WYOMING HOUSING TOOLBOX
THE TEAM

WBC
UW
WAM
WEDA
USDA RD
WY Realtors Assoc.
WY Realtors Commission

WCDA
WHN
WYONahro
HUD
WYFHOP
Casper Housing Authority
Cheyenne Housing Authority
Rock Springs Housing Authority
The Wyoming Business Council collaborates with other state agencies and various stakeholders – public, private and nonprofit – to tackle local, regional and statewide quality-of-life issues and opportunities that have an economic development component.

**Mission**

Help communities successfully address common struggles by developing tools and a team that can provide resources, information and a map leading to action.

**Background**

Wyoming has been gathering data from communities about their needs through community assessments, Tour 23 and other assessment venues for more than 15 years. Many themes are continuous and recurring across the state, such as affordable housing and workforce development and attraction.

http://www.wyomingbusiness.org/content/community-toolbox
Affordable and available housing choices are critical to economic and community development, quality life, available workforce and youth success. Wyoming’s housing issue has not and will not fix itself. Housing needs real, doable solutions for a long-term resolution. A multi-agency task force was established to pool the resources and knowledge necessary to provide workable housing solutions in Wyoming.

This is a long-term, collaborative effort. Resources will be added as they are identified, so please check back.

**Benefits of Affordable Housing**

- Stronger labor force. Available housing for all income groups helps a community retain jobs and retail stores, and helps business owners attract and retain quality and reliable workers.
- The job creation and expansion impact is strongest if workers reside in the community. Employees are able to live near employment centers and thus are better able to report to work on time and have time to improve their job skills or get an education.
- Improves ability of communities and businesses to attract and retain workers.
- For a community, housing ties people together. It fosters a sense of place and local identity. It plays an important role in a community’s economic sustainability and development.
- New construction and management of a property creates new employment and generates multiple ripple effects that strengthen the local economy.
- Workforce housing creates a more stable environment for children and helps them perform better in school.
- Enables lower-wage earners to get into a home and begin building equity. A house payment is generally less expensive than rent, which increases disposable income.
- Helps improve distressed neighborhoods and strengthen community and neighborhood pride.
- Increases property values and property tax revenue to communities.
- Creates family stability.
- Housing plays a key role in individual welfare and often represents the single-largest family expense/investment.
Does the Proposed Housing Project Need a Housing Study?

Housing studies are completed to satisfy a lender or provide information to a developer. Housing studies can range from simple (with limited but specific information needed) to comprehensive (with extensive and wide ranging information needed).

Identifying housing needs often starts with a healthy dose of community opinions, personal perspectives, and spotty rumor-based assumptions. Make sure a proposed project will benefit from a housing study, and determine the type of study needed before engaging a contractor. The following is a general guideline:

**IDENTIFY POTENTIAL GAPS IN HOUSING**
- Price Options
- Features (sq footage, number of bathrooms, number/size of bedrooms, living room size, dining room, kitchen size, storage, finished basement, fireplace, garage size, other)
- Style of Home (detached single unit, duplex/triplex/fourplex, two-story, split-level, planned unit development, townhouse, condo, co-op, erative, manufactured, modular, multi-family)
- Community Need (veterans, seniors, underserved populations)
- Neighborhood (school district, public transportation, churches, parks & recreation, grocery store)

**CONFIRM GAPS**
- Board of Realtors (What is current demand vs. supply, average price/sq. ft, current trends?)
- Local Housing Authority (How many housing vouchers, demand vs. supply, current trends?)
- Workforce Services / Employers (What are current and predicted workforce housing needs to maintain, expand, and/or attract businesses to the community? Average wage for top 5-10 industries (estimate 30% or less of gross income to determine affordability))
- Development Projects (Visit the State of Wyoming Economic Analysis Division: http://radix.state.wy.us/housing/housing.asp for trends in past/current/planned development projects & census by city and county).

