HOUSING STUDY
AND
ACTION PLAN

CITY OF LARAMIE, WYOMING

SEPTEMBER 2003
TO: Bonnie Ridley Kraft, City Manager

FROM: Malea Brown, Administrative Services Director

DATE: October 27, 2003

RE: DDA Information

Bonnie,

There are two issues regarding the DDA information. Attached is the analysis you requested regarding the taxing authority of DDA in which merchants voted in a tax to assist in running the downtown.

The second taxing information is in regards to the Specific Purpose Tax in which at the time the DDA brought a project forward to council which was Street Scape within the Downtown. The City Council brought the project forward on the ballot and the citizens voted to fund the Street Scape for Downtown. The project is unbonded totaling $750,000. The trust currently has for this projected collected $723,712 as of the end of September 30th statement. The final say on this project belongs to City Council. The City is responsible ultimately to the taxpayers and I think more than one organization in the Downtown is interested in this project such as, Downtown Merchants association and friends of beautification committee. A project manager from the City should partner with some association or DDA to ensure we are meeting SPT and Trust guidelines.
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HOUSING STUDY AND ACTION PLAN

PRESENTED BY

THE

HOUSING REVIEW GROUP

OF

THE CITY OF LARAMIE

Funded by the Wyoming Business Council, Community Development Block Grant

September 2003
HOUSING REVIEW GROUP MEMBERSHIP

The Laramie citizens appointed by the City Council who generously volunteered their time to serve on the HRG were:

Mike Beaver            Lynne Berg
Helen Butler           Roger Coupal
Christene Dechert     Sandra Elke
Ron Engelhart          Gail Gordon
Betsey Goudey          Mary Louise Hanson
Paul Hoffman           Mario Ibarra
Don Johnson            Nancy Martino
Beth McCuskey          Ann Pond
John Powell            Jo Carol Ropp
Gery Simpson           Tim Stamp
Amy Sunshine-Moon      John Swett
Maureen Vance          Diane VanPelt

The HRG met 32 times over two years to develop the Housing Study and Action Plan:

June 27, 2001          February 12, 2003
July 11, 2001           February 26, 2003
July 25, 2001           March 12, 2003
August 22, 2001         March 26, 2003
September 5, 2001      April 2, 2003
September 26, 2001     April 9, 2003
October 10, 2001       April 16, 2003
November 28, 2001      April 23, 2003
January 23, 2002       May 7, 2003
February 13, 2002      May 21, 2003
March 13, 2002          June 4, 2003
April 28, 2002          June 25, 2003
May 8, 2002             July 16, 2003
May 22, 2002            August 6, 2003
June 12, 2002           September 17, 2003
June 26, 2002

The HRG held public meetings to gather input from the community.
Introduction

The Housing Review Group (HRG) began their work at the request of the Laramie City Council in 2001. The HRG included citizens representing various housing interests and organizations including: local government officials, realtors, developers, landlords, social service organizations, economic development officials, University of Wyoming, Wyoming Technical Institute and advocates for senior citizens and the disabled. The HRG was asked to summarize the current state of the City's housing stock, to pinpoint obstacles to a balanced housing stock, to identify any issues facing the community in providing an adequate supply of housing, and make recommendations as to how these obstacles and issues could best be addressed.

The City of Laramie applied for and received a Community Development Block Grant from the Wyoming Business Council for consultants to assist with the development of a housing study and action plan to identify Laramie's principle housing needs. The work of the HRG was supported by the staff of the City Planning Division, the University of Wyoming Survey Research Center; BBC Research and Consulting; and Mj Planning and Marketing Consultants.

The consultants were asked to (1) analyze existing availability, cost, condition, and demand for low and moderate income housing stock; (2) assess limitations and barriers to low and moderate-income housing development; (3) assess city policies and offer alternatives to help meet Laramie's low and moderate income housing goals; (4) work with citizens, the development community and local organizations to establish an action plan for low and moderate-income housing.

The development of the Housing Study and Action Plan stemmed from a concern about establishing criteria for tax-credit housing, and from a general concern that new housing in Laramie was not meeting the needs of all the current residents and workforce and the special needs of low-income families, seniors, and the disabled.

The public was consulted throughout the process. There were interviews of key individuals, surveys, public hearings, and public forums including the Mayor's Summit on Housing, held in September 2001. Issues included affordability, availability, location, and the ability to preserve existing housing and build new housing to meet Laramie's needs.

The Issues

The following housing needs of owners, renters, and special needs populations in Laramie were identified and analyzed by the HRG after reviewing the community's demographics, housing market analysis, housing trends, survey results, interviews, concerns identified in public forums, and the results of the Mayor's Summit on Housing.

Significant findings of the analysis, based on surveys, census data and historical trends include:

GENERAL OVERVIEW

- Rapid population growth appears unlikely based on historical trends; however, projected enrollment increases at Laramie’s institutions of higher education indicate that population growth rates will be moderate. Household size, according to the 2000 Census, is declining. Any increase in population, coupled with smaller household size will create a need for more dwellings in addition to those needed to accommodate historic growth rates.

- Historic growth rates indicate that there will continue to be a demand for new dwellings. Proportions in types of housing will begin to shift away from single family detached to more dense forms to meet projected needs of a population composed of smaller, older and relatively less affluent households.
• Availability of land for construction of new units affects the supply of new dwellings in Laramie.

• Age of housing is a factor in judging housing conditions. At the time of this study, over 80% of Laramie's housing supply of 11,994 units was built before 1980, over 50% before 1970, and over 25% before 1949. Generally, older units are particularly likely to experience condition-related problems.

• Property values are increasing according to the State of Wyoming Economic Analysis Division.

• Approximately 29% of Laramie’s households pay more than 30% of their incomes for housing.

• Housing conditions, in addition to cost burden, will become a more significant factor in the future as housing ages unless rental cash flow and wages increase.

• Tenants surveyed appear to live in homes that are not very much older than those in which homeowners surveyed live.

• Mortgage payments of survey respondents are higher than rental payments of survey respondents.

• Housing costs in Laramie have increased at a more rapid rate than incomes. The strongest job growth has occurred in the services and retail sectors, two relatively low-paid industries. There will continue to be a strong demand for moderately priced housing.

OWNER-OCUPIED

• Laramie experiences a relatively low rate of homeownership compared to state and national averages.

• Housing in Laramie is expensive relative to local income levels.

• The State provides financial assistance to first-time buyers. Maximum value for homes purchased has been increased.

• Most of the housing units being constructed are beyond the reach of low and moderate-income potential buyers.

RENTER-OCUPIED

• More than half of Laramie renters surveyed appear to be very satisfied with their rented housing. Of those renters who were dissatisfied, nearly one-third cited the condition of their unit as the reason for their dissatisfaction.

• Utility bills of renters surveyed are generally lower than those of homeowners surveyed and, notwithstanding that some utility costs are included in rental payments, the survey data does not suggest that tenants carry a heavier burden of utility bills than homeowners do.

• Tenants surveyed in Laramie have much lower incomes than homeowners. This can, to a very large extent, be explained by the fact that many tenants in Laramie are students.

• Very low-income households are often renters according to the Wyoming Community Development Authority.

• Laramie is a college town with a high percentage of student renters. Affordability needs are most concentrated among students.
• Approximately 54% of total housing in the community is estimated to be rental or unoccupied. One factor affecting the availability of single-family homes in Laramie is the large student population and the high demand for rental units. Many single-family homes have been purchased and converted to multi-unit properties or rent as single-family homes.

• Vacancy rates change quickly. At the time of the study in 2001, they appeared to be close to 5% for rental housing. As a result, risks to investors in responding to changes in vacancy rates in such a small market are substantial.

• Average rents are increasing at a moderate rate, according to the State of Wyoming Economic Analysis Division.

• Cost burden for renters continues to be a major housing problem due in large part to low wages.

• Rental profitability in Laramie was about 50% of the regional rental profitability according to a 1997 study of the Rocky Mountain Area commissioned by the industry. As a result, cash flow is less likely than appreciation to be a reason for rental property investment in Laramie. The fact that rents in Laramie did not generate high profitability negatively impacts the likelihood of reinvestment to improve rental units.

SPECIAL NEEDS

• The percentage of the population over 65 years of age is increasing. This will require more housing that can accommodate the special needs of this group.

• There are, at the time of this report in Laramie, 537 units that are subsidized for housing low-income families. These included Section 8 housing vouchers. Subsidized units represented 4.4% of all housing units.

• Programs designed to make home ownership more accessible for individuals at lower income levels, including special needs populations are not fully utilized.

• Vacancy rates, according to the 2001 survey in Laramie, were much lower in assisted housing (0.4%) compared with market rate housing (5%).

• Increased need for apartments and single family housing for low and very low-income households is expected. Based on the 2000 Census, approximately 31 percent of all households in Laramie were classified as very low or low income and 11% lived below the poverty line.

• Some residents experience difficulty in finding rental units that are suitable for their income levels. 35 percent of households in Laramie were experiencing housing problems in (defined by HUD as overcrowding, substandard, or households paying over 30 percent of its income for housing and utilities) according to the 2000 Census.

• Significant low-income housing needs exist, particularly for the elderly and frail elderly who are not generally affected by economic growth in the community.

• There will be an increased need to add to the supply and retain existing housing for low and very low-income occupants coupled with supportive services to encourage self-sufficiency.

• It is difficult for low and very low-income owners to maintain and make needed repairs. Elderly households make up a large percentage of these owners according to the HRG survey conducted by the University of Wyoming Survey Research Center.
• There is a critical need to provide and increase the range of housing options for special populations (elderly frail and persons with disabilities). Public input indicates that market rate accessible and adaptable units were in short supply in Laramie regardless of household income.

The Issues for Owner-Occupied Housing

Laramie’s owner-occupied housing market is strongly influenced and impacted by the fact that Laramie is a college town. Because of the strong demand for rentals, up to 30% of the single-family homes in Laramie may be renter-occupied at any time and therefore reduce the stock available for purchase by owner occupants. Other issues such as quality and condition, development costs, and market conditions also affect the owner-occupied segment of the Laramie housing market.

Affordability of Owner-occupied Units

One of the most commonly stated remarks from the Laramie Area Homeowner and Tenants surveys was that there are very few “affordable” homes in Laramie. This was also common among key person interviews. Whether this is true or not, it is perceived as a problem within the community.

What is Affordability?

Housing affordability simply refers to “the relationship between the price of livings quarters and the ability to pay” and to understand it one must consider more than just home prices. Income levels, the condition and quality of a home, location and transportation costs, and other market conditions all affect affordability.

Federal government guidelines for owner-occupied units, primarily those of the U.S. Department of Housing and Urban Development (HUD), define “affordable” housing as costing no more than thirty (30) percent of a household’s gross monthly income—referred to as the “30 percent rule”—derived from all wages earned by people 15 and older in the household. This study generally uses the “30 percent rule” to define affordability and focuses on three categories of households, corresponding to HUD’s income guidelines:

• Very low income—those earning below 50 percent of an area’s median income (AMI);
• Low income—those earning between 50 percent and 80 percent of the AMI; and
• Moderate income—those earning between 80 percent and 120 percent of the AMI.

Barriers to Housing Affordability

The major barriers to housing affordability are:

• Individual—resulting from insufficient household income, lack of adequate financial knowledge, poor or bad credit ratings, lack of awareness about housing-assistance programs and eligibility requirements, and the special needs of certain populations such as the elderly, the disabled, and the homeless;
• Social—resulting from society’s perceptions or stereotypes about how affordable housing impacts others in neighborhoods and the community. Some households need special assistance and increased advocacy so that their housing needs can be met including the elderly, the disabled, and the homeless;
• Economic—resulting from market conditions that determine the cost of housing and the limited availability of government subsidies, including the loss of HUD-subsidized housing units, income and housing-cost disparity;
Regulatory—resulting from regulations and fees that affect the cost of housing development and maintenance including local code requirements.

According to the Laramie Homeowners Survey, insufficient household incomes are currently the single biggest factor impacting housing affordability in Laramie. The Cheyenne Housing Authority administers Section 8 rental-assistance programs that allow very low-income households to rent a number of subsidized dwelling units in Laramie.

Specific barriers to housing affordability in Laramie are low wages, age of housing stock and cost of repairs, expense of new homes relative to income levels, low availability of homes for purchase, and low vacancy rates of rental units.

Wages
The Laramie Homeowner Survey shows that 16.6% of homeowners earn less than $25,000 annually and almost 24% of those surveyed reported paying more than 30% of their income toward housing costs. The large percentage of cost burdened homeowners coupled with the fact that many homeowners are earning less than the median household income would signify that wages rather than home prices are a greater influence on affordability in Laramie.

Quality/Condition
According to the 2001 Assessors records, the average owner-occupied home in Laramie was 1789 square feet, was built in 1956, and was valued at $127,500. Although many residents surveyed indicated that they were satisfied with their homes, they also indicated that their homes needed major repairs. Therefore, the general rate of satisfaction may have less to do with condition than other factors such as cost, location, style, neighborhood, or convenience.

Maintenance/Repairs
Generally, older homes tend to demand more expenditure on repair and maintenance than do newer ones. The age of the homes in Laramie contributes to increased maintenance costs.

Utilities Cost
The City of Laramie provides water, sewer, and garbage service to residential users. The data suggests that the bulk of the monthly utility bills are expected to come from payments for electric and gas service. Energy costs in Wyoming as a whole are less than the national averages. At the time of the study, average residential electricity costs in Wyoming were 80% of the national average, while residential natural gas costs in Wyoming were 77% of the national average. However, because Laramie's housing stock is generally older, many were built with limited insulation and windows and doors that do not meet current energy code standards. Spending more on utilities to heat their homes means there is less money available for owners to make payments or needed repairs to the homes.

Availability
Availability refers to choice and refers to the ability of a resident to select a home suitable to its needs. According to real estate professionals, Laramie has a distinctive selling season, which occurs primarily during the summer months when a significant number of properties are available. However, housing choices may be limited when as few as 100 units or 1% of the housing stock can be on the market during the rest of the year.

Another factor affecting the availability of single-family homes in Laramie is the public housing market. The Wyoming Community Development Authority following a model from another community and State had purchased 55 units by 1995 to provide housing to low-income families that are administered and controlled by the Cheyenne Housing Authority. The fact that these dwellings are then not available for first-time homeowners to purchase contributes to the lack of dwellings available for purchase.
The Issues for Renter-Occupied Housing

Student Population
Laramie is home to three post-secondary schools; the University of Wyoming, a branch of Laramie County Community College, and Wyoming Technical Institute. Student populations are substantial, and all three institutions are experiencing growth. The University of Wyoming has the capacity to house approximately 30% of the University’s full-time students in residence halls and apartment complexes. The University does require first-year students to live on campus with few exceptions. LCCC does not provide housing for its students. Wyoming Technical Institute plans to construct a substantial amount of on-campus housing to be occupied in 2004 with plans for additional housing to be constructed and occupied to keep pace with increasing enrollment. A large number of students rent or own dwelling units in the community.

Quality/Condition
Non-owner occupied homes averaged 1430 square feet, were built in 1947, and had a value of $105,000. A factor affecting the quality of rental units in Laramie is the high turnover rate. As the renter population turns over almost annually, these units need to be cleaned and repaired before they can be rented out again. Many property owners have complained that renters or their pets create a lot of damage. This has a significant impact on profitability for the landowner, which results in less spending on upgrades and major repairs.

Another factor in measuring availability is rental housing options. A primary indicator of rental availability is vacancy rates. Property owners were asked to report their vacancy rates for two different periods, July 1st and October 1st of the year 2001. Vacancy rates were lower for the October 1st period.

Rental Unit Affordability
The Department of Housing and Urban Development (HUD) uses a standard formula to calculate whether a household is considered “low income,” “very low income,” or “extremely low income” to determine eligibility for housing assistance programs. The HUD standards define households as “low income” if total household income is 80% or less than the median income of the area; as “very low income” if household income is 50% or less than the median; and as extremely low income” if household income is 30% or less than the median. According to the 2001 Laramie Area Tenant Survey, over 50% of renters stated they were paying more than 30% of their income toward rent.

Affordability in the rental market is measured as a function of both rents and incomes. Rents in Laramie, although perceived by many to be too high, are considered by others to be too low to provide a reasonable cash flow basis for investment. Low vacancy rates experienced in Laramie over the past decade and increasing costs for on-campus housing at the University in recent years has resulted in a slight increase in rents.

Rental Units Return on Investment
Investments in rental units are dependent on the return on investment. Factors that affect the rate of return include the availability of land, cost of land, cost of financing, cost of construction, cost of labor, rent levels, vacancy rates, and overhead.

One of the most interesting findings of this report is that rents are too low to support the long-term maintenance of rental units and that potential profitability is due almost entirely to appreciation. Based on Laramie’s rents and purchase costs a typical rental property in Laramie provides very limited cash flow and over a typical 7-year investment period only permits a small percentage to be reinvested in the property in maintenance. Generally, 90% or more of the potential return is associated with potential appreciation. The incentive to invest in rental housing in Laramie appears to be based on appreciation of the property value rather than on cash flow.
Tax Credit Projects and Laramie’s Market

HUD has established standards in working with landlords to improve profitability and increase rental income for units that will be occupied by very low and extremely low-income households. The tax credit program is intended to help provide adequate cash flow for rental property maintenance and improvements. The city’s endorsement of applications for government subsidies through private developers’ use of the tax credit program should be structured to ensure that the developer is renting units at rates that are substantially below market to meet the housing needs of very low and extremely low income households.

Much of the city’s rental housing is found in older historic buildings throughout the downtown, old north end and tree-area neighborhoods. In many cases, historic preservation can be a tool in facilitating the rehabilitation of the housing stock. Property owners of income-producing properties can utilize the federal Reinvestment Tax Credits to help finance the cost of making major improvements to the buildings. Historic preservation tax credits can be combined with Low Income Tax Credits to finance redevelopment projects in historic districts. The Laramie Downtown Historic District is listed on the Federal Register. The City could play an active role in informing and assisting property owners in the use of these and other incentives for rehabilitation in order to improve housing in Laramie.

The Issues for Special Needs Housing

The groups to be considered “special populations” are the elderly and frail elderly and non-elderly persons with disabilities including persons with mental illness, persons with mental retardation or developmental disabilities (MR/DD), persons with alcohol or other drug dependency and persons with HIV/AIDS or related diseases.

Elderly and Frail Elderly Persons

Seniors represent about 8.1% of Laramie’s population at the time of this study. National trends indicate that, beginning in the year 2010, a long-term shift in the age makeup of the population will occur. This shift is expected to last twenty-five years as baby boomers age and it is projected that those age 65 years or older may double in the next 25 years. Laramie’s elderly households were 23 percent renter-occupied and 77 percent owner-occupied households. Over half of the elderly that are renters were low income (0 to 50% of median income). A majority of these were experiencing housing cost burdens and 65 percent of this group reported experiencing housing problems.

In the owner category, 33 percent of total owner households in Laramie are low-income owners. About 64 percent of these low-income owners reported experiencing housing problems. There are approximately 1,558 elderly households, aged 65 or older, that are eligible for housing priced below 50-60% of median income. Fewer than one-half this number of subsidized elderly units that were needed were available at the time of the study. Despite a rising vacancy rate in the overall local rental housing market, there were no vacancies in subsidized elderly housing developments.

A group among the elderly is the “elderly frail” that, due to physical and/or mental reasons, has increasing difficulty with “instrumental activities of daily living”. There is a need for housing offering supportive services to assist tenants with activities of daily living.

