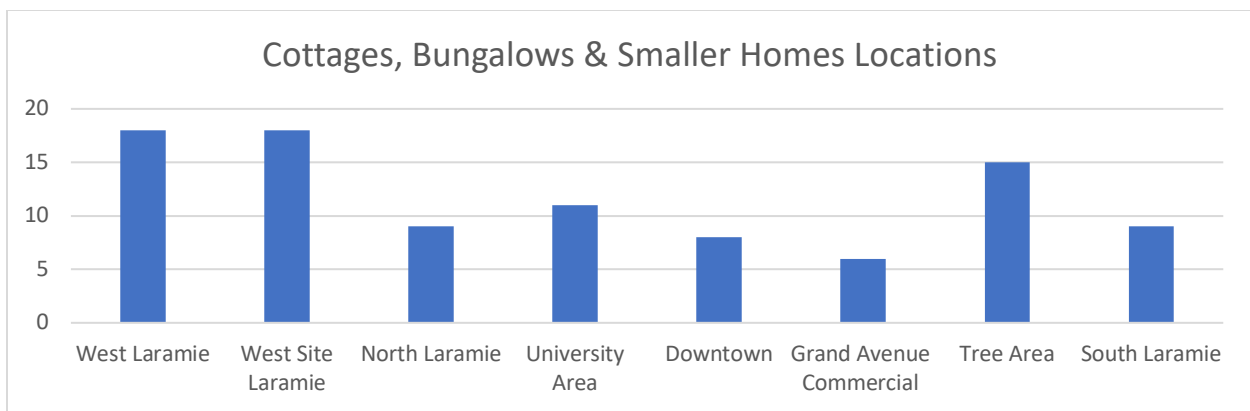
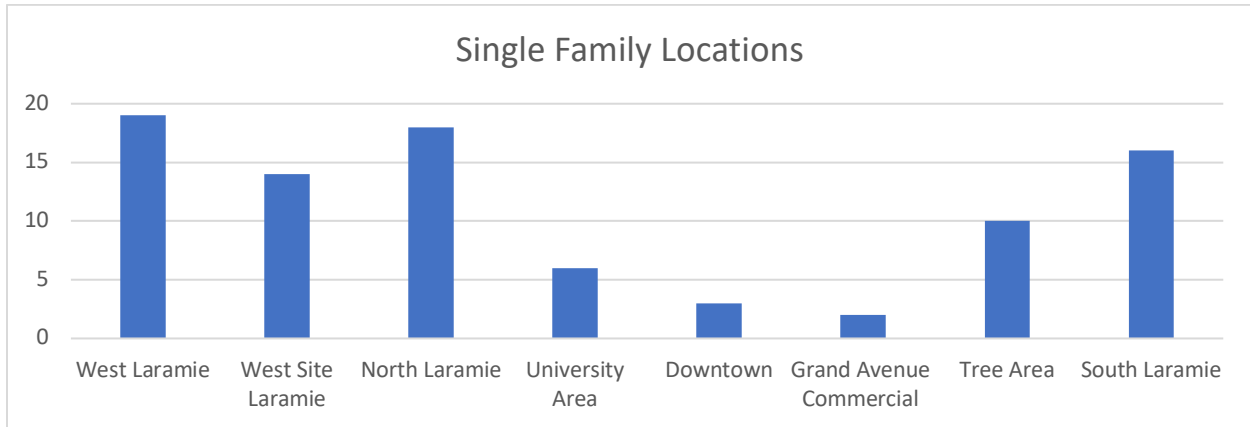


The Tree Area is one of the most desired neighborhoods in Laramie. Historically the neighborhood was built by the allowance of ADUs before existing zoning, which was identified within the Housing Development Roundtable. The most favorable housing type are ADUs by a large majority through the graph above. The top 5 housing types preferred in the Tree Area are (1)ADUs, (2)cottages, bungalows, & smaller homes, (3) single family, (4) duplex, triplex, fourplexes, (5) townhomes & condos. Large apt building of 12+ units was the only housing type that attendees to the Roundtable did not think fit in the tree area which did not receive any votes as shown in the above graph.

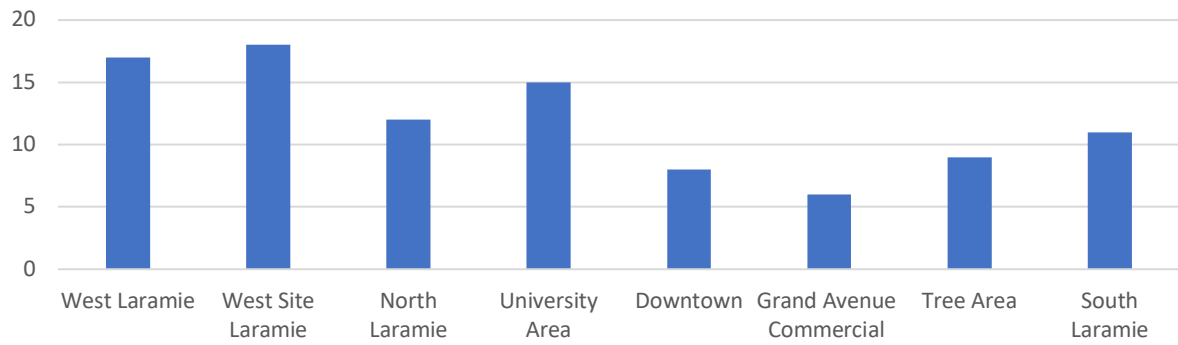


South Laramie is favorable for single-family and townhomes & condos. However, ADUs, cottages, bungalows, & smaller homes, duplex, triplex, fourplexes, and small apartment units of 6 to 12 units were ranked similarly as fitting within South Laramie.