**IF GAPS ARE SUBSTANTIATED, THEN...**
- LAND readily available?
  - IF YES
  - IF NO
- ZONING matches need?
  - IF YES
  - CAN ZONING changes be made?
  - IF NO
  - CAN ZONING POLICY CHANGE
  - IF NO
  - ACQUIRE LAND

**IDENTIFY FUNDING OPTIONS**
- Identify Potential Lenders (Public, government or private)
  - Tax Credits
  - HUD HOME Funds (CHDO / non-CHDO)
  - Donations
  - Grants / Foundations / Endowments
  - Capital Campaign

**PROCEED WITHOUT HOUSING STUDY**
- Housing Program Type and Requirements Determined
  - WCDA (Wyoming Community Development Authority): city or county
  - WHIN (Wyoming Housing Network): city or county
  - USDA RD (United States Department of Agriculture Rural Development): county only
  - Other Best Practices (Habitat for Humanity, Wyoming Family Home Ownership Program,
  - Community Land Trust)

**HOUSING STUDY NEEDED:**
- Write the RFP (request for proposal) – what does lender / developer / program / best practice require?
- Diversify funding source(s) – community / state / city grants, business sponsors, donors, cash match, etc.)
Many factors in a community are considered to develop a comprehensive understanding of its housing environment. Albany County's housing report is a tool to help the community understand its current and future housing needs. In addition to this report, more detailed housing information can be found at http://www.wyomingjobs.com/index.php/partners/140.

Albany County is the sixth-most populated county in Wyoming and is also home to Wyoming's only university. Because of its large student population, it makes sense for Albany County to have the highest percentage of renters and to be the state for number of duplexes, triplexes or fourplexes and apartments. The student population also explains the need for less expensive housing.

Albany County needs:
- 4,510 units to meet current rental needs.
- 4,820 (96%) with rents less than $1,347/month.
- 1,436 units for purchase are needed.
- 1,370 (78%) need to cost less than $208,600.

Workforce housing needs:
- 4,469 more rentals at a cost less than $1,335 per month.
- 1,349 owner units less than $300,000.

The definition of affordable housing is 30% of a family’s income, and any income level can be burdened by housing costs. Area Median Income (AMI) is the middle-income in an area. Half of the households in the area make more than the AMI and half make less. Some assistance is available at 80%-100% of AMI if you are at 30% or lower of AMI or have a lower income. Generally, those families who earn over 120% of AMI have enough disposable income to have housing choices both in quality and cost.

The top chart shows the number of owner occupied units by price range and the associated estimated monthly payment. The bottom chart shows the number of rental units by bedroom size and the estimated average monthly cost.

The cost figure represents non-data available.
Housing Stock

Albany County average housing age: 42 Years
Wyoming's average housing age: 42 Years

55% of housing in Albany County was built before 1980. Pre-1980 housing may not be up to current building codes standards.

Age of Housing:

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Value (in thousands)</th>
<th>Percent of Mix</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;1919</td>
<td>$123,300 (a)</td>
<td>15%</td>
</tr>
<tr>
<td>1940-49</td>
<td>$156,400 (b)</td>
<td>4%</td>
</tr>
<tr>
<td>1950-59</td>
<td>$200,000 (c)</td>
<td>11%</td>
</tr>
<tr>
<td>1960-69</td>
<td>$226,400 (d)</td>
<td>9%</td>
</tr>
<tr>
<td>1970-79</td>
<td>$202,000 (e)</td>
<td>16%</td>
</tr>
<tr>
<td>1980-89</td>
<td>$210,200 (f)</td>
<td>10%</td>
</tr>
<tr>
<td>1990-99</td>
<td>$210,100 (g)</td>
<td>16%</td>
</tr>
<tr>
<td>2000-09</td>
<td>$285,000 (h)</td>
<td>20%</td>
</tr>
<tr>
<td>2010-Present</td>
<td>$352,000 (i)</td>
<td>3%</td>
</tr>
</tbody>
</table>

*Data only available in 14 counties. 2020 data not available in 13 counties.

How does Albany County’s housing mix compare to other counties?