Non-Elderly Persons with Disabilities

The Census classified “persons with disabilities” as persons that are age 16 or more with physical or developmental constraints, mental or emotional disturbance, AIDS, head injury, substance abuse problems, pregnant teens and frail elderly. Census data estimated that the population of persons with some form of disability, age 16 or older was about 5,800 people in Laramie. By the year 2010, Laramie could have as many as 7,500 non-institutional residents, age 16 or older, with some form of disability.

It was estimated in 2000 that about 2,400 of the total disabled persons had a severe disability. Social Service agencies predict that this population will increase to 3,500 by the year 2010.
According to the United Way, the concerns of persons with disabilities age 18-64 years in Laramie were primarily related to lack of income. Difficulty in budgeting, money to pay medical expenses, utility bills, not enough money for housing and food or clothing and living in housing that needs major repair all received high rankings among this group.

Approximately 25 percent of the 5,800 people with disabilities estimated to live in Laramie have disabilities for which they use special equipment and household adaptations. The Americans with Disabilities Act (ADA) requires that a percentage of new or substantially rehabilitated rental and multi-unit projects be accessible. Developers should be encouraged to go beyond the minimums established by regulation and pursue innovative ways to enhance convenience and accessibility for all residents with disabilities.

### Affordability of Special Needs Housing

Many persons with disabilities lack adequate income to be able to afford market rents. Therefore, rental subsidies for this group are a great need. As the population ages, the trend has been for older persons to look for smaller, more convenient, and easier to maintain housing.

### Accessibility

The Uniform Building Code, adopted by the City of Laramie, requires new construction to meet a set of standards for accessibility. Plans are reviewed for compliance with the Fair Housing Act and Americans with Disabilities Act.

Nationally, age 55 and over population groups are expected to be the fastest growing over the next decade. This will put an increasing demand for accessible units on the housing stock. An increasing demand for fully accessible units for disabled persons will result. According to the Tenant Survey, just over 4% of the respondents reported a household member with a physical disability and 10% of those had trouble finding housing that is suitable for their mobility impairment.

### Homeless Needs

It is anticipated that housing needs will continue to be underserved in the community for those who are homeless or at risk of becoming homeless. Based on current and anticipated population there is a high priority need for transitional housing for individuals and for families with children; and for housing combined with substance abuse treatment, life skills training, mental health care, health care, therapeutic care, respite care and other support services.

### Housing Conclusions

The HRG recognizes that housing is primarily a function of the private market, driven by economic development—whether or not a residential development is financially feasible and profitable. The government’s role in housing is to help ensure that housing is as affordable and available as possible by ensuring that its policies do not artificially inflate or deflate the cost of housing and to help households who could not otherwise afford the cost of market-rate housing to attain safe housing.

- Laramie is a community growing older with older homes. According to the 2000 Census, Laramie’s senior population will be the fastest increasing component of population over the next two decades while some younger age groups are expected to decrease.
- The low wage scale is found to have a profound effect on affordability. Many non-student households are cost burdened and considered “near” homeless.
- While the housing stock is older, most people are relatively satisfied with their homes. A major concern however is that a large number of persons reported that their homes needed repairs that they could not afford. An aging housing stock and the inability to afford repairs could greatly affect the condition of homes in this community in the future.
The demand for rentals created by the large number of students in this community has had a huge impact on homeownership and the condition of the housing stock. Almost 30% of the single-family homes currently serve as rental properties and an additional 5% of owner occupied homes contain rental units within them, a number which does not include homes that have been converted to multi-unit properties.

Rental profitability is low, investment incentive in rental property is currently based on appreciation. Cash flow in many units affects maintenance.

Tax credit housing, if not properly applied, could have a significant negative impact on housing availability and quality.

The community is in need of affordable assisted housing for low and very low-income households.

Accessible housing is in short supply, particularly that serving very low and low-income families.

Although there is limited data to assess the degree of homelessness in the community based on the number of cost burdened families, there appears to be need for 25-30 transitional housing units.

Many households and rental property owners are in need of assistance with home repairs.

Recommendations

The city should encourage private and public policies designed to provide adequate shelter for all residents through facilitation of the following:

- Development of housing that is affordable for all income categories and compatible with the level of income of Laramie’s workforce.
- Home ownership.
- Development of a good mix of housing types in all price ranges, based on present and future needs.
- Development of quality housing for our residents who have special needs such as very low-income households, the elderly, and the disabled.
- Preservation of existing houses and rehabilitation older neighborhoods through improved housing quality, condition, and their surroundings.
- Homeowners and tenants exhibition of pride in our community’s homes through good maintenance.
The Housing Action Plan

The HRG recommends the creation of a Housing Advisory Team (HAT) as a new committee of Council to deal with housing issues and help implement the action plan. The HRG determined that monetary and non-monetary assets for housing initiatives exist but the assets are dispersed among various organizations and individuals. Laramie could benefit greatly from the existence of a group that would bring together various parties to pool assets in support of a variety of housing initiatives to meet the needs of Laramie residents.

Action Items

The following represents the key actions that should be taken to begin to address the housing issues:

- Housing and Neighborhood Conservation
- Housing Production and Availability
- Special Needs Housing
- Housing Affordability
- Provision of Adequate Residential Sites
- Removal of Governmental Constraints
- Promotion of Equal Housing Opportunity

Housing and Neighborhood Conservation

Action Name: Property Standards

Description: Code enforcement of minimum property standards.

Rationale: The City Code Administration Division is responsible for enforcing both State and City regulations governing the maintenance of all buildings and properties. The Division handles complaints and inspections. Most of the complaints deal with property maintenance, substandard housing issues, junk and debris, and abandoned vehicles. The City of Laramie should coordinate enforcement resources and efforts through the Code Administration Division and systematically enforce compliance. Enforcement actions should be linked to provision of information about rehabilitation and upgrading programs and services, such as the HOME program.

Funding Source: City staff time.

Getting Started: Continue to carry out code enforcement activities as a means to maintain the quality of the housing stock and residential neighborhoods. Refer eligible homeowners, mobile home owners, and apartment owners to various programs for assistance.

Action Name: Low Interest Home Improvement Loan

Description: Loans of under $5,000 with interest below prevailing market rates.

Rationale: Meet most significant housing need identified in surveys.
**Funding Source:** WCDA has a Qualified Rehabilitation Loan program; Community Development Block Grants (CDBG) as they are awarded to Laramie.

**Getting Started:** Market program, educate public about loan requirements, provide TA on loan applications – Housing Facilitator.

**Action Name: Low Interest Rental Rehab Program**

**Description:** Revolving loan pool for landlords in target neighborhoods.

**Rationale:** Meet frequently cited need identified in surveys.

**Funding Source:** CDBG, bank CRA pool.

**Getting Started:** Council action to reserve CDBG funds as they become available.

**Action Name: Neighborhood Associations / Volunteer Competition**

**Description:** Foster the formation of neighborhood associations and use them as a forum to provide education about City policies and/or neighborhood issues. Solicit volunteers to work on yards, painting or minor home repairs for elderly or other special needs homeowners.

**Rationale:** Increase community involvement in housing issues. Address condition and affordability issues identified in survey and housing market study.

**Funding Source:** City staff time.

**Getting Started:** Assign staff responsibility; determine association boundaries. Promote awareness and track volunteer hours – Housing Facilitator.

**Housing Production and Availability**

**Action Name: Establish a Housing Clearinghouse**

**Description:** “One-stop shop” for landlord/tenant education, first time homebuyer counseling, developer technical assistance (TA) on government programs, grant writing, housing database and benchmarking of key indicators.

**Rationale:** Laramie needs someone focusing full-time on housing issues. In summary, if Laramie can dedicate $35,000 to $40,000 annually to fund one part-time Housing Facilitator that person could continually search for new grants and partnership opportunities, educate the public about existing WCDA and other programs, offer TA to developers pursuing state and federal assistance, and supervise several civic/volunteer programs listed below. Some HRG members also view the Clearinghouse as the first step toward an all-purpose, “funding conduit” for Laramie through which a wide variety of State and Federal programs would be administered. The “Housing Clearinghouse” is the linchpin for most subsequent strategies and thus should be the highest priority.
Funding Source: City General Funds to start, perhaps augmented by bank Community Reinvestment Act (CRA) contributions. Later would hopefully be self-perpetuating due to administrative retainage on grants.

Getting Started: Reassignment of existing City FTE to this position, or Council appropriation/job search for new hire. Contact bank community regarding CRA contribution.

Action Name: Housing Development

Description: Facilitate private development through regulatory framework and establish appropriate staffing levels for subdivision process.

Rationale: Increase stock of new homes and availability of housing types in all price ranges

Funding Source: City staff time to rewrite subdivision regulations. Allocate staff time or hire additional staff to support the regulations after their implementation.

Getting Started: Assign City staff to prepare regulations for Council approval.

Action Name: Local Home Improvement Fund

Description: Support establishment of a Housing Improvement Fund with a variety of mechanisms to:

- Convert renters to owners.
- Assist in funding "sweat equity" down payment programs.
- Finance home renovation programs.
- Fund housing renewal and replacement projects (capital costs only).
- The City could implement a number of programs to provide affordable homeownership opportunities for lower- and moderate-income households as well as special needs groups.

Rationale: Increase home ownership

Funding Source: CDBG, HOME, RDA

Special Needs Housing

Action Name: Low Interest Accessibility Loans/Grants

Description: Small loans or grants for homeowners or landlords to make accessibility improvements like ramps and bathroom modifications.

Rationale: Meet small but intense community need.

Funding Source: U.S. Department of Veterans Affairs (DOVA).
Getting Started: Contact DOVA to enquire about program eligibility - another good job for the Housing Facilitator.

**Action Name: Transitional Housing Units and Counseling**

*Description:* Provision of transitional housing for severe housing needs (homeless, etc.)

*Rationale:* Meet need for transitional housing in the community.

*Funding Source:* General Funds/partnership with non-profit such as Neighborhood Housing Service (NHS)

**Getting Started:** Contact nearest NHS chapter to inquire about partnership ideas.

**Housing Affordability**

**Action Name: Low Income Housing Tax Credits**

*Description:* Can be used to subsidize new construction or rehabilitation of existing units.

*Rationale:* Provide additional affordable housing for very low-income households.

*Funding Source:* Existing Federal program administered by the State.

**Getting Started:** City Technical Assistance to applicants - Housing Facilitator.

**Action Name: Multi-family Energy Efficiency Grants**

*Description:* Energy efficiency audit, followed by installation and monitoring of energy-saving improvements.

*Rationale:* Address affordability needs and increase energy efficiency.

*Funding Source:* U.S. Department of Energy (DOE) Rebuild America Program.

**Getting Started:** Contact DOE to enquire about program eligibility - Housing Facilitator.

**Provision of Adequate Residential Sites**

**Action Name: Land Acquisition/Land Trust**

*Description:* City policy of acquiring and banking land for affordable housing

*Rationale:* Cost of land was one of the most significant components identified in the housing market study as driving housing costs

*Funding Source:* City General Funds or land swaps with developers for density bonuses
Removal of Governmental Constraints

Action Name: Promote Adaptive Reuse

Description: Amend City Code to allow streamlined project review.

Rationale: Capitalize on community asset of vacant downtown buildings.

Funding Source: N/A, staff time to rewrite land use regulations.

Getting Started: City Council ratifying code amendments.

Action Name: Review of Zoning and Subdivision Ordinance

Description: Amend and Update City Code and Streamline Permitting Process

Rationale: To include policies in the City Comprehensive Plan that will ensure that the City’s requirements and standards do not act as a constraint to the development of affordable housing and take the required actions to enact revised a zoning ordinance that encourages development of housing options.

Funding Source: Staff time to rewrite land use regulations.

Getting Started: City Council ratifying code amendments.

Promotion of Equal Housing Opportunity

Action Name: Anti-Discrimination Program

Description: To promote fair housing, the City should adopt a Fair Housing Ordinance.

Funding Source: WCDA/CDBG, staff time-Housing Facilitator.

Getting Started: City Council adopting Ordinance.

This plan contains concepts and recommendations for action. The City Council reserves the ability to give specific direction for individual actions to be taken. The plan does not appropriate money or authorize any expenditure, nor does it set priorities for the use of staff time. Plan recommendations that require expenditure of City funds may be implemented from time to time by the City Council making appropriations and authorizing expenditures. Priorities for the use of staff time are set by the City Manager.

The plan is intended as a set of guidelines. If Council makes a decision that might be interpreted as inconsistent with the plan, Council will be presumed to have known and understood the plan and to have found that the health, safety, and general welfare of the community are served by the interpretation of the plan necessary to sustain Council’s action.
Implementation Strategy

The HRG recommends immediately creating a housing facilitation structure by: (1) forming a committee of Council (The Housing Alliance Team); (2) hiring a part-time housing facilitator; (3) setting up a housing foundation; and (3) establishing a Housing Reserve Fund.

Housing Facilitation Structure

The following housing facilitation structure should be created by the Laramie City Council to implement the Housing Study and Action Plan.

STEP 1 Form the Housing Alliance Team

A permanent main committee of City Council, called the Laramie Housing Alliance Team (HAT) should be established to bring together all parties to enhance housing opportunities on a long-term basis and help implement the Housing Study and Action Plan.

The role and responsibilities of the HAT should include the following:

- Facilitate all types of housing initiatives (both new housing and renewal of existing housing) and work to address housing issues in all areas of the city;
- Work with community groups to bring together the necessary partners for specific housing projects;
- Act as a bridge between community groups and City Council, the City Administration, and other government agencies;
- Provide information concerning all available housing assistance programs to interested parties;
- Increase awareness of housing problems in Laramie;
- Review applications for City support for housing projects and make recommendations to Council;
- Make recommendations to City Council concerning housing policy, incentive programs, and barriers to housing development;
- Facilitate land assembly and the development of housing foundations or trusts that will encourage a mix of housing development through provision of technical assistance; and
- Oversee the implementation of the recommendations of the Housing Study and Action Plan and regularly update data and Action Plan.

STEP 2 Hire a Housing Facilitator

The City of Laramie could establish a Housing Facilitator position that would:

- Facilitate partnerships of various parties (government, community organizations, private sector) to enhance housing opportunities;
- Work with City staff to amend City processes and regulations that act as barriers to housing development;
- Help create a "one-stop shop" for landlord/tenant education, first time homebuyer counseling, developer technical assistance on government programs, grant writing, housing database and benchmarking of key indicators; and

- Serve as a staff and resource person to the HAT.

The City could commit General Funds to start, perhaps augmented by bank Community Reinvestment Act (CRA) contributions. Later, funding for the position could be self-perpetuating due to administrative fees retained on grants.

STEP 3 Set Up a Housing Foundation

The HAT should facilitate the establishment of a broad-based housing foundation to raise funds for housing projects in the City. Although the City of Laramie can do much to facilitate housing development, it is necessary to engage other participants such as other levels of government, housing organizations, lending institutions and private industry in a coordinated effort to achieve community objectives. A model that has been used successfully in other cities is the establishment of a housing foundation with representation from the various participants. Possible activities for the foundation could include:

- Fundraising for housing projects and specific housing funds;
- Administration of a community trust for the development of housing units;
- Provision of financial assistance for low-income families and individuals for mortgages and down payments, including mortgage guarantees;
- Facilitation of co-operatives;
- Advocating for housing issues to all levels of government; and
- Increasing the level of awareness of social and affordable housing issues.

STEP 4 Establish a Housing Reserve Fund

The City of Laramie should establish a housing reserve fund and make annual budget allocations to the fund to support grants and other efforts for key community housing development projects. City support shows that the City is committed to the project and provides an important portion of the project funding.
Housing Characteristics

City of Laramie

The data reported in this section comes from recently released Census 2000 reports. Data in the report from other sources, including BBC and UW, were based on 1990 Census reports and estimates, and may differ.

Prepared by City of Laramie Planning Division

Datasets from Census 2000 Summary File 3, released May, 2003
### City of Laramie Units and Valuations

<table>
<thead>
<tr>
<th>Year</th>
<th>Single Family Residence</th>
<th>Valuation</th>
<th>Avg. Value</th>
<th>Multi-Family Residence</th>
<th>Valuation</th>
<th>Avg Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number of Permits</td>
<td></td>
<td></td>
<td>Number of Units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1990</td>
<td>13</td>
<td>$1,010,232</td>
<td>$63,140</td>
<td>12</td>
<td>$232,321</td>
<td>$116,161</td>
</tr>
<tr>
<td>1991</td>
<td>26</td>
<td>$2,052,022</td>
<td>$78,924</td>
<td>16</td>
<td>$284,822</td>
<td>$142,411</td>
</tr>
<tr>
<td>1992</td>
<td>29</td>
<td>$2,752,297</td>
<td>$94,907</td>
<td>19</td>
<td>$442,650</td>
<td>$147,550</td>
</tr>
<tr>
<td>1993</td>
<td>32</td>
<td>$3,075,772</td>
<td>$96,118</td>
<td>119</td>
<td>$5,928,432</td>
<td>$269,474</td>
</tr>
<tr>
<td>1994</td>
<td>47</td>
<td>$4,980,704</td>
<td>$105,972</td>
<td>111</td>
<td>$3,857,286</td>
<td>$203,015</td>
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<tr>
<td>1995</td>
<td>62</td>
<td>$6,196,639</td>
<td>$99,946</td>
<td>94</td>
<td>$4,009,488</td>
<td>$222,749</td>
</tr>
<tr>
<td>1996</td>
<td>55</td>
<td>$5,589,043</td>
<td>$101,619</td>
<td>28</td>
<td>$1,376,452</td>
<td>$196,636</td>
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<tr>
<td>1997</td>
<td>57</td>
<td>$6,294,247</td>
<td>$110,425</td>
<td>59</td>
<td>$2,630,858</td>
<td>$125,279</td>
</tr>
<tr>
<td>1998</td>
<td>41</td>
<td>$4,662,501</td>
<td>$113,720</td>
<td>18</td>
<td>$2,087,029</td>
<td>$231,892</td>
</tr>
<tr>
<td>1999</td>
<td>43</td>
<td>$6,621,495</td>
<td>$153,988</td>
<td>104</td>
<td>$4,407,679</td>
<td>$400,698</td>
</tr>
<tr>
<td>2000</td>
<td>46</td>
<td>$5,627,353</td>
<td>$122,334</td>
<td>4</td>
<td>$57,096</td>
<td>$128,548</td>
</tr>
<tr>
<td>2001</td>
<td>59</td>
<td>$6,039,996</td>
<td>$102,373</td>
<td>149</td>
<td>$8,360,291</td>
<td>$597,164</td>
</tr>
<tr>
<td>2002</td>
<td>81</td>
<td>$9,703,766</td>
<td>$119,800</td>
<td>10</td>
<td>$573,500</td>
<td>$191,167</td>
</tr>
</tbody>
</table>

### Single and Multi-Family Units Issued

- **Single family Units**
- **Multi-family units**

Data from City of Laramie Building Department
## City of Laramie Distribution of Dwelling Units by Age

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Count</th>
<th>%</th>
<th>Years Old</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Before 1939</td>
<td>2,187</td>
<td>18.2%</td>
<td>60 or more</td>
<td>18.2%</td>
</tr>
<tr>
<td>1940-1949</td>
<td>1,022</td>
<td>8.5%</td>
<td>50 or more</td>
<td>26.7%</td>
</tr>
<tr>
<td>1950-1959</td>
<td>1,679</td>
<td>14.0%</td>
<td>40 or more</td>
<td>40.7%</td>
</tr>
<tr>
<td>1960-1969</td>
<td>1,700</td>
<td>14.2%</td>
<td>30 or more</td>
<td>54.9%</td>
</tr>
<tr>
<td>1970-1979</td>
<td>2,675</td>
<td>22.3%</td>
<td>20 or more</td>
<td>77.2%</td>
</tr>
<tr>
<td>1980-1989</td>
<td>1,633</td>
<td>13.6%</td>
<td>10 or more</td>
<td>90.8%</td>
</tr>
<tr>
<td>1990-1994</td>
<td>323</td>
<td>2.7%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1995-1998</td>
<td>629</td>
<td>5.2%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1999-2000</td>
<td>153</td>
<td>1.3%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

77.2% over 20 years old

---

### Distribution of Dwelling Units by Year Built

**Census 2000 Summary File 3-sample data release May 2003 for City of Laramie**
City of Laramie Housing Distribution by Type of Unit

<table>
<thead>
<tr>
<th># of Units in Structure</th>
<th>Type of Unit</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Single-family Detached</td>
<td>5,555</td>
</tr>
<tr>
<td>1</td>
<td>Single-Family Attached</td>
<td>879</td>
</tr>
<tr>
<td><strong>Single Family Total</strong></td>
<td></td>
<td>6,434</td>
</tr>
<tr>
<td>2</td>
<td>Multi-Family</td>
<td>1,001</td>
</tr>
<tr>
<td>3-4</td>
<td>Multi-Family</td>
<td>1,198</td>
</tr>
<tr>
<td>5-9</td>
<td>Multi-Family</td>
<td>1,146</td>
</tr>
<tr>
<td>10-19</td>
<td>Multi-Family</td>
<td>510</td>
</tr>
<tr>
<td>20-49</td>
<td>Multi-Family</td>
<td>432</td>
</tr>
<tr>
<td>50-more</td>
<td>Multi-Family</td>
<td>228</td>
</tr>
<tr>
<td><strong>Multi-Family Total</strong></td>
<td></td>
<td>4,515</td>
</tr>
<tr>
<td>1</td>
<td>Mobile home</td>
<td>1,049</td>
</tr>
<tr>
<td>1</td>
<td>Boat, RV, van, etc.</td>
<td>3</td>
</tr>
<tr>
<td><strong>Mobile Home and Misc. Total</strong></td>
<td></td>
<td>1,052</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td></td>
<td>12,001</td>
</tr>
</tbody>
</table>

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Released May, 2003. City of Laramie Data
Plumbing Facilities
The data on plumbing facilities were obtained from both occupied and vacant housing units. Complete plumbing facilities include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit.