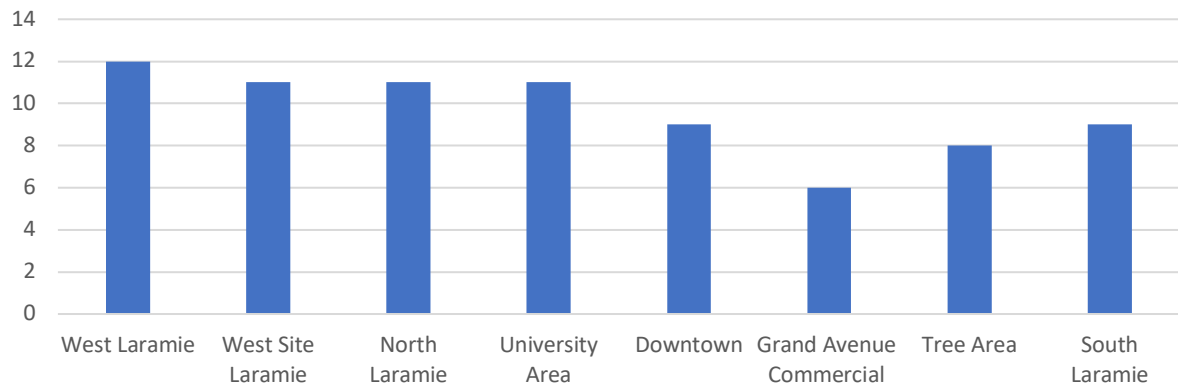
APPENDIX (ADDITIONAL UNDERSTANDINGS OF HOUSING DEVELOPING ROUNDTABLE)



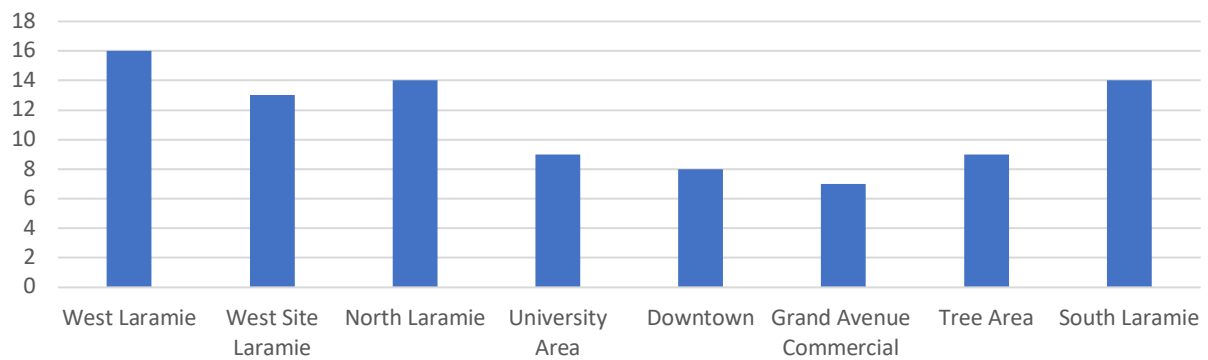
DUPLEX, TRIPLEX & FOURPLEXS LOCATIONS



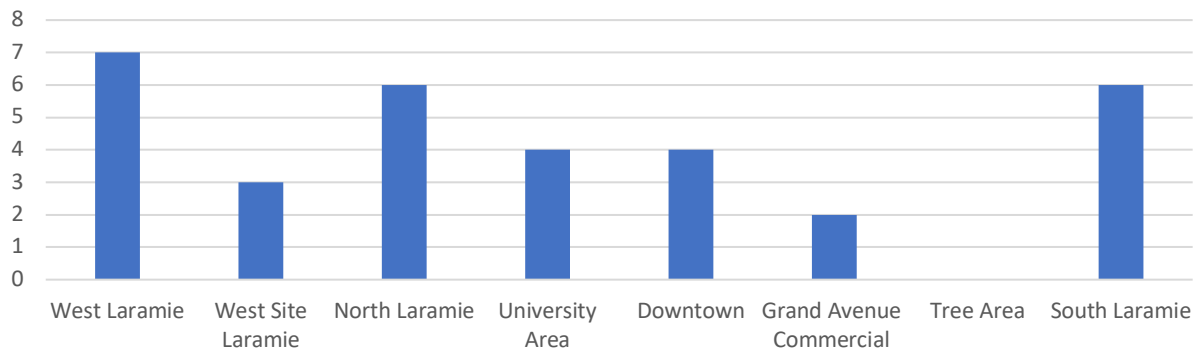
SMALL APT (6-12UNITS) LOCATIONS



TOWNHOMES & CONDOS LOCATIONS



LARGE APT (12+ UNITS) LOCATIONS



LIVE/WORK LOCATIONS