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Units</th>
<th>Percent of Mix</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>8,877</td>
<td>55.7%</td>
</tr>
<tr>
<td>Duplex</td>
<td>861</td>
<td>4.2%</td>
</tr>
<tr>
<td>Tri or Four Plex</td>
<td>1,455</td>
<td>9.3%</td>
</tr>
<tr>
<td>Apartment</td>
<td>7,407</td>
<td>21.75%</td>
</tr>
<tr>
<td>Trailer/Other</td>
<td>1,262</td>
<td>8.1%</td>
</tr>
</tbody>
</table>

Careers and Cost Burden

Albany County is No. 1 in the state for people spending more than half their income on housing (10%) and second for those spending 31-50% of their income on housing (5%). 50% of households have affordable housing (less than 30% of income spent on housing). Albany County ranks 23rd in this category.

How does Albany County’s household cost burden compare to other counties?

<table>
<thead>
<tr>
<th>Percent of Area Median Income</th>
<th>Percent of Household (Rank by County)</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-20%</td>
<td>59% (21st)</td>
</tr>
<tr>
<td>21-30%</td>
<td>19% (2)</td>
</tr>
<tr>
<td>Above 50%</td>
<td>22% (1)</td>
</tr>
</tbody>
</table>

How much can households afford?

<table>
<thead>
<tr>
<th>Max Monthly Payment</th>
<th>Number of Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>$50-15</td>
<td>5,179</td>
</tr>
<tr>
<td>$51-155</td>
<td>1,997</td>
</tr>
<tr>
<td>$564-1,115</td>
<td>1,789</td>
</tr>
<tr>
<td>$1,116-2,250</td>
<td>1,142</td>
</tr>
<tr>
<td>$2,251-4,285</td>
<td>2,194</td>
</tr>
<tr>
<td>$4,286-8,250</td>
<td>2,912</td>
</tr>
<tr>
<td>$8,251-16,850</td>
<td>1,412</td>
</tr>
<tr>
<td>$16,851-33,000</td>
<td>1,037</td>
</tr>
</tbody>
</table>

Community Demographics

One adult needs to make $1,603 a month to live without assistance.

How much monthly income does my family need to live without assistance?

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Monthly Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Adult</td>
<td>$1,603</td>
</tr>
<tr>
<td>Two Adults</td>
<td>$2,590</td>
</tr>
<tr>
<td>Two Adults, 1 Child</td>
<td>$3,841</td>
</tr>
<tr>
<td>Two Adults, 2 Children</td>
<td>$5,807</td>
</tr>
</tbody>
</table>

Vulnerable Populations:

- Supplemental Security Income (SSI): 2.3%, 360 Households (18)
- Cash public assistance income: 0.2%, 553 Households (16)
- Food Stamp/TANF: 4.4%, 687 Households (16)
- Children in single-parent families: 25.3%, 2,803 Households (9)
- Total Low Income Tax Credit Units: 7%, 1,075 Households (12)
- Assisted Living Beds: 2.4%, 175 Beds (8)
- Nursing Home Beds: 7.3%, 151 Beds (20)
- Population over 65: 9.1%, 5,149 people (21)
- Unemployment: 3.5%, 628 people (3)

Wyoming Business Council

Albany County has more homeowners with unaffordable housing than the Wyoming average but less than the United States average.

Albany County has more renters with unaffordable rent payments than Wyoming and the United States.

Housing Costs as a Percent of Household Income, 2015:

- Albany County, WY: 20.6%
- Wyoming: 24.3%
- United States: 32.3%

GUERNSEY SUCCESS STORY

https://www.youtube.com/watch?v=jfPgLgODYqmSs
GUERNSEY
A HOUSING SUCCESS STORY
Wyoming Housing Trust Fund

The Basics

- Current housing resources are not enough to address our housing need. Wyoming has relied on federal funds to finance Wyoming's housing need; federal funds are increasingly unreliable and meet less than 50% of our housing need.

- Housing is an essential component of Wyoming's economy, and housing is in short supply in Wyoming. Due to the housing shortage, employers are challenged to recruit and retain staff. Staff shortages lead to an erosion of service quality and revenue, and businesses become unstable. Without stable housing, families are unstable and students fail to succeed.

http://wyo-nahro.org/index.htm
WHAT'S NEXT?
Kim Porter
Community Initiatives Director
307.777.5812
kim.porter@wyo.gov