Kitchen Facilities
Data on kitchen facilities were obtained from questionnaire item H11, which was provided by the owners or occupants at both occupied and vacant housing units. A unit has complete kitchen facilities when it has all of the following: (1) an installed sink with piped water, (2) a range, cook top and convection or microwave oven, or cook stove, and (3) a refrigerator. All kitchen facilities must be located in the structure. They need not be in the same room. Portable cooking equipment is not considered a range or cook stove. An ice box is not considered to be a refrigerator.

House Heating Fuel
The data on house heating fuel were obtained from answers to long-form questionnaire Item 42, which was asked on a sample basis at occupied housing units. The data show the type of fuel used most often to heat the house, apartment, or mobile home. Deficient heating includes those units heated by coal or coke only, by wood only, by solar only, by other fuel only, or no fuel used.

As with all Census data, condition of units is self-reported.
### City of Laramie Housing Distribution by Occupancy

<table>
<thead>
<tr>
<th>Occupancy</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renter Occupied</td>
<td>5,970</td>
</tr>
<tr>
<td>Owner Occupied</td>
<td>5,405</td>
</tr>
<tr>
<td>Vacant (not currently occupied)</td>
<td>636</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>12,011</strong></td>
</tr>
</tbody>
</table>

![Housing by Occupancy](image)

**Data Set:** Census 2000 Summary File 3 (SF 3) - Sample Data released May of 2003 for City of Laramie

**Occupancy:** Census Data for occupancy is self-reported by owners and residents, and was collected in March of 2000.
City of Laramie Owner Occupied Homes by Value

Distribution of Owner-Occupied Homes by Value

<table>
<thead>
<tr>
<th>Value in $ (2000)</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $50,000</td>
<td>686</td>
</tr>
<tr>
<td>$50,000-$99,999</td>
<td>1596</td>
</tr>
<tr>
<td>$100,000-$149,999</td>
<td>2,016</td>
</tr>
<tr>
<td>$150,000-$199,999</td>
<td>692</td>
</tr>
<tr>
<td>$200,000-$299,999</td>
<td>350</td>
</tr>
<tr>
<td>Over $300,000</td>
<td>65</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>5405</strong></td>
</tr>
</tbody>
</table>

**Value:** Value is the respondent's estimate of how much the property would sell for if it were for sale.

**Data Set:** Census 2000 Summary File 3 (SF 3) - Sample Data released May, 2003. Data for City of Laramie
City of Laramie
Housing Survey
(Final Report)

April 2002

Survey Research Center
University of Wyoming
P.O.Box 3925
Laramie, Wyoming 82071
CITY OF LARAMIE HOUSING SURVEY, 2001

Final Report

by

Bistra Anatchkova, Manager, and Burke Grandjean, Director

University of Wyoming Survey Research Center

with the assistance of

Trish Huckfeldt, Research Aid, UW Survey Research Center
Erika Mazza, Graduate Assistant, College of Agriculture

SRC Technical Report No. 203
April, 2002
CITY OF LARAMIE HOUSING SURVEY 2001

The City of Laramie recently contracted with the Survey Research Center (SRC) at the University of Wyoming to complete a substantial part of the Housing Survey of Laramie. This document summarizes the major results of the SRC portion of the study.

DESCRIPTION OF THE SURVEY

The City of Laramie Housing Survey 2001 was designed to be carried out as three studies using three separate and independent questionnaires: the Study of Tenants, the Study of Landlords and the Study of Homeowners. The three questionnaires were developed by BBC Research and Consulting in Denver. The SRC was not involved in the development of the Homeowners and Landlords questionnaires and provided only consulting on these.

The Survey Research Center was contracted to do some work on the Tenants questionnaire. This involved the conducting of a focus group discussion. Analysis of the discussion and of the questionnaires completed by the participants led to some changes in the questionnaire, after which the latter was finalized by the SRC.

The survey method envisioned the Homeowners and Landlords studies to be conducted as mail surveys with one mailing of the questionnaire (November 13th) and a second mailing of a reminder card to all who had not responded yet (first week of December). The Study of Tenants was designed with one mailing of the questionnaire, (November 13th) followed by a second mailing of the questionnaire (first week of December), followed by phone interviews with those who had not returned their completed questionnaires and for whom we were able to find phone numbers.

The City of Laramie compiled the lists of homeowners, landlords, and tenants. The Survey Research Center drew random samples from those lists. The City handled all the mailings. A total of 1018 questionnaires were mailed out to homeowners, 930 to landlords, and 1149 to tenants. These sample sizes were reduced as follows. A total of 42 homeowner mailings were returned as either vacant properties or as not eligible in other ways. A total of 159 landlord mailings were returned as either incorrect addresses or with a reply that the recipients did not own rental property. A total of 239 tenant mailings were returned as either bad addresses, vacant property, or occupied by homeowners. Thus the sample of homeowners was reduced to 976, of landlords to 771, and of tenants to 910.

As of the cut-off dates (January 4, 2002 for homeowners and tenants, and January 9, 2002 for landlords) the SRC had received 511 completed homeowner questionnaires, 195 completed landlord questionnaires, and a total of 431 tenant questionnaires. Of the 431 tenant questionnaires 166 were completed by way of telephone interviews. Random samples of these sizes yield approximate margins of error of 4 percentage points, plus or minus, for the homeowners study, 5 percentage points, plus or minus, for the tenants study, and 7 percentage points, plus or minus, for the landlords study, all at the 95% level of confidence. These numbers give a response rate of 52% for homeowners, 25% for landlords and 47% for tenants.

STRUCTURE OF THE REPORT

The results of the three separate parts of the Laramie Housing Study are presented in a report consisting of three independent sections. Section I gives the frequency distributions of the responses
of homeowners, Section II gives the responses of landlords, and Section III gives the responses of tenants. In Section III, alongside the frequency distributions of the responses of all tenants combined, the responses of the subset who completed the questionnaire by way of telephone interviews (166 cases in all) are presented. Each section of the report incorporates a series of Appendices where the responses to the open-ended questions are listed. In addition to this, a copy of the respective original questionnaire is attached at the end of each section.

In the text that follows (Selected Highlights) the percentages given represent the frequency distributions of responses where “No Answers” have been excluded from the calculations. In the main body of this report “No Answers” are included in the percentages, which may therefore differ slightly from the figures reported immediately below.

**SELECTED HIGHLIGHTS**

- Both homeowners (Q13 in the homeowner questionnaire) and tenants (Q16 in the tenant questionnaire) were asked how satisfied they were with their homes. Interestingly, despite the many complaints that tenants expressed in their open-ended comments (Q35), they do not appear to be markedly less satisfied than homeowners. On the 1 to 10 scale of satisfaction (where 1 is “Very Dissatisfied” and 10 is “Very Satisfied”) 63% of homeowners, and 54% of tenants give an 8 or higher. The mean is 7.7 for homeowners and 7.2 for tenants. The median is 8 for both groups. So, more than half of Laramie renters appear to be very satisfied with their rented housing.

Related to these findings is the question asked of landlords to rate the condition of their rental units on a scale of 1 to 10 (where 1 is equal to “Poor” and 10 is equal to “Excellent”). 64% of landlords rate their units at 8 or higher, somewhat more than the 54% of tenants who rate their satisfaction this high.

The response rate to the question “How many of your rental units would you classify as being in poor or fair condition” asked of landlords is very low, only 12%. All of those responding admit to having at least one rental unit in poor or fair condition. We can speculate that many of the non-responses may mean reluctance to admit to operating rental units in poor condition.

- All three groups were asked how old are their housing structures, as homeowners (Q9 in the homeowner questionnaire), as tenants (Q3A in the tenant questionnaire), or as landlords (Q27). Although the response categories were different for the three groups, the results allow for some comparisons. As can be seen from Table 1, the judgment of tenants about the age of the housing structure they live in does not differ much from the age distribution of owned homes, especially concerning the newest and the older structures. Or in other words, to the best of their knowledge on average tenants appear to live in homes that are not very much older than those in which homeowners live.

Only 27% of tenants report rental units older than 50 years, while 41% of landlords report operating rental property units older than 50 years. Conversely, 28% of tenants think of the rental units they live in as being less than 30 years old, while only 17% of landlords report renting out units that are less than 30 years old. One plausible explanation of the seeming discrepancy between the accounts of landlords and those of tenants is misperception on the part of tenants. However, it is also possible that both sets of results are accurate. Landlords renting newer, larger complexes might well comprise a small proportion of all landlords but
account for a large proportion of all rental units. Without further inquiries and statistical analysis no further conclusions can be drawn.

Table 1

<table>
<thead>
<tr>
<th>Age of Structure</th>
<th>Q9. Homeowners</th>
<th>Q3A. Tenants</th>
<th>Q. 27. Landlords</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 10 years</td>
<td>6.4%</td>
<td>8.6%</td>
<td>3.3%</td>
</tr>
<tr>
<td>Less than 20 years</td>
<td>44.6%</td>
<td>27.8%</td>
<td>16.9%</td>
</tr>
<tr>
<td>Less than 30 years</td>
<td>58.0%</td>
<td>50.8%</td>
<td>33.7%</td>
</tr>
<tr>
<td>More than 50 years</td>
<td>24.4%</td>
<td>27.3%</td>
<td>40.8%</td>
</tr>
</tbody>
</table>

Homeowners were asked how much their mortgage was and tenants were asked how much the total rent paid for the rental unit they live in was (including what they pay and what all their roommates and family members pay). Clearly, as can be seen from Table 2, mortgage payments are higher than rent.

Table 2

<table>
<thead>
<tr>
<th>Mortgage or rent payments</th>
<th>Q6. Homeowners</th>
<th>Q8. Tenants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $600</td>
<td>32.5%</td>
<td>75.9%</td>
</tr>
<tr>
<td>Less than $800</td>
<td>59.7%</td>
<td>90.8%</td>
</tr>
<tr>
<td>Less than $1,000</td>
<td>81.3%</td>
<td>96.2%</td>
</tr>
</tbody>
</table>

Only a third of homeowners pay less than $600 in mortgage, while three quarters of tenants report that the total rent for the rental unit they live in is less than $600.

Also of interest is a comparison between the utility bills of homeowners and tenants. For tenants the bills refer to utilities that are not included in the rent. As can be seen from Table 3 the utility bills of rental properties are generally lower than those of homeowners.

Table 3

<table>
<thead>
<tr>
<th>Utility bill</th>
<th>Q8. Homeowners</th>
<th>Q10. Tenants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $100</td>
<td>9.5%</td>
<td>47.3%</td>
</tr>
<tr>
<td>Less than $150</td>
<td>32.2%</td>
<td>68.5%</td>
</tr>
<tr>
<td>Less than $200</td>
<td>65.9%</td>
<td>80.0%</td>
</tr>
</tbody>
</table>

Part of this difference can be attributed to the fact that tenants were asked about their utility bill in the most recent month, which would have been either October or November (depending on when the questionnaire was filled out). Hence the aggregate results for tenants give an average for these 2 months (with no winter months included). Homeowners were asked about their average monthly utility bill. Also, about 80% of tenants report that water/sewer and the same percentage report that trash pick-up are included in rent, and 30% report that heat/gas are included in rent. Given this no firm conclusions can be made about utility bills associated with rental units as opposed to owner-occupied dwellings. But the data do not suggest that tenants carry a heavier burden of utility bills than homeowners do.

Before we attempt further comparisons it is important to have a better understanding of the income levels of these groups (Table 4).

Table 4

<table>
<thead>
<tr>
<th>Income</th>
<th>Q21. Homeowners’ Household Income</th>
<th>Q29. Tenants (Total income of everyone in unit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $40,000</td>
<td>39.3%</td>
<td>85.5%</td>
</tr>
<tr>
<td>Less than $50,000</td>
<td>52.5%</td>
<td>92.7%</td>
</tr>
<tr>
<td>Less than $75,000</td>
<td>77.7%</td>
<td>98.9%</td>
</tr>
</tbody>
</table>
Clearly, tenants in Laramie have much lower incomes than homeowners. This to a very large extent can be explained by the fact that many tenants in Laramie are students.

- How do mortgage and income compare? What is the relationship of mortgage (actual in the case of homeowners and anticipated and planned in the case of tenants) to income?

About a third of homeowners have paid off their home, so there is no mortgage on it (Q7). And for an additional 40% of homeowners their mortgage payments represent less than 30% of their income (Q7).

70% of tenants say they would prefer to own their home. Of those that would prefer to own their home, 65% report that with their present income they would be able to pay up to $600 in mortgage; 87%, up to $800 in mortgage; and only 5% say they would be able to pay more than $1,000 in mortgage.

Let us compare the anticipation of tenants to reality. As can be seen from Table 2, in Laramie only 33% of homeowners have mortgage payments of less than $600, and only 60% of less than $800, while 19% pay $1,000 and more in mortgage.

These data point to the conclusion that present Laramie tenants cannot have the same mortgage distribution as do present Laramie homeowners; i.e. they would most likely be looking on average at more modest housing. In addition, given their much lower incomes it seems unlikely that present Laramie tenants would be able to start out with the same proportion of their incomes going toward mortgage as is the case of present Laramie homeowners. Three quarters of homeowners have less than 30% of their incomes going toward mortgage payments, but few tenants, should they become Laramie homeowners tomorrow, would be able to fit mortgage payments so comfortably within their incomes.
Laramie Area Homeowner Survey 2001

Respondents = 511

Your Housing

1. Do you own or rent your home?
   - 100% Own
   - 0.0% Rent

2. Check the box next to the description that best describes your home:
   - 80.6% Single-family, detached house
   - 7.0% Town house
   - 0.4% Condominium
   - 6.8% Mobile home/Trailer
   - 3.1% Manufactured house on permanent foundation
   - 0.2% Apartment
   - 0.0% Rooming house/Boarding house
   - 1.6% Other (Please describe): __________________________
   - 0.2% No answer

   *FOR "OTHER" PLEASE SEE APPENDIX I FOR COMPLETE TEXT LISTINGS.*

3. How many bedrooms (with closets) are in your home?
   - 0.0% 0 bedrooms (studio/efficiency)
   - 2.5% 1 bedroom
   - 19.2% 2 bedrooms
   - 39.5% 3 bedrooms
   - 27.2% 4 bedrooms
   - 11.4% 5 or more bedrooms
   - 0.2% No answer
4. How long have you lived in your home?

- 5.3% Less than 6 months
- 4.3% 6 months to 1 year
- 7.2% 1 to 2 years
- 6.1% 2 to 3 years
- 8.6% 3 to 4 years
- 3.7% 4 to 5 years
- 17.6% 5 to 10 years
- 46.8% More than 10 years
- 0.4% No answer

5. How much longer do you intend to live in your current home?

- 4.3% Less than 1 year
- 6.1% 1 year to 2 years
- 13.1% 2 to 4 years
- 73.4% More than 4 years
- 3.1% No answer

6. What is your total monthly mortgage payment?

- 1.8% Less than $300
- 1.6% $300 to $349
- 1.6% $350 to $399
- 2.7% $400 to $449
- 4.1% $450 to $499
- 8.6% $500 to $599
- 8.0% $600 to $699
- 9.0% $700 to $799
- 7.4% $800 to $899
- 6.1% $900 to $999
- 10.6% $1,000 to $1,499
- 1.2% $1,500 or more
- 35.8% Home paid for, no mortgage
- 0.6% Other (specify):
- 1.0% No answer

“For "OTHER" PLEASE SEE APPENDIX II FOR COMPLETE TEXT LISTINGS.

7. How much of your monthly household income do you pay in mortgage payment(s) for your current home?

- 39.9% Less than 30 percent
- 20.7% More than 30 percent but less than 50 percent
- 2.5% More than 50 percent
- 31.5% Home paid for, no mortgage
- 5.3% No answer
8. What is your average monthly bill for all utilities (including water, sewer, garbage, gas, and electric)?

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.0%</td>
<td>Less than $25</td>
</tr>
<tr>
<td>0.6%</td>
<td>$25 to $49</td>
</tr>
<tr>
<td>2.9%</td>
<td>$50 to $74</td>
</tr>
<tr>
<td>5.5%</td>
<td>$75 to $99</td>
</tr>
<tr>
<td>10.4%</td>
<td>$100 to $124</td>
</tr>
<tr>
<td>11.4%</td>
<td>$125 to $149</td>
</tr>
<tr>
<td>18.2%</td>
<td>$150 to $174</td>
</tr>
<tr>
<td>13.9%</td>
<td>$175 to $199</td>
</tr>
<tr>
<td>0.0%</td>
<td>$200 to $249</td>
</tr>
<tr>
<td>7.8%</td>
<td>$250 to $299</td>
</tr>
<tr>
<td>4.7%</td>
<td>$300 to $349</td>
</tr>
<tr>
<td>2.5%</td>
<td>$350 to $399</td>
</tr>
<tr>
<td>2.3%</td>
<td>$400 to $449</td>
</tr>
<tr>
<td>0.4%</td>
<td>$450 to $499</td>
</tr>
<tr>
<td>1.0%</td>
<td>$500 or more</td>
</tr>
<tr>
<td>4.7%</td>
<td>No answer</td>
</tr>
</tbody>
</table>

9. Approximately when was your home built?

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Year Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.4%</td>
<td>2000 to 2001</td>
</tr>
<tr>
<td>5.9%</td>
<td>1990 to 1999</td>
</tr>
<tr>
<td>14.9%</td>
<td>1980 to 1989</td>
</tr>
<tr>
<td>22.9%</td>
<td>1970 to 1979</td>
</tr>
<tr>
<td>13.9%</td>
<td>1960 to 1969</td>
</tr>
<tr>
<td>16.6%</td>
<td>1950 to 1959</td>
</tr>
<tr>
<td>6.5%</td>
<td>1940 to 1949</td>
</tr>
<tr>
<td>17.6%</td>
<td>1939 or earlier</td>
</tr>
<tr>
<td>0.4%</td>
<td>No answer</td>
</tr>
</tbody>
</table>

10. Please check how much you have spent on home repairs over the past five years.

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>20.2%</td>
<td>$0 to $999</td>
</tr>
<tr>
<td>21.7%</td>
<td>$1,000 to $2,499</td>
</tr>
<tr>
<td>16.4%</td>
<td>$2,500 to $4,999</td>
</tr>
<tr>
<td>19.8%</td>
<td>$5,000 to $9,999</td>
</tr>
<tr>
<td>9.4%</td>
<td>$10,000 to $14,999</td>
</tr>
<tr>
<td>3.3%</td>
<td>$15,000 to $19,999</td>
</tr>
<tr>
<td>7.8%</td>
<td>More than $20,000</td>
</tr>
<tr>
<td>1.4%</td>
<td>No answer</td>
</tr>
</tbody>
</table>

11. Were you able to pay for those repairs without financial assistance from a government or non-profit agency (other than bank loans)?

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>91.4%</td>
<td>Yes</td>
</tr>
<tr>
<td>7.8%</td>
<td>No</td>
</tr>
<tr>
<td>0.8%</td>
<td>No answer</td>
</tr>
</tbody>
</table>
12. Are there needed repairs that you have not made to your home because you cannot afford to pay for them?

39.5% Yes
59.9% No
0.6% No answer

(If you answered "Yes" to Question 12, please answer Question 12a. If not, please skip to Question 13.)

12a. Please indicate how much those repairs are anticipated to cost.

5.0% $0 to $999
17.3% $1,000 to $2,499
21.3% $2,500 to $4,999
27.2% $5,000 to $9,999
12.4% $10,000 to $14,999
10.4% $15,000 to $19,999
5.0% More than $20,000
1.5% No answer

13. On a scale of 1 to 10, with 1 meaning very dissatisfied and 10 meaning very satisfied, please rate your satisfaction with your home by circling the appropriate number. (Mean = 7.7)

0.0% 1 Very Dissatisfied
1.6% 2
2.3% 3
4.1% 4
6.5% 5
7.4% 6
14.7% 7
24.9% 8
16.6% 9
20.5% 10 Very Satisfied
1.4% No answer
(If you circled a number between 1 and 4, please answer Question 13a. If not, please skip to Question 14.)

13a. If you are not satisfied with your current home, please indicate why. *(Check all that apply.)*

- 79.3% Does not apply/satisfied
- 3.1% Mortgage expense
- 5.1% Repair and maintenance expense
- 3.9% Condition
- 2.9% Convenience of location
- 1.8% Safety of location
- 6.5% Size
- 0.6% Accessibility
- 1.8% Change in living situation (ex. baby, marriage)
- 1.8% Limited amenities (specify): ________________
- 3.9% Other (specify): _______________________
- 6.8% No answer

*FOR "LIMITED AMENITIES" PLEASE SEE APPENDIX III FOR COMPLETE TEXT LISTINGS.

*FOR "OTHER" PLEASE SEE APPENDIX IV FOR COMPLETE TEXT LISTINGS.

14. Do you have one or more rental units within your home or on your property?

- 5.7% Yes
- 93.9% No
- 0.4% No answer

(If you answered "Yes" to Question 14, please answer Questions 14a through 14e. If not, please skip to Question 15.)

14a. How many rental units do you have in or on your property?

- 86.2% One
- 10.3% Two
- 0.0% Three
- 3.4% Four or more
14b. How many of the following types of units do you own? *(Please check all that apply.)*

<table>
<thead>
<tr>
<th>Basement apartment</th>
<th>As a percentage of all rental units in home or on property</th>
<th>Households that report having these types of rental units in/on their property as a percentage of all households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement apartment</td>
<td>58%</td>
<td>3.1%</td>
</tr>
<tr>
<td>Attic apartment</td>
<td>6.5%</td>
<td>0.4%</td>
</tr>
<tr>
<td>Garage apartment</td>
<td>3.2%</td>
<td>0.2%</td>
</tr>
<tr>
<td>Duplex unit</td>
<td>9.7%</td>
<td>0.4%</td>
</tr>
<tr>
<td>Other (specify)</td>
<td>22.6%</td>
<td>1.2%</td>
</tr>
</tbody>
</table>

*FOR "OTHER" PLEASE SEE APPENDIX V FOR COMPLETE TEXT LISTINGS.*

14c. How many renters live on your property? *(Mean = 1.8)*

- 41.4% 1 renter
- 20.7% 2 renters
- 6.9% 3 renters
- 3.4% 4 or more renters
- 27.6% No answer

14d. As part of this research, owners of rental property in Laramie have also been surveyed. Did you receive a copy of that survey?

- 10.3% Yes
- 86.2% No
- 3.4% No answer

*(If you answered "Yes" to Question 14d, please answer Question 14e. If not, please skip to Question 15.)*

14e. Did you complete and return the survey?

- 66.7% Yes
- 33.3% No
Household Characteristics

15. Not including renters, how many people (including yourself) live in your home?

- 23.7% 1
- 40.3% 2
- 13.3% 3
- 15.9% 4
- 2.7% 5
- 1.8% 6
- 1.2% 7
- 0.0% 8
- 0.2% 9
- 0.0% 10 or more
- 1.0% No answer

16. Do any of these people operate a business out of your home?

- 12.7% Yes
- 85.7% No
- 1.6% No answer

17. How many people in your dwelling are full-time college, university or vocational students?

- 11.5% 1
- 3.1% 2
- 0.4% 3
- 0.0% 4
- 0.0% 5
- 0.0% 6
- 0.0% 7
- 0.0% 8
- 0.0% 9
- 0.0% 10 or more
- 84.9% No answer

(If you indicated "1" or more, please answer Question 17a. If not, please skip to Question 18.)

17a. Was this house purchased with the primary goal of providing housing for one or more of these students?

- 35.9% Yes
- 61.5% No
- 2.6% No answer
18. Are there any persons over 18 years of age living with you who would prefer to live on their own?

7.8% Yes  
85.9% No  
6.3% No answer

(If you answered "Yes" to Question 18, please answer Question 18a. If not, please skip to Question 19.)

18a. What are the primary reasons they are living with you? (Please check all that apply.)*

- 80.0% Affordability of other housing
- 20.0% Quality of other housing
- 12.5% Unable to live independently
- 5.0% Availability of housing that meets their needs (specify): _____________________________
- 7.5% Other (specify): _________________________________________________________________
- 5.0% No answer

* FOR "AVAILABILITY OF HOUSING THAT MEETS THEIR NEEDS" PLEASE SEE APPENDIX VI FOR COMPLETE TEXT LISTINGS.

* FOR "OTHER" PLEASE SEE APPENDIX VII FOR COMPLETE TEXT LISTINGS.

19. Do you or any members of your household have a physical disability?

13.3% Yes  
85.3% No  
1.4% No answer

(If you answered "Yes" to Question 19, please answer Question 19a through 19f. If not, please skip to Question 20.)

19a. How many people in your household have physical disabilities? (Mean = 1.2)

- 82.4% 1 person
- 14.7% 2 persons
- 1.5% 3 persons
- 1.5% No answer
19b. What are the ages of the people in your household with physical disabilities?

<table>
<thead>
<tr>
<th>Age group</th>
<th>Households with disabled people that report having at least one disabled person in the respective age group*</th>
<th>Age distribution of the disabled household members</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 or younger</td>
<td>1.5%</td>
<td>1.3%</td>
</tr>
<tr>
<td>6 to 19</td>
<td>5.9%</td>
<td>5.1%</td>
</tr>
<tr>
<td>20 to 29</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>30 to 39</td>
<td>7.4%</td>
<td>6.3%</td>
</tr>
<tr>
<td>40 to 49</td>
<td>7.4%</td>
<td>6.3%</td>
</tr>
<tr>
<td>50 to 59</td>
<td>29.4%</td>
<td>25.3%</td>
</tr>
<tr>
<td>60 to 69</td>
<td>13.2%</td>
<td>11.4%</td>
</tr>
<tr>
<td>70 to 79</td>
<td>32.4%</td>
<td>27.8%</td>
</tr>
<tr>
<td>80 and older</td>
<td>19.1%</td>
<td>16.5%</td>
</tr>
</tbody>
</table>

19c. Do these physical disabilities limit mobility?

60.3% Yes
33.8% No
5.9% No answer

19d. Did you have difficulty finding accessible housing?

11.8% Yes
33.8% No
36.8% Disability did not require accessible housing
17.6% No answer

19e. Did you have difficulty finding adaptable housing?

11.8% Yes
30.9% No
36.8% Disability did not require accessible housing
20.6% No answer

19f. Does your current home meet your accessibility needs?

83.8% Yes
7.4% No
8.8% No answer
20. Please enter the ages of all occupants of your household.

<table>
<thead>
<tr>
<th>Age group</th>
<th>Households that report having at least one person in the respective age group*</th>
<th>Age distribution of all household members</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 or younger</td>
<td>15.3%</td>
<td>6.2%</td>
</tr>
<tr>
<td>6 to 19</td>
<td>49.2%</td>
<td>19.9%</td>
</tr>
<tr>
<td>20 to 29</td>
<td>22.5%</td>
<td>9.1%</td>
</tr>
<tr>
<td>30 to 39</td>
<td>29.2%</td>
<td>11.8%</td>
</tr>
<tr>
<td>40 to 49</td>
<td>44.1%</td>
<td>17.9%</td>
</tr>
<tr>
<td>50 to 59</td>
<td>41.4%</td>
<td>16.7%</td>
</tr>
<tr>
<td>60 to 69</td>
<td>19.3%</td>
<td>7.8%</td>
</tr>
<tr>
<td>70 to 79</td>
<td>19.1%</td>
<td>7.7%</td>
</tr>
<tr>
<td>80 to 89</td>
<td>6.4%</td>
<td>2.6%</td>
</tr>
<tr>
<td>90 and older</td>
<td>0.8%</td>
<td>0.3%</td>
</tr>
</tbody>
</table>

21. Which category describes your total annual household income?

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>2.5%</td>
</tr>
<tr>
<td>$10,000 to $14,999</td>
<td>3.9%</td>
</tr>
<tr>
<td>$15,000 to $19,999</td>
<td>4.9%</td>
</tr>
<tr>
<td>$20,000 to $24,999</td>
<td>5.3%</td>
</tr>
<tr>
<td>$25,000 to $29,999</td>
<td>6.3%</td>
</tr>
<tr>
<td>$30,000 to $34,999</td>
<td>8.0%</td>
</tr>
<tr>
<td>$35,000 to $39,999</td>
<td>5.7%</td>
</tr>
<tr>
<td>$40,000 to $49,999</td>
<td>12.3%</td>
</tr>
<tr>
<td>$50,000 to $74,999</td>
<td>23.5%</td>
</tr>
<tr>
<td>$75,000 to $99,999</td>
<td>11.2%</td>
</tr>
<tr>
<td>$100,000 to $149,999</td>
<td>6.8%</td>
</tr>
<tr>
<td>$150,000 and over</td>
<td>2.7%</td>
</tr>
<tr>
<td>No answer</td>
<td>6.8%</td>
</tr>
</tbody>
</table>

22. Do you receive any form of financial assistance with your house payments (not including bank loans)?

<table>
<thead>
<tr>
<th>Response</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>1.2%</td>
</tr>
<tr>
<td>No</td>
<td>97.1%</td>
</tr>
<tr>
<td>No answer</td>
<td>1.8%</td>
</tr>
</tbody>
</table>

(If you answered "Yes" to Question 22, please answer Question 22a. If not, please skip to Question 23.)

22a. What type of assistance do you receive?

PLEASE SEE APPENDIX VIII FOR COMPLETE TEXT LISTINGS.
23. Which category (or categories) below best describe(s) the race(s) or ethnic categories of the people in your household? *(Please check all that apply.)*

- 92.8% White/Caucasian
- 0.4% African American
- 0.8% Asian
- 6.7% Hispanic
- 2.0% Native American
- 1.0% Other: __________________
- 2.5% No Answer

*FOR "OTHER" PLEASE SEE APPENDIX IX FOR COMPLETE TEXT LISTINGS.

*Percentages may total more than 100%*
APPENDIX I

Question 2. Check the box next to the description that best describes your home. If "Other" please specify:

- Family home
- Home with attached rental
- Permanent house built in 1964
- Single family, attached garage
- Single family, but basement has an apartment I could rent if I was crazy
- Stick home on permanent foundation
- Stick/brick built with attached garage
- Two units
APPENDIX II

Question 6. What is your total monthly mortgage payment? If "Other" please specify:

- Lot rent $140
- Lot rent $260
APPENDIX III

Question 13a. If you are not satisfied with your current home, please indicate why. If "Limited amenities" please specify:

- Can't do yard work, need senior housing on one level that is affordable
- Limited number of bathrooms
- No garage, unpaved roads
- No paved street
- No real yard, too close to neighboring houses
- Unpaved, unimproved streets
- Would like hot tub, sauna, and fireplace
APPENDIX IV

Question 13a. If you are not satisfied with your current home, please indicate why. If "Other" please specify:

- Cheaply made
- Commercialization and over-crowding due to apartments, business buildings, and traffic problems
- Dirt roads
- Dirt roads—in city limits
- Extremely loud noise, harassment, pollution and auto emissions
- Kitchen area too small, entry to basement poorly located
- Lack of lot—yard area
- Lack of parking, no enforcement of city regulations, development of additional rental clients illegally nearby
- Mobile park a dump, owners keep raising rent and promise improvements, but don't improve
- Neighbors need to clean up next door, city needs to do something about it
- Noise (street traffic, trains, interstate highway and mill) and air quality
- Now there is a huge business complex in my neighborhood
- Poor quality of construction
- Poorly built, cheap
- Stairs are too steep
- Street too busy
- Style of home
- Taxes
- Unattached garage, electric heat
APPENDIX V

Question 14b. How many of the following types of units do you own? If "Other" please specify:

- Attached back apartment
- Basement and upstairs
- Bedrooms
- Mobile home
- Room
- Small house
APPENDIX VI

Question 18a. What are the primary reasons they are living with you? If "Availability of housing that meets their needs" please specify:

- All respondents left this blank
APPENDIX VII

Question 18. What are the primary reasons they are living with you? If "Other" please specify:

- Looking for employment
- Poor paying jobs in Laramie
- Saving for deposit and looking for the right place
APPENDIX VIII

Question 22a. What type of assistance do you receive?

- Bank loan
- Financial aid and student grants
- From family members living in the home
- Parents
- Parents and family
- Student loan
APPENDIX IX

Question 23. Which category (or categories) below best describe(s) the race(s) or ethnic categories of the people in your household? If "Other" please specify:

- French American, Irish American, Norwegian
- Scandinavian American and Irish American
- Soon to be Indians when papers are in
- Spaniard
Laramee Area Homemover Survey

Background and Diclosure
8. What is your average monthly bill for all utilities (including water, sewer, garbage, gas, and electric)?

- Less than $25  
- $25 to $49  
- $50 to $74  
- $75 to $99  
- $100 to $124  
- $125 to $149  
- $150 to $174  
- $175 to $199  
- $200 to $249  
- $250 to $299  
- $300 to $349  
- $350 to $399  
- $400 to $449  
- $450 to $499  
- $500 or more

9. Approximately when was your home built?

- 1939 or earlier  
- 1940 to 1949  
- 1950 to 1959  
- 1960 to 1969  
- 1970 to 1979  
- 1980 to 1989  
- 1990 to 1999  
- 2000 to 2001

10. Please check how much you have spent on home repairs over the past five years.

- $0 to $999  
- $1,000 to $2,499  
- $2,500 to $4,999  
- $5,000 to $9,999  
- $10,000 to $14,999  
- $15,000 to $19,999  
- More than $20,000

11. Were you able to pay for those repairs without financial assistance from a government or non-profit agency (other than bank loans)?

- Yes  
- No

12. Are there needed repairs that you have not made to your home because you cannot afford to pay for them?

- Yes  
- No

(If you answered “Yes” to Question 12, please answer Question 12a. If not, please skip to Question 13.)

12a. Please indicate how much those repairs are anticipated to cost.

- $0 to $999  
- $1,000 to $2,499  
- $2,500 to $4,999  
- $5,000 to $9,999  
- More than $20,000

13. On a scale of 1 to 10, with 1 meaning very dissatisfied and 10 meaning very satisfied, please rate your satisfaction with your home by circling the appropriate number.

1  2  3  4  5  6  7  8  9  10

Very Dissatisfied  

(If you circled a number between 1 and 4, please answer Question 13a. If not, please skip to Question 14.)

13a. If you are not satisfied with your current home, please indicate why. (Check all that apply.)

- Mortgage expense  
- Repair and maintenance expense  
- Condition  
- Convenience of location  
- Safety of location  
- Size  
- Accessibility  
- Change in living situation (ex. baby, marriage)  
- Limited amenities (specify)  
- Other (specify)

14. Do you have one or more rental units within your home or on your property?

- Yes  
- No

(If you answered “Yes” to Question 14, please answer Questions 14a through 14e. If not, please skip to Question 15.)

14a. How many rental units do you have in or on your property?

- One  
- Two  
- Three  
- Four or more
(If you answered "yes" to Question 19, please answer Questions 20 through 26; if not, please skip to the next question.)

19. Do you or any member of your household have a physical disability?
   - [ ] Yes
   - [ ] No

20. What are the primary reasons they are living with you?
   - [ ] Family
   - [ ] Children
   - [ ] Employment
   - [ ] Housing
   - [ ] Other (Specify)

21. What is the type of housing that meets their needs?
   - [ ] Family
   - [ ] Children
   - [ ] Employment
   - [ ] Housing
   - [ ] Other (Specify)

22. What are the primary reasons they are living with you?
   - [ ] Family
   - [ ] Children
   - [ ] Employment
   - [ ] Housing
   - [ ] Other (Specify)

23. Are there any persons over 18 years of age living with you who would prefer to live on their own?
   - [ ] Yes
   - [ ] No

24. Was the house purchased with the primary goal of providing housing for one or more of these?
   - [ ] Yes
   - [ ] No

25. How many people in your dwelling are full-time college, university, or vocational students?
   - [ ] 1
   - [ ] 2
   - [ ] 3
   - [ ] 4
   - [ ] 5
   - [ ] 6
   - [ ] 7
   - [ ] 8
   - [ ] 9
   - [ ] 10 or more

26. Do any of these people operate a business out of your home?
   - [ ] Yes
   - [ ] No

27. Not including renters, how many people (including yourself) live in your home?
   - [ ] 1
   - [ ] 2
   - [ ] 3
   - [ ] 4
   - [ ] 5
   - [ ] 6
   - [ ] 7
   - [ ] 8
   - [ ] 9
   - [ ] 10 or more

28. Did you complete and return the survey?
   - [ ] Yes
   - [ ] No

29. How many renters live in or on your property?
   - [ ] 1
   - [ ] 2
   - [ ] 3
   - [ ] 4
   - [ ] 5
   - [ ] 6
   - [ ] 7
   - [ ] 8
   - [ ] 9
   - [ ] 10 or more

30. How many of the following types of units do you own (Please enter all that apply)?
   - [ ] Single unit
   - [ ] Condominium
   - [ ] Townhouse
   - [ ] Duplex
   - [ ] Other (Specify)

31. If you receive a copy of this survey, did the Assessor’s office or rental property in Larimer have also been surveyed?
   - [ ] Yes
   - [ ] No
19a. How many people in your household have physical disabilities? 

19b. What are the ages of the people in your household with physical disabilities? 

19c. Do these physical disabilities limit mobility? 
   □ Yes       □ No

19d. Did you have difficulty finding accessible housing? 
   □ Yes       □ No       □ Disability did not require accessible housing

19e. Did you have difficulty finding adaptable housing? 
   □ Yes       □ No       □ Disability did not require accessible housing

19f. Does your current home meet your accessibility needs? 
   □ Yes       □ No

20. Please enter the ages of all occupants of your household. 

21. Which category describes your total annual household income? 
   □ Under $10,000  □ $25,000 to 29,999  □ $50,000 to 74,999 
   □ $10,000 to 14,999  □ $30,000 to 34,999  □ $75,000 to 99,999 
   □ $15,000 to 19,999  □ $35,000 to 39,999  □ $100,000 to 149,999 
   □ $20,000 to 24,999  □ $40,000 to 49,999  □ $150,000 and over

22. Do you receive any form of financial assistance with your house payments (not including bank loans)? 
   □ Yes       □ No

   (If you answered "Yes" to Question 22, please answer Question 22a. If not, please skip to Question 23.)

22a. What type of assistance do you receive? 

23. Which category (or categories) below best describe(s) the race(s) or ethnic categories of the people in your household? (Please check all that apply.) 
   ◆ White/Caucasian  ◆ Hispanic 
   ◆ African American  ◆ Native American 
   ◆ Asian       ◆ Other__________

Thank you for taking the time to answer these questions.
Laramie Area Rental Property Owner Survey 2001
(Final Report)
April 2002

Survey Research Center
University of Wyoming
P.O.Box 3925
Laramie, Wyoming 82071
Laramie Area Rental Property Owner Survey 2001

Respondents = 195

1. How many of the following types of non-restricted rental units do you own (i.e., units not subject to age or income restrictions)?

<table>
<thead>
<tr>
<th>Type of Rental Unit</th>
<th>Only one</th>
<th>At least one</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family, detached house</td>
<td>35.4%</td>
<td>55.9%</td>
</tr>
<tr>
<td>Town home</td>
<td>6.2%</td>
<td>10.3%</td>
</tr>
<tr>
<td>Condominium</td>
<td>1.0%</td>
<td>1.5%</td>
</tr>
<tr>
<td>Apartment in a private home</td>
<td>5.1%</td>
<td>7.2%</td>
</tr>
<tr>
<td>Basement apartment</td>
<td>10.3%</td>
<td>15.9%</td>
</tr>
<tr>
<td>Rooming house/Boarding house</td>
<td>1.0%</td>
<td>1.5%</td>
</tr>
<tr>
<td>Apartment (with 4 or fewer units in building/complex)</td>
<td>17.4%</td>
<td>35.9%</td>
</tr>
<tr>
<td>Apartment (with more than 4 units in building/complex)</td>
<td>11.8%</td>
<td>21.0%</td>
</tr>
<tr>
<td>Mobile home/Trailer</td>
<td>2.1%</td>
<td>2.1%</td>
</tr>
<tr>
<td>Manufactured house on a permanent foundation</td>
<td>0.5%</td>
<td>0.5%</td>
</tr>
<tr>
<td>Commercial building with apartment</td>
<td>1.5%</td>
<td>2.1%</td>
</tr>
<tr>
<td>Other (Please describe)</td>
<td>6.2%</td>
<td>7.7%</td>
</tr>
</tbody>
</table>

If "Other,"

PLEASE SEE APPENDIX I FOR COMPLETE TEXT LISTINGS.
2. Please enter the number of non-restricted units you own and the average size, highest rent and lowest rent in each category.

<table>
<thead>
<tr>
<th>Total Number of Units</th>
<th>Only one</th>
<th>At least one</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 bedrooms</td>
<td>6.7%</td>
<td>12.3%</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>15.4%</td>
<td>45.1%</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>21.5%</td>
<td>66.7%</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>24.6%</td>
<td>44.1%</td>
</tr>
<tr>
<td>4 bedrooms or more</td>
<td>15.9%</td>
<td>18.5%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Average size (Sq. Ft./Unit)</th>
<th>Average Rent</th>
<th>Highest Rent</th>
<th>Lowest Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 bedrooms</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>200</td>
<td>400</td>
<td>1000</td>
<td>55</td>
</tr>
<tr>
<td>1 bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>300</td>
<td>600</td>
<td>1500</td>
<td>200</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>400</td>
<td>900</td>
<td>3000</td>
<td>200</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>600</td>
<td>1100</td>
<td>2500</td>
<td>275</td>
</tr>
<tr>
<td>4 bedrooms or more</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>200*</td>
<td>1800</td>
<td>3500</td>
<td>230</td>
</tr>
</tbody>
</table>

*Possible respondent error; next valid value in parentheses.
**Discrepancy due to non-response.

3. How many of the following types of age restricted rental units do you own (i.e., units subject to age restrictions)?

<table>
<thead>
<tr>
<th>Only one</th>
<th>At least one</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family, detached house</td>
<td>5.1%</td>
</tr>
<tr>
<td>Town home</td>
<td>0.0%</td>
</tr>
<tr>
<td>Condominium</td>
<td>0.0%</td>
</tr>
<tr>
<td>Apartment in a private home</td>
<td>0.0%</td>
</tr>
<tr>
<td>Basement apartment</td>
<td>0.5%</td>
</tr>
<tr>
<td>Rooming house/Boarding house</td>
<td>0.5%</td>
</tr>
<tr>
<td>Apartment (with 4 or fewer units in building/complex)</td>
<td>0.5%</td>
</tr>
<tr>
<td>Apartment (with more than 4 units in building/complex)</td>
<td>1.0%</td>
</tr>
<tr>
<td>Mobile home/Trailer</td>
<td>0.0%</td>
</tr>
<tr>
<td>Manufactured house on a permanent foundation</td>
<td>0.0%</td>
</tr>
<tr>
<td>Commercial building with apartment</td>
<td>0.0%</td>
</tr>
<tr>
<td>Other (Please describe)</td>
<td>1.5%</td>
</tr>
</tbody>
</table>

If "Other,"

**PLEASE SEE APPENDIX II FOR COMPLETE TEXT LISTINGS.**
4. Please enter the number of age-restricted rental units you own and the average size, average rent, highest rent and lowest rent in each category.

<table>
<thead>
<tr>
<th>Total Number of Units</th>
<th>Only one</th>
<th>At least one</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 bedrooms</td>
<td>0.5%</td>
<td>1.0%</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>0.5%</td>
<td>2.6%</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>2.1%</td>
<td>4.1%</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>1.5%</td>
<td>2.1%</td>
</tr>
<tr>
<td>4 bedrooms or more</td>
<td>0.5%</td>
<td>0.5%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Average size</th>
<th>Average Rent</th>
<th>Highest Rent</th>
<th>Lowest Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Sq. Ft./Unit)</td>
<td>Min. Median</td>
<td>Max.</td>
<td>Min. Median</td>
</tr>
<tr>
<td>0 bedrooms</td>
<td>N/R N/R N/R</td>
<td>225 N/A 267</td>
<td>225 250 275</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>950 963 975</td>
<td>297 425 755</td>
<td>335 425 795</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>1050 1075 1800</td>
<td>250 425 875</td>
<td>250 450 895</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>1450 1875 2300</td>
<td>450 750 950</td>
<td>450 723 995</td>
</tr>
<tr>
<td>4 bedrooms or more</td>
<td>N/R N/R N/R</td>
<td>N/R N/R N/R</td>
<td>N/R N/R N/R</td>
</tr>
</tbody>
</table>

* N/R = none reported.

5. How many of the following types of income restricted rental units do you own (i.e., units subject to income restrictions)?

<table>
<thead>
<tr>
<th></th>
<th>Only one</th>
<th>At least one</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family, detached house</td>
<td>4.1%</td>
<td>4.6%</td>
</tr>
<tr>
<td>Town home</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Condominium</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Apartment in a private home</td>
<td>0.5%</td>
<td>0.5%</td>
</tr>
<tr>
<td>Basement apartment</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Rooming house/Boarding house</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Apartment (with 4 or fewer units in building/complex)</td>
<td>0.5%</td>
<td>1.0%</td>
</tr>
<tr>
<td>Apartment (with more than 4 units in building/complex)</td>
<td>0.5%</td>
<td>1.0%</td>
</tr>
<tr>
<td>Mobile home/Trailer</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Manufactured house on a permanent foundation</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Commercial building with apartment</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Other (Please describe)</td>
<td>1.0%</td>
<td>1.0%</td>
</tr>
</tbody>
</table>

*PLEASE SEE APPENDIX III FOR COMPLETE TEXT LISTINGS.*
6. Please enter the number of income restricted rental units you own and the average size, average rent, highest rent and lowest rent in each category.

<table>
<thead>
<tr>
<th>Total Number of Units</th>
<th>Only one</th>
<th>At least one</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 bedrooms</td>
<td>0.5%</td>
<td>0.5%</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>1.0%</td>
<td>2.1%</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>2.6%</td>
<td>4.1%</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>1.5%</td>
<td>2.1%</td>
</tr>
<tr>
<td>4 bedrooms or more</td>
<td>0.5%</td>
<td>0.5%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Average size (Sq. Ft/Unit)</th>
<th>Average Rent</th>
<th>Highest Rent</th>
<th>Lowest Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 bedrooms</td>
<td>N/R</td>
<td>N/R</td>
<td>350</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>750</td>
<td>840</td>
<td>930</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>450</td>
<td>542</td>
<td>600**</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>850</td>
<td>900</td>
<td>1000</td>
</tr>
</tbody>
</table>

**Discrepancy due to non-response.

N/R = none reported.

7. Please indicate the number of your rental units that have the following utilities included in their rent?

<table>
<thead>
<tr>
<th>Utilities</th>
<th>0 Bedrooms</th>
<th>1 Bedroom</th>
<th>2 Bedrooms</th>
<th>3 Bedrooms</th>
<th>4 Bedrooms or More</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Only one</td>
<td>At least one</td>
<td>Only one</td>
<td>At least one</td>
<td>Only one</td>
</tr>
<tr>
<td>Electricity</td>
<td>4.6%</td>
<td>6.7%</td>
<td>7.2%</td>
<td>14.4%</td>
<td>7.2%</td>
</tr>
<tr>
<td>Heat (gas)</td>
<td>3.6%</td>
<td>5.6%</td>
<td>9.2%</td>
<td>25.6%</td>
<td>8.2%</td>
</tr>
<tr>
<td>Water</td>
<td>5.1%</td>
<td>9.7%</td>
<td>12.3%</td>
<td>38.5%</td>
<td>16.9%</td>
</tr>
<tr>
<td>Telephone</td>
<td>0.0%</td>
<td>4.6%</td>
<td>0.5%</td>
<td>3.6%</td>
<td>0.5%</td>
</tr>
<tr>
<td>Cable TV</td>
<td>0.5%</td>
<td>4.6%</td>
<td>3.6%</td>
<td>1.0%</td>
<td>3.1%</td>
</tr>
<tr>
<td>Trash pick-up</td>
<td>5.6%</td>
<td>9.7%</td>
<td>10.3%</td>
<td>34.4%</td>
<td>15.4%</td>
</tr>
<tr>
<td>All utilities</td>
<td>0.5%</td>
<td>4.6%</td>
<td>3.6%</td>
<td>4.6%</td>
<td>3.6%</td>
</tr>
<tr>
<td>No utilities</td>
<td>0.5%</td>
<td>4.6%</td>
<td>3.6%</td>
<td>5.1%</td>
<td>9.7%</td>
</tr>
</tbody>
</table>
8. Please indicate the number of your rental units that have the following *amenities*?

<table>
<thead>
<tr>
<th></th>
<th>0 Bedrooms</th>
<th>1 Bedroom</th>
<th>2 Bedrooms</th>
<th>3 Bedrooms</th>
<th>4 Bedrooms or More</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Only one</td>
<td>At least one</td>
<td>Only one</td>
<td>At least one</td>
<td>Only one</td>
</tr>
<tr>
<td>Snow removal</td>
<td>3.6%</td>
<td>6.2%</td>
<td>5.6%</td>
<td>24.6%</td>
<td>5.6%</td>
</tr>
<tr>
<td>Yard care</td>
<td>4.1%</td>
<td>7.7%</td>
<td>7.2%</td>
<td>27.7%</td>
<td>7.2%</td>
</tr>
<tr>
<td>Parking spaces</td>
<td>4.1%</td>
<td>7.7%</td>
<td>11.3%</td>
<td>32.3%</td>
<td>16.4%</td>
</tr>
<tr>
<td>Washer/dryer in unit</td>
<td>0.5%</td>
<td>1.5%</td>
<td>4.1%</td>
<td>7.7%</td>
<td>8.7%</td>
</tr>
<tr>
<td>Washer/dryer hook up in unit</td>
<td>0.0%</td>
<td>0.0%</td>
<td>1.5%</td>
<td>5.1%</td>
<td>11.8%</td>
</tr>
<tr>
<td>Shared laundry facility</td>
<td>2.1%</td>
<td>2.6%</td>
<td>8.7%</td>
<td>23.6%</td>
<td>5.1%</td>
</tr>
<tr>
<td>Dishwasher</td>
<td>0.5%</td>
<td>1.0%</td>
<td>4.1%</td>
<td>8.7%</td>
<td>6.7%</td>
</tr>
<tr>
<td>Furniture</td>
<td>1.5%</td>
<td>3.1%</td>
<td>5.1%</td>
<td>8.7%</td>
<td>1.5%</td>
</tr>
<tr>
<td>Pool</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Other (specify)</td>
<td>0.5%</td>
<td>0.5%</td>
<td>N/R</td>
<td>4.1%</td>
<td>3.1%</td>
</tr>
</tbody>
</table>

* N/R = none reported.

If "Other,"

**PLEASE SEE APPENDIX IV FOR COMPLETE TEXT LISTINGS.**

9. How many of your rental units allow pets?

<table>
<thead>
<tr>
<th></th>
<th>Only one</th>
<th>At least one</th>
</tr>
</thead>
<tbody>
<tr>
<td>19.0% Only one</td>
<td></td>
<td></td>
</tr>
<tr>
<td>46.7% At least one</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

10. How long have you owned rental units in Laramie?

<table>
<thead>
<tr>
<th></th>
<th>1.5% Less than 1 year</th>
<th>5.6% 1-4 years</th>
<th>23.6% 5-9 years</th>
<th>12.8% 10-15 years</th>
<th>15.4% 15-20 years</th>
<th>40.0% 20 years or more</th>
<th>1.0% No answer</th>
</tr>
</thead>
</table>

11. Please enter the number of vacant rental units you had by size on July 1 and October 1, 2001.

<table>
<thead>
<tr>
<th>Type of Unit</th>
<th>July 1, 2001</th>
<th></th>
<th>October 1, 2001</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Only one</td>
<td>At least one</td>
<td>Only one</td>
<td>At least one</td>
</tr>
<tr>
<td>0 bedrooms</td>
<td>2.1%</td>
<td>2.1%</td>
<td>1.5%</td>
<td>2.6%</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>6.2%</td>
<td>11.3%</td>
<td>5.6%</td>
<td>7.2%</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>8.2%</td>
<td>15.9%</td>
<td>5.1%</td>
<td>8.7%</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>8.2%</td>
<td>10.3%</td>
<td>3.6%</td>
<td>3.6%</td>
</tr>
<tr>
<td>4 bedrooms or more</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.5%</td>
<td>0.5%</td>
</tr>
</tbody>
</table>
12. What is your total estimated annual income loss to vacancies?

<table>
<thead>
<tr>
<th>Minimum</th>
<th>Median</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>$100</td>
<td>$800</td>
<td>$38,738</td>
</tr>
</tbody>
</table>

13. In your opinion, what is an acceptable vacancy rate?

<table>
<thead>
<tr>
<th>Minimum</th>
<th>Median</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>0%</td>
<td>2%</td>
<td>20%</td>
</tr>
</tbody>
</table>

14. What is your total annual gross rent potential?

<table>
<thead>
<tr>
<th>Minimum</th>
<th>Median</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
<td>$20,000</td>
<td>$1,210,272</td>
</tr>
</tbody>
</table>

15. What is your actual total annual rent collected?

<table>
<thead>
<tr>
<th>Minimum</th>
<th>Median</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
<td>$19,400</td>
<td>$1,208,266</td>
</tr>
</tbody>
</table>

16. What are your actual total annual operating costs (i.e., salaries, insurance, taxes, utilities, marketing, contract services, repair and maintenance, management fees, etc.)?

<table>
<thead>
<tr>
<th>Minimum</th>
<th>Median</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>$100</td>
<td>$6,150</td>
<td>$691,836</td>
</tr>
</tbody>
</table>

17. On a scale of 1 to 10, with 1 being poor and 10 being excellent, please circle the overall condition of your units.

- 0.5% 1 Poor
- 0.0% 2
- 0.5% 3
- 1.0% 4
- 5.1% 5
- 4.1% 6
- 24.1% 7
- 27.7% 8
- 22.1% 9
- 12.3% 10 Excellent
- 2.6% No Answer
18. How much do you typically spend on ordinary yearly maintenance per unit?

- 12.8% $0 to $249
- 21.5% $250 to $499
- 20.5% $500 to $749
- 11.8% $749 to $999
- 11.8% $1,000 to $1,499
- 5.6% $1,499 to $1,999
- 5.1% $2,000 to $2,499
- 3.6% $2,499 or more
- 7.2% No answer

19. How much do you typically spend on capital improvements for each of your rental units annually (Include only those improvements that you depreciate)?

- 27.7% $0 to $499
- 28.2% $500 to $999
- 21.0% $1,000 to $2,499
- 5.6% $2,500 to $4,999
- 2.1% $5,000 to $9,999
- 0.5% $10,000 to $14,999
- 0.0% $15,000 to $19,999
- 0.0% $20,000 or more
- 14.9% No answer

20. How many of your rental units would you classify as being in fair to poor condition?

- 7.2% Only one
- 12.3% At least one

21. What limits reinvestment in your rental units? (Please check all that apply)***

- 31.8% Rent levels
- 10.8% City/County regulations
- 28.7% Overhead (including mortgage)
- 23.6% Age of building
- 12.3% Pet/Tenant damage
- 11.3% Vacancy rates
- 13.3% Rent accounts for major share of personal income
- 16.9% Other (specify): ____________________________
- 19.5% No answer

***Total may exceed 100%.
If "Other,"

PLEASE SEE APPENDIX V FOR COMPLETE TEXT LISTINGS.
22. Please indicate the average amount of *maintenance* and *capital improvements* that are needed *per rental unit* in your properties by type? ****

<table>
<thead>
<tr>
<th>Apartment Type</th>
<th>$0-$499</th>
<th>$500-$999</th>
<th>$1,000-$2,499</th>
<th>$2,500-$4,999</th>
<th>$5,000 or More</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 bedrooms</td>
<td>66.7%</td>
<td>22.2%</td>
<td>11.1%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>43.6%</td>
<td>32.3%</td>
<td>22.6%</td>
<td>1.6%</td>
<td>0.0%</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>33.3%</td>
<td>30.2%</td>
<td>22.6%</td>
<td>4.2%</td>
<td>0.0%</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>24.2%</td>
<td>25.8%</td>
<td>40.3%</td>
<td>8.1%</td>
<td>1.6%</td>
</tr>
<tr>
<td>4 bedrooms or more</td>
<td>21.4%</td>
<td>21.4%</td>
<td>42.9%</td>
<td>7.1%</td>
<td>7.1%</td>
</tr>
</tbody>
</table>

****Percent of those responding for each apartment type.

23. What percent of your rental units are accessible to people with physical disabilities?

- 5.6% 90% to 100%
- 1.0% 75% to 89%
- 6.7% 50% to 74%
- 5.1% 25% to 49%
- 55.4% 0% to 24%
- 19.0% Don't know
- 7.2% No answer

24. What percent of your rental units are adaptable for people with physical disabilities?

- 10.8% 90% to 100%
- 3.6% 75% to 89%
- 9.7% 50% to 74%
- 3.6% 25% to 49%
- 42.1% 0% to 24%
- 22.6% Don't know
- 7.7% No answer

25. What is the average length of time that tenants live in your units?

- 0.0% 0 to 6 months
- 7.7% 6 months to 1 year
- 33.8% 1 to 2 years
- 26.7% 2 to 3 years
- 11.3% 3 to 4 years
- 4.1% 4 to 5 years
- 10.3% 5 years or more
- 1.0% Don't know
- 5.1% No answer
26. What is the average length of time units in your property remain vacant?

- 42.1% 0 to 2 weeks
- 23.1% 2 weeks to 1 month
- 16.9% 1 to 2 months
- 7.2% 2 to 3 months
- 0.5% 3 months or more
- 1.0% Don't know
- 9.2% No answer

27. What is the average age of your rental units?

<table>
<thead>
<tr>
<th>Minimum</th>
<th>Median</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 years</td>
<td>40 years</td>
<td>140 years</td>
</tr>
</tbody>
</table>
APPENDICES
APPENDIX I

Question 1. How many of the following types of non-restricted rental units do you own (i.e., units not subject to age or income restrictions)? If "Other" please describe:

- Barn in country for one horse
- Commercial office space
- Duplex (6)
- Duplex-one side
- Five bedrooms in a basement
- Garage
- Home with two rentals
- House with main-floor living unit and basement
- Houses
- Mobile home spaces
APPENDIX II

Question 3. How many of the following types of age restricted rental units do you own (i.e., units subject to age restrictions)? If "Other" please describe:

- Barn in the country for one horse
- Duplex
- Duplex—one side
- Home with two rentals
APPENDIX III

Question 5. How many of the following types of income restricted rental units do you own (i.e., units subject to income restriction)? If "Other" please describe:

- Barn in the country for one horse
- Rent to daughter and two grandsons
APPENDIX IV

Question 8. Please indicate the number of your rental units that have the following amenities.

Please specify "Other'' for 0 bedrooms:

• Refrigerator and range

Please specify "Other“ for 1 bedroom:

• Garage (2)
• Great landlord
• Kitchen appliances
• Patios, disposals, full-time management and maintenance
• Refrigerator and range
• Storage shed
• Storage, sheds, garages

Please specify "Other" for 2 bedrooms:

• Fenced yard and garage
• Fireplace, private yard, garage
• Freezer, all lawn care tools provided
• Garage (5)
• Gas fireplace
• Great landlord
• Kitchen appliances
• Patios, disposal, and full-time management and maintenance
• Private storage and patios
• Refrigerator and stove (3)
• Refrigerator, oven, and range
• Refrigerator, stove, curtains, drapes, automatic sprinkler system
• Storage sheds

Please specify "Other" for 3 bedrooms:

• Family room
• Fireplace, private yard, garage
• Garage (7)
• Kitchen appliances
• One car garage
• Single car garage

Please specify "Other" for 4 or more bedrooms:

• Fireplace
• Garage (2)
• Patio, barbecue
• Stove, refrigerator, garbage disposal
APPENDIX V

Question 21. What limits reinvestment in your rental units? If "Other," please specify:

- Absentee landlord
- Drug use by tenants
- Flaky city council
- General economic decisions
- High cost of trade people! (i.e. plumbers, electricians, heating technicians, cost of utilities) (2)
- High cost of tradesmen repairing units—plumbing, heating contractors, etc., cost of utilities increasing
- High heating cost
- I remodeled all apartments when purchased
- IRS depreciation schedule
- Living out of state, lack of good management companies in Laramie
- Market value of rental property
- Marketability
- Money
- Not needed
- Not renting it at present
- Nothing (2)
- Nothing needed
- Nothing, keep it livable
- Opportunity and time
- Property and sales tax
- Reinvestment not required to keep rental
- Saving to buy more units
- Taxes take 10% of gross income
- These fine units are all I care to own and manage
- Time limitations
- Time to service
- Time—we do our own work
- Too many new units
- Too old and tired
- Try to keep rent reasonable for students
- Units new and do not require investments at this time
Laramie Area Rental Property Owner Survey

Background and Directions:
The University of Wyoming Survey Research Center is collecting your input for the City of Laramie and Housing Review Group. The Center will only report your answers in combination with the other survey respondents in statistical summaries to protect your privacy. Every precaution is being taken to protect the confidentiality of your responses. The code on your response form is used by the Center so those who have responded will not be bothered with a second mailing. Your response will be destroyed by the Center once it has been recorded and tallied.

The questions in this survey pertain to your rental units. The questions are somewhat detailed and personal, but your answers are critical to ensure that any city housing policy does not negatively impact investments in rental housing.

After completing the questionnaire, please return it in the postage paid return envelope.

Your Units

1. How many of the following types of non-restricted rental units do you own (i.e., units not subject to age or income restrictions)?

   ___ Single-family, detached house
   ___ Town home
   ___ Condominium
   ___ Apartment in a private home
   ___ Basement apartment
   ___ Rooming house/Boarding house
   ___ Apartment (with 4 or fewer units in building/complex)
   ___ Apartment (with more than 4 units in building/complex)
   ___ Mobile home/Trailer
   ___ Manufactured house on permanent foundation
   ___ Commercial building with apartment
   ___ Other (Please describe)

2. Please enter the number of non-restricted units you own and the average size, average rent, highest rent and lowest rent in each category.

<table>
<thead>
<tr>
<th>Total Number of Units</th>
<th>Average Size (Square Feet/Unit)</th>
<th>Average Rent</th>
<th>Highest Rent</th>
<th>Lowest Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 bedrooms</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 bedroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 bedrooms</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 bedrooms</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 bedrooms or more</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. How many of the following types of age restricted rental units do you own (i.e., units subject to age restrictions)?

   ___ Single-family, detached house
   ___ Town home
   ___ Condominium
   ___ Apartment in a private home
   ___ Basement apartment
   ___ Rooming house/Boarding house
   ___ Apartment (with 4 or fewer units in building/complex)
   ___ Apartment (with more than 4 units in building/complex)
   ___ Mobile home/Trailer
   ___ Manufactured house on permanent foundation
   ___ Commercial building with apartment
   ___ Other (Please describe)
4. Please enter the number of age-restricted rental units you own and the average size, average rent, highest rent and lowest rent in each category.

<table>
<thead>
<tr>
<th></th>
<th>Total Number of Units</th>
<th>Average Size (Square Feet/Unit)</th>
<th>Average Rent</th>
<th>Highest Rent</th>
<th>Lowest Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 bedrooms</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 bedroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 bedrooms</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 bedrooms</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 bedrooms or more</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5. How many of the following types of income restricted rental units do you own (i.e., units subject to income restrictions)?

- Single-family, detached house
- Town home
- Condominium
- Apartment in a private home
- Basement apartment
- Rooming house/Boarding house
- Apartment (with 4 or fewer units in building/complex)
- Apartment (with more than 4 units in building/complex)
- Mobile home/Trailer
- Manufactured house on permanent foundation
- Commercial building with apartment
- Other (Please describe)

6. Please enter the number of income restricted rental units you own and the average size, average rent, highest rent and lowest rent in each category.

<table>
<thead>
<tr>
<th></th>
<th>Total Number of Units</th>
<th>Average Size (Square Feet/Unit)</th>
<th>Average Rent</th>
<th>Highest Rent</th>
<th>Lowest Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 bedrooms</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 bedroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 bedrooms</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 bedrooms</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 bedrooms or more</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

7. Please indicate the number of your rental units that have the following utilities included in their rent?

<table>
<thead>
<tr>
<th></th>
<th>0 Bedrooms</th>
<th>1 Bedroom</th>
<th>2 Bedrooms</th>
<th>3 Bedrooms</th>
<th>4 Bedrooms or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electricity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heat (gas)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Telephone</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cable television</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trash pick-up</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All utilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No utilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
8. Please indicate the number of your rental units that have the following amenities?

<table>
<thead>
<tr>
<th></th>
<th>0 Bedrooms</th>
<th>1 Bedroom</th>
<th>2 Bedrooms</th>
<th>3 Bedrooms</th>
<th>4 Bedrooms or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>Snow removal</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard care</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking spaces</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Washer/dryer in unit</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Washer/dryer hook up in unit</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shared laundry facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dishwasher</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Furniture</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pool</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) (e.g., pool, etc.)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

9. How many of your rental units allow pets? __________

10. How long have you owned rental units in Laramie?
    - [ ] Less than 1 year
    - [ ] 1-4 years
    - [ ] 5-9 years
    - [ ] 10-15 years
    - [ ] 15-20 years
    - [ ] 20 years or more

11. Please enter the number of vacant rental units you had by size on July 1 and October 1, 2001.

<table>
<thead>
<tr>
<th>Type of Unit</th>
<th>July 1, 2001</th>
<th>October 1, 2001</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 bedrooms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 bedroom</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 bedrooms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 bedrooms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 bedrooms or more</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

12. What is your total estimated annual income loss to vacancies? $__________

13. In your opinion, what is an acceptable vacancy rate? _________%?

14. What is your total annual gross rent potential? $__________

15. What is your actual total annual rent collected? $__________

16. What are your actual total annual operating costs (i.e., salaries, insurance, taxes, utilities, marketing, contract services, repair and maintenance, management fees, etc.)? $__________

17. On a scale of 1 to 10, with 1 being poor and 10 being excellent, please circle the overall condition of your units.

<table>
<thead>
<tr>
<th></th>
<th>1</th>
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<tbody>
<tr>
<td>Poor</td>
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<td></td>
<td>Excellent</td>
</tr>
</tbody>
</table>

Confidential
Page 3 of 4
18. How much do you typically spend on ordinary yearly maintenance per unit?
☐ $0 to $249  ☐ $500 to $749  ☐ $1,000 to $1,499  ☐ $2,000 to $2,499
☐ $250 to $499  ☐ $749 to $999  ☐ $1,499 to $1,999  ☐ $2,499 or more

19. How much do you typically spend on capital improvements for each of your rental units annually (Include only those improvements that you depreciate)?
☐ $0 to $499  ☐ $1,000 to $2,499  ☐ $5,000 to $9,999  ☐ $15,000 to $19,999
☐ $500 to $999  ☐ $2,500 to $4,999  ☐ $10,000 to $14,999  ☐ $20,000 or more

20. How many of your rental units would you classify as being in fair to poor condition? ______

21. What limits reinvestment in your rental units? (Please check all that apply)
☐ Rent levels  ☐ Pet/Tenant damage
☐ City/County regulations  ☐ Vacancy rates
☐ Overhead (including mortgage)  ☐ Rents account for major share of personal income
☐ Age of building  ☐ Other (specify) ______________________________

22. Please indicate the average amount of maintenance and capital improvements that are needed per rental unit in your properties by type:

<table>
<thead>
<tr>
<th>Type</th>
<th>$0-$249</th>
<th>$500-$999</th>
<th>$1,000-$2,499</th>
<th>$2,500-$4,999</th>
<th>$5,000 or More</th>
</tr>
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<tr>
<td>0 bedrooms</td>
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<td>1 bedroom</td>
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<td>4 bedrooms</td>
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<td>or more</td>
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</table>

23. What percent of your rental units are accessible to people with physical disabilities?
☐ 90% to 100%  ☐ 50% to 74%  ☐ 0% to 24%
☐ 75% to 89%  ☐ 25% to 49%  ☐ Don’t know

24. What percent of your rental units are adaptable for people with physical disabilities?
☐ 90% to 100%  ☐ 50% to 74%  ☐ 0% to 24%
☐ 75% to 89%  ☐ 25% to 49%  ☐ Don’t know

25. What is the average length of time that tenants live in your units?
☐ 0 to 6 months  ☐ 1 to 2 years  ☐ 3 to 4 years  ☐ 5 years or more
☐ 6 months to 1 year  ☐ 2 to 3 years  ☐ 4 to 5 years  ☐ Don’t know

26. What is the average length of time units in your property remain vacant?
☐ 0 to 2 weeks  ☐ 1 to 2 months  ☐ 3 months or more
☐ 2 weeks to 1 month  ☐ 2 to 3 months  ☐ Don’t know

27. What is the average age of your rental units? ______ years

Thank you for taking the time to answer these questions.

Confidential
Page 4 of 4
Laramie Area
Tenant Survey 2001
(Final Report)

April 2002

Survey Research Center
University of Wyoming
P.O.Box 3925
Laramie, Wyoming 82071
Laramie Area Tenant Survey 2001

All Respondents = 431 (Phone interview respondents only = 166)

Note: (Results of phone interviews shown in parentheses).

Your Housing

1. Do you own or rent your current place of residence?
   - 0.0% (0.0%) Own
   - 100.0% (100.0%) Rent

2. How would you describe your own situation in this rental unit?
   - 47.6% (41.6%) Head of household or other adult family member in a family occupied rental unit
   - 36.7% (51.8%) Tenant in a rental unit with unrelated roommates
   - 14.4% (6.0%) Other (Please specify): _______________________
   - 1.4% (0.6%) No answer

If "Other"

PLEASE SEE APPENDIX I FOR COMPLETE TEXT LISTINGS.

3. Please check the box next to the one description that applies best to your rental unit:
   - 13.9% (12.7%) Single family, detached house
   - 8.6% (8.4%) Detached house with unrelated roommates
   - 20.4% (15.7%) Apartment (with 4 or fewer units in building/complex)
   - 29.0% (35.5%) Apartment (with more than 4 units in building/complex)
   - 4.4% (6.0%) Townhouse
   - 0.5% (0.6%) Commercial building with apartment(s)
   - 2.8% (3.6%) Apartment in, or attached to a private home
   - 1.2% (1.2%) Condominium
   - 0.2% (0.6%) Rooming house/Boarding house
   - 8.8% (6.0%) Mobile home/Trailer
   - 1.4% (1.2%) Manufactured house on permanent foundation
   - 3.5% (4.8%) Basement apartment
   - 4.9% (3.6%) Other (Please describe): _______________________
   - 0.5% (0.0%) No answer

If "Other"

PLEASE SEE APPENDIX II FOR COMPLETE TEXT LISTINGS.
3a. **Approximately**, how old would you say the structure is that contains your rental unit?

- 8.6% (8.4%) Less than 10 years
- 16.7% (16.9%) 10-20 years
- 20.9% (24.7%) 21-30 years
- 20.0% (20.5%) 31-50 years
- 24.8% (19.3%) Over 50 years
- 8.6% (10.2%) Don't know
- 0.5% (0.0%) No answer

4. How many bedrooms are there in your rental unit?

- 4.6% (1.8%) 0 bedrooms (studio/efficiency)
- 21.1% (17.5%) 1 bedroom
- 47.6% (49.4%) 2 bedrooms
- 18.6% (18.1%) 3 bedrooms
- 4.9% (7.2%) 4 bedrooms
- 3.0% (6.0%) 5 or more bedrooms
- 0.2% (0.0%) No answer

5. How long have you lived in your current rental unit?

- 31.6% (37.3%) Less than 6 months
- 20.4% (21.1%) 6 months to 1 year
- 24.1% (24.7%) 1 to 2 years
- 9.3% (8.4%) 2 to 3 years
- 2.8% (1.8%) 3 to 4 years
- 2.8% (1.2%) 4 to 5 years
- 4.2% (2.4%) 5 to 10 years
- 4.6% (3.0%) More than 10 years
- 0.2% (0.0%) No answer

6. How much longer do you intend to live in your current rental unit?

- 24.8% (28.3%) Less than 6 months
- 31.3% (35.5%) 6 months to 1 year
- 26.9% (25.3%) 1 to 4 years
- 3.5% (4.2%) More than 4 years
- 13.5% (6.6%) Don't know
7. How long have you lived in Albany County?

12.1% (13.9%) Less than 6 months
7.0% (4.8%) 6 months to 1 year
16.2% (15.1%) 1 to 2 years
11.6% (14.5%) 2 to 3 years
13.2% (18.1%) 3 to 4 years
9.7% (13.3%) 4 to 5 years
11.8% (9.6%) 5 to 10 years
17.9% (10.2%) More than 10 years
0.5% (0.6%) Don't know

8. What is the total monthly rent for your unit (including what you pay plus what all of your roommates or family members who live with you pay)?

1.4% (1.8%) Less than $150
0.9% (1.2%) $150 to $199
2.3% (1.8%) $200 to $249
3.2% (1.2%) $250 to $299
7.0% (8.4%) $300 to $349
13.5% (10.8%) $350 to $399
12.8% (13.9%) $400 to $449
14.6% (14.5%) $450 to $499
19.0% (18.1%) $500 to $599
8.8% (10.2%) $600 to $699
5.8% (5.4%) $700 to $799
3.2% (2.4%) $800 to $899
2.1% (2.4%) $900 to $999
3.5% (5.4%) $1,000 to $1,499
0.2% (0.6%) $1,500 or more
0.2% (0.0%) No cash rent
1.4% (1.8%) No answer

8a. Has the total rent for your unit been raised in the past year?

18.3% (18.1%) Yes
78.0% (78.3%) No
3.7% (3.6%) No answer

8b. If Yes, how much has the monthly rent for this unit increased in the past year?

$59.00 ($45.00) Average amount rent increased
9. Which of the following expenses are included in your rent? (Please check all that apply.)*

- 81.4% (80.1%) Water/Sewer
- 80.7% (81.9%) Trash pick-up
- 30.9% (28.9%) Heat/Gas
- 18.1% (18.1%) Electricity
- 7.4% (10.2%) Cable Television
- 3.0% (4.8%) Telephone
- 11.6% (11.4%) None of these included in rent
- 0.9% (0.0%) Other (specify): ____________
- 0.9% (0.0%) No answer

If "Other"

PLEASE SEE APPENDIX III FOR COMPLETE TEXT LISTINGS.

10. In the most recent month, what was the total bill for all utilities not included in your rent payment? (Consider water, sewer, trash, electricity and gas, if paid separately from rent, but not cable or phone.)

- 6.3% (4.2%) Less than $25
- 11.6% (6.6%) $25 to $49
- 15.1% (12.7%) $50 to $74
- 12.1% (10.8%) $75 to $99
- 13.2% (16.9%) $100 to $124
- 7.0% (7.2%) $125 to $149
- 7.7% (10.8%) $150 to $174
- 3.2% (4.2%) $175 to $199
- 5.1% (9.6%) $200 to $249
- 1.4% (1.2%) $250 to $299
- 1.4% (1.8%) $300 to $349
- 0.9% (1.2%) $350 to $399
- 0.9% (1.2%) $400 to $449
- 0.2% (0.0%) $450 to $499
- 0.5% (1.2%) $500 or more
- 8.6% (4.2%) Does not apply; all utilities are included in rent
- 4.9% (6.0%) No answer

11. Which of the following are included with your rental unit? (Please check all that apply.)*

- 77.7% (85.5%) Parking space
- 16.9% (18.1%) Furniture
- 43.6% (56.0%) Yard Care
- 38.5% (51.2%) Snow Removal
- 34.3% (39.2%) Washer/dryer in unit
- 29.9% (43.4%) Washer/dryer hookup
- 27.6% (31.3%) Shared laundry facilities
- 6.0% (0.6%) Other (specify): ____________
- 2.1% (0.6%) No answer

If "Other"

PLEASE SEE APPENDIX IV FOR COMPLETE TEXT LISTINGS.
12. Are there any restrictions placed on your unit? *(Please check all that apply.)*

- 13.0% (12.7%) Limit on vehicles per unit
- 1.6% (2.4%) Age restriction
- 61.0% (63.9%) Pets not allowed
- 44.5% (44.6%) No smoking
- 3.2% (4.2%) Children not allowed
- 8.1% (6.6%) Other (specify): ______________________
- 21.8% (22.9%) No answer

If "Other"

PLEASE SEE APPENDIX V FOR COMPLETE TEXT LISTINGS.

13. Do you feel you have ever been discriminated against in getting housing in Laramie?

- 13.2% (7.2%) Yes
- 81.2% (92.2%) No
- 5.1% (0.6%) Don't know
- 0.5% (0.0%) No answer

13a. If Yes, what was the basis of the discrimination? *(Please check all that apply.)*

- 10.5% (16.7%) Gender or sex
- 1.8% (0.0%) Race or ethnicity
- 38.6% (25.0%) Student status
- 35.1% (33.3%) Age
- 3.5% (8.3%) Disability
- 3.5% (8.3%) Sexual orientation
- 19.3% (0.0%) Children
- 14.0% (25.0%) Marital status
- 38.6% (16.7%) Other (specify): ______________________
- 1.8% (8.3%) No answer

If "Other"

PLEASE SEE APPENDIX VI FOR COMPLETE TEXT LISTINGS.

14. Do you have any pets living in your rental unit?

- 35.3% (31.3%) Yes
- 62.4% (68.7%) No
- 2.3% (0.0%) No answer
15. Do you currently have residential telephone service, and/or cellular telephone service?

51.3% (51.2%) Residential phone only
5.6% (1.8%) Cell phone only
41.5% (47.0%) Both
1.6% (0.0%) Neither

16. On a scale of 1 to 10, please rate your satisfaction with your current rental unit. Choose the appropriate number, with 1 meaning very dissatisfied and 10 meaning very satisfied.

1.6% (0.0%) 1 Very Dissatisfied
1.9% (0.6%) 2
4.2% (3.0%) 3
5.1% (2.4%) 4
8.6% (7.2%) 5
7.7% (7.8%) 6
16.5% (19.9%) 7
23.9% (25.3%) 8
13.9% (15.7%) 9
15.5% (17.5%) 10 Very Satisfied
1.2% (0.6%) No Answer

16a. If you chose a number below 10, please indicate the reason(s) for being less than completely satisfied. (Please check all that apply.)*

36.3% (29.2%) Rent expense
32.4% (29.2%) Condition of unit
13.2% (13.9%) Inconvenient location
5.5% (5.8%) Unsafety of location
18.4% (10.9%) Too much noise
20.9% (13.1%) Size
17.6% (13.1%) Cost of utilities
35.7% (37.2%) Repair/maintenance of unit
8.0% (5.8%) Living situation (ex.: new baby, roommates)
2.2% (2.9%) Lack of handicap accessibility
28.9% (24.8%) Landlord or property manager problems
17.6% (13.9%) Age of structure
28.0% (21.9%) Limited "extras" (ex.: parking, washer/dryer)
15.4% (7.3%) Other (specify): __________________________
4.1% (8.0%) No answer

If "Other"

*PLEASE SEE APPENDIX VII FOR COMPLETE TEXT LISTINGS.
17. During the past 2 years, have you asked your current landlord (or property manager) to make any repairs to your unit?

74.7% (73.5%) Yes  
23.9% (25.3%) No  
0.2% (0.6%) Don't remember  
1.2% (0.6%) No answer

17a. If Yes, has your landlord or property manager made the repairs promptly when you asked?

44.1% (54.1%) Always  
19.9% (14.8%) Usually  
20.5% (15.6%) Sometimes  
14.6% (15.6%) Never  
0.3% (0.0%) Don't remember  
0.6% (0.0%) No answer

18. Please indicate what repairs have been needed on your rental unit in the past 2 years, and indicate which ones your landlord or manager made and which ones were not made. Consider all needed repairs, not just those you may have asked for. If you paid for and did the entire repair yourself, enter it as a "repair not made." If you did the work but the landlord or property manager paid for the materials, enter it as a "repair made" and also put a check mark under (Self).

Indoor Painting

- 9.5% (15.7%) Repair Made (not self)  
- 7.0% (6.6%) Repair Made (self)  
- 10.9% (8.4%) Repair Not Made  
- 72.6% (69.3%) Repair Not Needed/No Answer

Outdoor Painting

- 7.4% (10.8%) Repair Made (not self)  
- 1.6% (1.2%) Repair Made (self)  
- 8.6% (6.6%) Repair Not Made  
- 82.4% (81.3%) Repair Not Needed/No Answer

Appliances (specify)

- 21.3% (26.5%) Repair Made (not self)  
- 1.2% (1.2%) Repair Made (self)  
- 9.3% (7.2%) Repair Not Made  
- 68.2% (65.1%) Repair Not Needed/No Answer

Electrical (specify)

- 11.1% (12.7%) Repair Made (not self)  
- 2.1% (1.8%) Repair Made (self)  
- 7.7% (5.4%) Repair Not Made  
- 79.1% (80.1%) Repair Not Needed/No Answer

*FOR SPECIFICATIONS PLEASE SEE APPENDIX VIII.

*FOR SPECIFICATIONS PLEASE SEE APPENDIX IX.*
Plumbing (specify)

33.4% (34.9%) Repair Made (not self)
5.8% (6.0%) Repair Made (self)
8.8% (5.4%) Repair Not Made
52.0% (53.6%) Repair Not Needed/No Answer

FOR SPECIFICATIONS PLEASE SEE APPENDIX X.

Heating (specify)

12.1% (12.0%) Repair Made (not self)
1.4% (1.8%) Repair Made (self)
5.3% (3.0%) Repair Not Made
81.2% (83.1%) Repair Not Needed/No Answer

FOR SPECIFICATIONS PLEASE SEE APPENDIX XI.

Roofing or Siding (specify)

5.1% (7.2%) Repair Made (not self)
0.5% (0.6%) Repair Made (self)
5.1% (3.6%) Repair Not Made
89.3% (88.6%) Repair Not Needed/No Answer

FOR SPECIFICATIONS PLEASE SEE APPENDIX XII.

Flooring (specify)

4.6% (4.2%) Repair Made (not self)
1.2% (2.4%) Repair Made (self)
8.4% (4.8%) Repair Not Made
85.8% (88.6%) Repair Not Needed/No Answer

FOR SPECIFICATIONS PLEASE SEE APPENDIX XIII.

Windows or Doors (specify)

14.4% (12.7%) Repair Made (self)
3.0% (3.6%) Repair Made (not self)
16.2% (11.4%) Repair Not Made
66.4% (72.3%) Repair Not Needed/No Answer

FOR SPECIFICATIONS PLEASE SEE APPENDIX XIV.
Insulation (specify)

0.9% (0.0%) Repair Made (not self)
0.2% (0.0%) Repair Made (self)
5.3% (4.2%) Repair Not Made
93.5% (95.8%) Repair Not Needed/No Answer

*FOR SPECIFICATIONS PLEASE SEE APPENDIX XV.*

Foundation (specify)

1.4% (1.8%) Repair Made (not self)
0.2% (0.0%) Repair Made (self)
2.1% (1.2%) Repair Not Made
96.3% (97.0%) Repair Not Needed/No Answer

*FOR SPECIFICATIONS PLEASE SEE APPENDIX XVI.*

Accessibility (ramps, etc.) (specify)

1.9% (1.8%) Repair Made (not self)
0.0% (0.0%) Repair Made (self)
1.9% (1.2%) Repair Not Made
96.3% (97.0%) Repair Not Needed/No Answer

*FOR SPECIFICATIONS PLEASE SEE APPENDIX XVII.*

Other (specify)

5.6% (5.4%) Repair Made (not self)
1.9% (1.2%) Repair Made (self)
8.6% (1.8%) Repair Not Made
84.0% (91.6%) Repair Not Needed/No Answer

*FOR SPECIFICATIONS PLEASE SEE APPENDIX XVIII.*
18a. **During the past 2 years, what have you done to inform your current landlord or property manager of needed repairs? (Please check all that apply.)**

- 8.4% (3.0%) Have not taken any action
- 51.3% (52.4%) Told landlord or manager once, in person or by telephone
- 30.2% (30.7%) Told landlord or manager more than once, in person or by telephone
- 7.7% (9.0%) Sent a written request to landlord or manager once
- 2.3% (2.4%) Sent a written request to landlord or manager more than once
- 5.3% (6.0%) Complained to an outside organization (please specify):
- 11.8% (13.9%) No answer

*FOR OUTSIDE ORGANIZATION PLEASE SEE APPENDIX XIX.*

If "Other"

*PLEASE SEE APPENDIX XX FOR COMPLETE TEXT LISTINGS.*

19. **How long does it typically take your landlord or property manager to make repairs of conditions that are potentially hazardous to your health and safety?**

- 48.7% (45.2%) Less than 48 hours
- 12.1% (7.8%) More than 2 days, less than 7 days
- 8.1% (9.0%) More than one week, less than one month
- 4.9% (5.4%) One month or more
- 26.2% (32.5%) No answer

20. **How long does it typically take your landlord or property manager to make other repairs?**

- 27.6% (30.7%) Less than 48 hours
- 23.7% (28.3%) More than 2 days, less than 7 days
- 12.8% (7.8%) More than one week, less than one month
- 15.5% (12.7%) One month or more
- 20.4% (20.5%) No answer

**Laramie Housing Market**

21. **Have you lived in any other rental unit in Laramie within the past 5 years?**

- 48.5% (50.6%) Yes
- 50.6% (49.4%) No
- 0.9% (0.0%) No answer
21a. If Yes, how many bedrooms were there in the rental unit that you lived in just before your current unit?

- 5.7% (4.8%) 0 bedroom (studio/efficiency)
- 21.5% (19.0%) 1 bedroom
- 43.1% (46.4%) 2 bedrooms
- 21.5% (20.2%) 3 bedrooms
- 4.8% (4.8%) 4 bedrooms
- 3.3% (4.8%) 5 or more bedrooms

21b. If Yes on Question 21, why did you move? (Please check all that apply.)*

- 29.7% (22.6%) Rent expense
- 28.2% (15.5%) Condition of unit
- 15.8% (9.5%) Location of unit
- 9.6% (2.4%) Safety
- 18.7% (14.3%) Noise
- 25.4% (22.6%) Size
- 11.5% (7.1%) Cost of utilities
- 18.7% (19.0%) Just wanted a change
- 13.9% (10.7%) Repair/maintenance of unit
- 34.0% (29.8%) Change in living situation (ex: baby, marriage, roommates)
- 1.0% (1.2%) Handicap accessibility
- 19.6% (13.1%) Landlord or property manager
- 7.2% (4.8%) Age of structure
- 11.5% (6.0%) "Extras" (ex: parking, washer/dryer
- 6.2% (8.3%) Lease cancelled or lost
- 21.1% (17.9%) Other (specify): [blank]
- 0.5% (1.2%) No answer

If "Other"

PLEASE SEE APPENDIX XXI FOR COMPLETE TEXT LISTINGS.

22. Would you prefer to own a home rather than renting your place of residence?

- 69.4% (63.9%) Yes
- 29.7% (35.5%) No
- 0.9% (0.6%) No answer
22a. If Yes, why are you currently renting? (Please check all that apply.)

- 60.9% (58.5%) Do not have enough money for a down payment
- 31.8% (24.5%) Cannot afford monthly mortgage payments
- 9.7% (2.8%) Cannot qualify for a mortgage because of past credit problems
- 8.4% (0.9%) Cannot qualify for a mortgage because of other debts
- 17.7% (10.4%) Unfamiliar with or nervous about the process of buying a home
- 45.8% (49.1%) Will not live in Laramie long enough to make buying a home worthwhile
- 15.7% (7.5%) Other reason (specify): ________________________________
- 1.0% (2.8%) No answer

If "Other"

PLEASE SEE APPENDIX XXII FOR COMPLETE TEXT LISTINGS.

23. If you bought a home, what would be the maximum monthly mortgage payment your household could afford, assuming no change in your current income?

<table>
<thead>
<tr>
<th>Range</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $150</td>
<td>7.3% (8.1%)</td>
</tr>
<tr>
<td>$150 to $199</td>
<td>3.2% (0.8%)</td>
</tr>
<tr>
<td>$200 to $249</td>
<td>3.5% (0.8%)</td>
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<tr>
<td>$250 to $299</td>
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<td>4.4% (0.8%)</td>
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<td>$400 to $449</td>
<td>8.2% (8.1%)</td>
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<td>4.1% (7.3%)</td>
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<tr>
<td>$1,500 or more</td>
<td>0.6% (0.8%)</td>
</tr>
<tr>
<td>No answer</td>
<td>10.4% (23.6%)</td>
</tr>
</tbody>
</table>

Occupants

24. How many people (including yourself) live in your rental unit?

<table>
<thead>
<tr>
<th>Number of People</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 person</td>
<td>26.9% (18.1%)</td>
</tr>
<tr>
<td>2 people</td>
<td>42.5% (48.8%)</td>
</tr>
<tr>
<td>3 people</td>
<td>13.2% (12.7%)</td>
</tr>
<tr>
<td>4 people</td>
<td>10.2% (10.8%)</td>
</tr>
<tr>
<td>5 people</td>
<td>4.4% (6.0%)</td>
</tr>
<tr>
<td>6 people</td>
<td>0.7% (1.8%)</td>
</tr>
<tr>
<td>7 or more people</td>
<td>0.6% (1.2%)</td>
</tr>
<tr>
<td>No answer</td>
<td>1.4% (0.6%)</td>
</tr>
</tbody>
</table>
24a. How many people in your rental unit are children (under 18 years of age)?

- 83.3% (85.5%) No children
- 8.1% (8.4%) 1 child
- 3.9% (2.4%) 2 children
- 2.3% (1.8%) 3 children
- 0.7% (1.8%) 4 children
- 0.2% (0.0%) 5 or more children
- 1.4% (0.0%) No answer

24b. How many people in your rental unit are full-time college, university, or vocational students?

- 30.9% (14.5%) No full-time students
- 28.5% (31.9%) 1 full-time student
- 23.7% (33.1%) 2 full-time students
- 8.1% (11.4%) 3 full-time students
- 3.7% (4.2%) 4 full-time students
- 2.5% (4.8%) 5 or more full-time students
- 2.6% (0.0%) No answer

24c. How many people in your rental unit are part-time college, university, or vocational students?

- 85.2% (84.9%) No part-time students
- 9.0% (9.0%) 1 part-time student
- 2.6% (5.4%) 2 part-time students
- 0.2% (0.6%) 3 part-time students
- 3.0% (0.0%) No answer

25. Are there any people living with you who would prefer to live on their own?

- 10.2% (8.4%) Yes
- 79.6% (79.5%) No
- 10.2% (12.0%) No answer
25a. If Yes, please describe the person or persons living with you who would prefer to live elsewhere. (Please check all that apply.)*

- 0.0% (0.0%) Seniors (over 62 years old)
- 79.5% (78.6%) Grown children (over 18 years of age)
- 11.4% (7.1%) Other (specify): __________________
- 9.1% (14.3%) No answer

If "Other"

PLEASE SEE APPENDIX XXIII FOR COMPLETE TEXT LISTINGS.

25b. If Yes on Question 25, what are the primary reasons that they are living with you rather than living on their own? (Please check all that apply.)*

- 75.0% (71.4%) Affordability of other housing
- 6.8% (0.0%) Quality of other housing
- 15.9% (0.0%) Transportation or location issues
- 0.0% (0.0%) Handicap accessibility needs
- 2.3% (0.0%) Incapable of living independently
- 13.6% (21.4%) Other (specify): __________________
- 6.8% (14.3%) No answer

If "Other"

PLEASE SEE APPENDIX XXIV FOR COMPLETE TEXT LISTINGS.

26. Do you or any others living in your rental have a physical disability (other than just a temporary injury or condition)?

- 4.4% (2.4%) Yes
- 92.8% (96.4%) No
- 2.8% (1.2%) No answer

(If you answered "Yes" to Question 26, please answer 26a through 26f. If "No," skip to Question 27.)

26a. How many people in your rental unit have physical disabilities?

- 94.7% (100.0%) 1 person
- 5.3% (0.0%) 2 persons

26b. How much do any of these physical disabilities limit mobility?

- 15.8% (50.0%) Very Much
- 52.6% (0.0%) Somewhat
- 26.3% (25.0%) Not at all
- 5.3% (25.0%) No answer
26c. Did you have difficulty finding accessible housing?

10.5% (0.0%) Yes
57.9% (100.0%) No
31.6% (0.0%) Disabilities do not require any special accessibility
0.0% (0.0%) No answer

26d. Did you have difficulty finding adaptable housing?

10.5% (0.0%) Yes
47.4% (75.0%) No
31.6% (0.0%) Disabilities do not require any special accessibility
10.5% (25.0%) No answer

26e. Does your current rental unit meet your accessibility needs?

68.4% (100.0%) Completely
26.3% (0.0%) Partly
5.3% (0.0%) Not at all
0.0% (0.0%) No answer

26f. What are the ages of those with physical disabilities in your unit? (Please check all that apply.)*

15.8% (25.0%) Seniors (over 62 years old)
73.7% (50.0%) Other adults (18-62 years old)
10.5% (25.0%) Children (under 18 years of age)
5.3% (0.0%) No answer

27. Which category describes your own age?

12.3% (16.3%) Under 21
56.1% (67.5%) 21 to 29
15.1% (10.2%) 30 to 39
6.5% (2.4%) 40 to 49
3.9% (0.6%) 50 to 62
4.4% (2.4%) 63 or over
1.6% (0.6%) No answer

28. Which category describes your own personal yearly income, from all sources?

36.9% (43.4%) Under $10,000
20.0% (19.3%) $10,000 to $14,000
11.4% (13.3%) $15,000 to $19,999
9.0% (6.0%) $20,000 to $24,999
6.0% (6.6%) $25,000 to $29,999
6.0% (1.2%) $30,000 to $34,999
2.6% (3.0%) $35,000 to $39,999
1.9% (0.0%) $40,000 to $49,999
1.6% (0.6%) $50,000 to $59,999
0.0% (0.0%) $60,000 to $69,999
0.0% (0.0%) $70,000 to $79,999
0.0% (0.0%) $80,000 to $89,999
0.0% (0.0%) $90,000 to $99,999
0.0% (0.0%) $100,000 to $149,999
0.0% (0.0%) $150,000 or over
0.0% (6.6%) Don't know
4.6% (0.0%) No answer
29. Which category describes the total yearly income of everyone in your rental unit (including roommates, family members, etc.)?

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>18.3% (18.7%)</td>
</tr>
<tr>
<td>$10,000 to $14,999</td>
<td>13.2% (11.4%)</td>
</tr>
<tr>
<td>$15,000 to $19,999</td>
<td>10.9% (11.4%)</td>
</tr>
<tr>
<td>$20,000 to $24,999</td>
<td>11.1% (8.4%)</td>
</tr>
<tr>
<td>$25,000 to $29,999</td>
<td>6.5% (6.6%)</td>
</tr>
<tr>
<td>$30,000 to $34,999</td>
<td>7.0% (4.2%)</td>
</tr>
<tr>
<td>$35,000 to $39,999</td>
<td>3.9% (3.0%)</td>
</tr>
<tr>
<td>$40,000 to $49,999</td>
<td>6.0% (3.6%)</td>
</tr>
<tr>
<td>$50,000 to $74,999</td>
<td>5.1% (4.2%)</td>
</tr>
<tr>
<td>$75,000 to $99,999</td>
<td>0.7% (0.0%)</td>
</tr>
<tr>
<td>$100,000 to $149,999</td>
<td>0.2% (0.6%)</td>
</tr>
<tr>
<td>$150,000 or over</td>
<td>0.0% (0.0%)</td>
</tr>
<tr>
<td>Don't know</td>
<td>6.7% (10.2%)</td>
</tr>
<tr>
<td>No answer</td>
<td>10.2% (17.5%)</td>
</tr>
</tbody>
</table>

30. Do you personally receive any form of rental assistance?

<table>
<thead>
<tr>
<th>Response</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>22.5% (17.5%)</td>
</tr>
<tr>
<td>No</td>
<td>76.1% (81.9%)</td>
</tr>
<tr>
<td>No answer</td>
<td>1.4% (0.6%)</td>
</tr>
</tbody>
</table>

30a. If Yes, what type of rental assistance do you receive?

PLEASE SEE APPENDIX XXV FOR COMPLETE TEXT LISTINGS.

31. Approximately, how much monthly rental assistance from sources other than parents/relatives do all persons in your rental unit, including yourself, receive?

<table>
<thead>
<tr>
<th>Amount</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1 to $100</td>
<td>2.2% (2.9%)</td>
</tr>
<tr>
<td>$100 to $149</td>
<td>1.5% (1.5%)</td>
</tr>
<tr>
<td>$150 to $199</td>
<td>2.2% (2.9%)</td>
</tr>
<tr>
<td>$200 to $249</td>
<td>1.5% (0.0%)</td>
</tr>
<tr>
<td>$250 to $299</td>
<td>1.5% (1.5%)</td>
</tr>
<tr>
<td>$300 to $349</td>
<td>2.2% (1.5%)</td>
</tr>
<tr>
<td>$350 to $499</td>
<td>2.2% (2.9%)</td>
</tr>
<tr>
<td>$500 to $549</td>
<td>8.8% (7.4%)</td>
</tr>
<tr>
<td>$550 or more</td>
<td>8.8% (5.9%)</td>
</tr>
<tr>
<td>Don't know</td>
<td>46.3% (44.1%)</td>
</tr>
<tr>
<td>No answer</td>
<td>16.9% (22.1%)</td>
</tr>
</tbody>
</table>

32. Approximately, how much monthly rental assistance from parents/relatives do all persons in your rental unit, including yourself, receive?

<table>
<thead>
<tr>
<th>Amount</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1 to $100</td>
<td>7.4% (1.5%)</td>
</tr>
<tr>
<td>$100 to $149</td>
<td>5.1% (4.4%)</td>
</tr>
<tr>
<td>$150 to $199</td>
<td>3.7% (4.4%)</td>
</tr>
<tr>
<td>$200 to $249</td>
<td>7.4% (2.9%)</td>
</tr>
<tr>
<td>$250 to $299</td>
<td>6.6% (1.5%)</td>
</tr>
<tr>
<td>$300 to $349</td>
<td>2.9% (0.0%)</td>
</tr>
<tr>
<td>$350 to $499</td>
<td>6.6% (1.5%)</td>
</tr>
<tr>
<td>$500 to $549</td>
<td>3.7% (2.9%)</td>
</tr>
<tr>
<td>$550 or more</td>
<td>5.9% (1.5%)</td>
</tr>
<tr>
<td>Don't know</td>
<td>8.1% (7.4%)</td>
</tr>
<tr>
<td>No answer</td>
<td>30.9% (50.0%)</td>
</tr>
<tr>
<td>No answer</td>
<td>11.8% (22.1%)</td>
</tr>
</tbody>
</table>
33. Which category below best describes your own race or ethnic group?

88.6% (89.8%) White, not Hispanic
1.2% (1.8%) African American
1.2% (0.0%) Asian American
3.0% (3.6%) Hispanic American
0.7% (0.6%) Native American (American Indian)
2.8% (3.0%) Other (specify): __________
2.6% (1.2%) No answer

If "Other"

PLEASE SEE APPENDIX XXVI FOR COMPLETE TEXT LISTINGS.

34. Which categories below best describe the race or ethnic group(s) of the people in your rental unit? (Please check all that apply.)*

74.9% (75.9%) White, not Hispanic
1.4% (0.6%) African American
2.1% (1.8%) Asian American
3.7% (3.0%) Hispanic American
1.6% (0.6%) Native American (American Indian)
2.6% (2.4%) Other (specify): __________
16.2% (16.3%) No answer

If "Other"

PLEASE SEE APPENDIX XXVII FOR COMPLETE TEXT LISTINGS.

35. Is there anything else you would like to tell us about your housing in Laramie that would help us better understand the issues renters like you are facing?

PLEASE SEE APPENDIX XXVIII FOR COMPLETE TEXT LISTINGS.

*Percentages may total more than 100%
APPENDICES
APPENDIX I

Question 2. How would you describe your own situation in this rental unit? If "Other" please specify:

- Alone (3)
- Fiancé
- Friends
- Just me
- Live alone (6)
- Live with fiancé
- Live with girlfriend
- Living by myself (3)
- Lone tenant
- Married (2)
- No family members or roommates
- No roommates (2)
- One roommate
- Only person
- Only person in apartment
- Only tenant (2)
- Only tenant in one bedroom unit
- Shared head of household
- Single (8)
- Single adult (2)
- Single household
- Single in a studio rental unit
- Single in one bedroom
- Single occupant
- Single parent with two children
- Single person rental
- Single tenant (3)
- Single unit occupancy
- Single, one bedroom apartment
- Single--live alone
- Spouse with no children
- Student, single
- Studio, single
- Tenant by myself
- Tenant in rental unit with no roommates
- Tenant with no roommates (3)
- Tenant with two brothers
APPENDIX II

Question 3. Please check the box next to the one description that applies best to your rental unit. If "Other" please specify:

- Attached house, upstairs only with basement apartment
- Detached house with basement apartment
- Detached house with basement apartment let to others
- Detached house, no roommates
- Duplex (7)
- Duplex, single family
- Duplex—half of one
- Four bedroom house
- House with basement rental
- House with two apartments
- Main floor of house that has three units
- Single apartment (3)
- Upstairs apartment in home with downstairs apartment
APPENDIX III

Question 9. Which of the following expenses are included in your rent? If "Other" please specify:

- All appliance maintenance
- Insurance
- Lot rent
- Maintenance
Question 11. Which of the following are included with your rental unit? If "Other" please specify:

- All appliances
- Coin laundry
- Dishwasher (5)
- Garage (5)
- Garage, fenced yard
- Grill
- Minimal snow removal and yard care
- None (2)
- One car garage
- On-street parking used by other UW students
- Refrigerator
- Shed
- Soda machine
- Storage
- Stove, refrigerator (2)
- Street parking
APPENDIX V

Question 12. Are there any restrictions placed on your unit? If "Other" please specify:

- Bikes
- Can't have own barbecue
- Have to be married
- Higher rent with pets
- No alcohol (2)
- No cats
- No dogs (3)
- No fireplace
- No fires
- No illegal substances
- No more than one pet
- No noise (2)
- No parties (3)
- None (5)
- Nothing allowed in yard
- One pet allowed
- One vehicle in back, one pet
- Only one dog
- Pets not allowed when we moved in—now it's okay
- Pets only with permission
- Snow removal, lawn care, pay water for washer hook-up
- Tenant limit is two
- Two adults, two children—no more than
- Two tenant maximum
- Very picky landlord
APPENDIX VI

Question 13a. What was the basis of the discrimination? If "Other" please specify:

- Animals
- Cost
- Dogs
- Football player
- Having a cat (2)
- Lack of availability
- Lack of credit history
- Needing HOM for low income assistance
- Non-specific
- Offered loan, took cash, but we were first
- Pets (7)
- Tech student
- We have a dog
- WTI
APPENDIX VII

Question 16a. Please indicate the reason(s) for being less than completely satisfied with your current rental unit. If "Other" please specify:

• Basement
• Better lighting
• Close neighbors and I live on the third floor
• Does not allow pets
• Downstairs neighbor
• Fire exits
• Garage door
• Gas
• Heat ducts dirty, carpet is disgusting
• I want more space
• Inability to control heat
• Landlord doesn't pay for lawn care
• Landlord forgets to pay gas
• Lead-based paint chipping
• Limited closet and storage space
• Loud music by neighbors
• Manager doesn't even live here
• Marginal grounds care
• Messy housemates upstairs
• Mice, spiders, bad neighborhood, leaks
• Neighbors (3)
• Neighbors and parking
• New construction behind unit
• No dishwasher
• No peep hole in door, no storm door
• No pets allowed (5)
• No pets, 1 year lease
• No pets, lots of rules about personal stuff
• No snow removal
• No snow removal, alley not taken care of
• No thermostat in unit, no temperature control
• Noisy animals
• Noisy college students, parking
• Parking (2)
• Pay utilities on someone else's garage
• Pets
• Plumbing less than desired
• Poor insulation, vandalism, loose animals
• Poor insulation, furnace, windows, storage
APPENDIX VII
(Continued)

- Pot smokers—landlord unwilling to deal with
- Rent goes up, benefits go down
- Shady yard, can't grow a garden
- Snow and ice removal from parking lot
- Tenants underneath us
- There was a noise complaint when not home
- Two bedroom not big enough for family of five
- Want new door
- We need more bedrooms
- Would like pets
Question 18. Please specify appliance repairs:

- Bath tub
- Bathroom fan
- Bathroom, kitchen, washer plumbing
- Burner went out in oven
- Burners on stove (2)
- Dishwasher (9)
- Dishwasher and stove
- Disposal replaced
- Dryer (3)
- Dryer door lock
- Dryer fixed
- Dryer quit
- Faucet
- Fixed dryer
- Fixed leaky dishwasher
- Freezer broke
- Freezer doesn't work
- Fridge and garbage disposal
- Fridge freezes food even when turned down
- Fridge replaced, stove burners replaced
- Fridge still doesn't work after repair
- Fridge, freezer, stove
- Furnace
- Furniture
- Garage—bare wires, no outside lights
- Garbage disposal (8)
- Garbage disposal replaced
- Garbage disposal, toilet leak
- Have not told him
- Heater (3)
- Hired someone
- Hook-ups for laundry machines
- Hot water
- Hot water heater
- Hot water heater fixed
- Hot water heater replaced
- Hot water heater, washer
- Hot water tank
- Laundry
- Leaking faucets, leaking washer and dryer
• Light fixture and stove
• Lights
• Loud washer
• Microwave broke
• New garbage disposal
• New range
• New refrigerator (3)
• New refrigerator and TV
• New stove
• New washer
• Old burners on stove don't fit properly
• Oven (3)
• Plumbing
• Refrigerator (8)
• Refrigerator and freezer fan
• Refrigerator cooling unit
• Refrigerator goes out
• Refrigerator, washer, dryer, dishwasher
• Repair stove
• Replaced washer, dryer and disposal unit
• Smoke detector
• Stove (13)
• Stove burner replaced
• Stove burner was out
• Stove that doesn't work correctly
• Stovetop doesn't work
• Stove—only one burner works, no oven
• Washer (5)
• Washer and dryer
• Washer broke down
• Washer motor, water heater
• Washer, refrigerator
• Washer and dryer (2)
• Washer, dryer and oven
• Water faucet
• Water leak
Question 18. Please specify electrical repairs:

- Alarm broke
- All electrical outlets and wiring very old
- All new outlets
- Bad connections
- Broken outlets
- Cables unsafe
- Changing lamps
- Circuit problem
- Circuits easily overloaded, short circuits
- Direct TV pole
- Dishwasher installed
- Doorbell
- Dryer (2)
- Electrical current problems
- Electrical outlets
- Electricity went out
- Fans, light
- Faulty switch
- Fixed thermostat in bedroom
- Heat rewired
- Heater (2)
- Heater didn't turn on
- Heater shorts
- Heater was smelling of gas
- Heating
- Heating element in stove
- Hired someone
- Kitchen light
- Light
- Light fixtures because they are old
- Light switch
- Lighting
- Lights (2)
- Lights in bathroom
- Lights in bathroom didn't work--wiring
- Lights in laundry room and parking lot
- New element
- New heating unit in kitchen
- New light bulbs--indoor and out
- New main line
APPENDIX IX
(Continued)

- New outlets
- New range and dishwasher
- No laundry facilities
- Not all lights work
- Not enough plug ins
- Old wiring, weak lighting
- Outlet repair
- Outlets
- Oven
- Phone jack
- Phone line added
- Phone lines didn't work
- Re-did the heating
- Replaced fan in bathroom
- Replaced faulty switch
- Rewire phone jack
- Rewired
- Rewiring first floor for ground
- Short in circuit
- Short on porch light
- Smoke alarm, fluorescent lighting
- Some lights and light switches don't work
- Switches in bathroom
- Switches were out
- Unsafe switch replaced
- Updated
- Upgrade to three prong plugs
- Upgraded for new heaters
- Wiring
APPENDIX X

Question 18. Please specify plumbing repairs:

- Backed up sewer in bathtub
- Bathroom (5)
- Bathroom almost caved in
- Bathroom faucets leak, sink and tub drains
- Bathroom plumbing
- Bathroom sink
- Bathroom tub, kitchen sink leaks
- Bathroom, kitchen
- Bathtub
- Bathtub leak—pipe
- Broken toilet chain
- Broken water pipe
- Busted pipe—frozen
- Change hose in sink
- Changed shower head
- City checked it but didn't fix the problem
- Clogged drains (4)
- Clogged pipes (2)
- Clogged sink (3)
- Clogged toilet (3)
- Clogs, new kitchen sink faucet
- Damaged pipes, rags used to connect them
- Drain cleared
- Drain maintained
- Dripping faucet
- Faucet revalved, plugged drains
- Fill valve
- Fix tub drain
- Fixed toilet
- Flood, bathroom, leaking
- Flooded basement
- Frozen water
- Furnace
- Garbage disposal (3)
- Garbage disposal replaced
- Garbage disposal wasn't working
- Hot water does not work in kitchen sink
- Hot water heater
- Hot water heater went out
- Hot water heater—failed repair
APPENDIX X
(Continued)

- Kitchen and bathroom
- Kitchen sink (2)
- Kitchen sink drain
- Kitchen sink drain cleared
- Leak in faucet still leaks
- Leak in pipes
- Leak repaired
- Leak under house
- Leak upstairs
- Leaking faucets (7)
- Leaking faucets, shower drain
- Leaking from the apartment above
- Leaking kitchen and bathroom faucets
- Leaking water
- Leaks (5)
- Leaks and drips
- Leaks fixed
- Leaky sink (4)
- Leaky toilet (3)
- Lighting
- Loose bath tiles
- Lots of iron in water
- Low water pressure
- New fixtures
- New heater on water riser
- New kitchen sink
- New plumbing
- New shower faucet
- New toilet (2)
- New washers and stems
- New water pipes
- No hot water
- One of two bathrooms work
- Outdoor spigots
- Pipe leaking
- Pipe under sink
- Pipes
- Piping
- Plugged drain, leaky sink
- Problems from basement
- Repaired bath faucet
APPENDIX X
(Continued)

- Repaired leaking sink
- Repaired pipe and paid for it
- Replaced faucet
- Replaced leaky pipe under kitchen sink
- Replaced water heater
- Seal on bathtub
- Sewer backup
- Shower (4)
- Shower head leak
- Shower leaked
- Shower not spraying, dripping faucet
- Shower structure needs replaced
- Shower wall is falling down
- Shower walls
- Sink (6)
- Sink and tub leaks
- Sink broken (3)
- Sink going to fall off wall
- Sink leaking (2)
- Sink pipes were leaking
- Sink problems
- Sink was clogged
- Sink, kitchen
- Sink, shower
- Sink, shower, bathtub, bathroom
- Slow drain fixed
- Slow drain in tub
- Slow drains, clogged pipes
- Snaked toilet
- Stool not bolted to floor
- The leaky sink and water pressure
- Toilet (8)
- Toilet and shower
- Toilet backing up
- Toilet clog
- Toilet doesn't flush good
- Toilet handle didn't work
- Toilet is overflowing every time we flush
- Toilet leaking
- Toilet problems
APPENDIX X
(Continued)

- Toilet runs
- Toilet, sink
- Toilets fixed
- Too many people using same hot water heater
- Tree root problem
- Tub drain
- Tub, disposal
- Unclogged the sinks
- Washers in sinks
- Water comes through roof
- Water heater
- Water leaking from ceiling
- Water line
- Water riser leak
- We always have plumbing problems
APPENDIX XI

Question 18. Please specify heating repairs:

- A lot
- Annual maintenance
- Asbestos in heat ducts, furnace needs inspection
- Because of the structure
- Broken electrical heaters
- Carbon monoxide
- Clean out furnace vents
- Downstairs heater doesn't work
- Electrical
- Electrical wire
- Filter needs to be cleaned
- Furnace (2)
- Furnace didn't work
- Furnace doesn't heat house properly
- Furnace fixed
- Furnace not working properly
- Furnace shorts
- Gas heater
- Got new heaters—not any better
- Heat
- Heat always on
- Heat ducts need cleaned
- Heat doesn't work (2)
- Heat system doesn't work—no heat
- Heat went out
- Heater
- Heater cleaned
- Heater didn't turn on
- Heater not working
- Heater wouldn't come on
- Heaters didn't work properly
- Heaters in bedroom
- Heating
- Heating ducts
- Hot water heater
- Just wasn't working
- Laundry room heater
- Leaking
- Lit pilot
- Never have end caps on floor board
• New control knob
• New furnace
• New furnace igniter
• New thermostat
• No gas
• No heating in laundry room
• Not vary warm
• Old and needs fixed
• Put in furnace
• Re-did the heating
• Replace boiler
• Replace filter and sensor
• Replace furnace filter
• Service
• Shared heating causes extra expense
• Still broke
• Temperature
• The basement gets too hot and main floor is too cold
• Thermostat
• Thermostat broken
• Thermostat needed replaced
• Unable to control radiators, too hot or too cold
• Updating heating system
• Wall electric units uncomfortable in winter
• Water and heat pipes
• Water heater (2)
• Wiring
APPENDIX XII

Question 18. Please specify roofing or siding repairs:

- Drain unclogged
- Fix rain gutter
- Flat roof leaks
- Gutters
- Holes in siding and peeling from building
- Leak being fixed
- Leaking
- Leaking roof still leaking
- Leaky roof (2)
- Needs new roof
- New roof (2)
- New roof and new siding
- Repaint/reside house, repair gutters
- Repairs made to skirting
- Roof (3)
- Roof leaked
- Roof leaks (3)
- Roof was leaking
- Roofing (2)
- Roofing broken
- Self clean
- Siding (2)
- Siding blew off on front
- Snow removal from roof
- Wall leaks in bedroom
- Water comes in
Question 18. Please specify flooring repairs:

- Bad tile job
- Basement
- Bathroom
- Bathroom floor
- Carpet (4)
- Carpet in poor condition, kitchen holes
- Carpet is bad
- Carpet is stained and has odor
- Carpeting
- Carpeting upstairs
- Couple of tiles missing in bathroom
- Damaged floor and floor boards
- Entry hallway-landlord did not pay!
- Fix hole in linoleum
- Floor (2)
- Floor needs to be replaced and waxed
- Flooring
- Kitchen
- Leak
- Linoleum
- Linoleum needs fixed by front door
- Linoleum torn in kitchen
- Loose and broken floor tiles in basement
- Loose boards, carpet coming up, holes
- Nail in the floor
- Need new kitchen floor
- Needs new carpet (3)
- New bathroom floor
- New carpet (7)
- New carpet in one room
- New carpet, new tile
- New kitchen tile
- Replaced carpet
- Slashes in kitchen floor
- Tile in bathroom
- Tiled kitchen floor
- Water damage
- Water damaged linoleum
- Wood floors with splinters
APPENDIX XIV

Question 18. Please specify window or door repairs:

- Back door wouldn't shut
- Bedroom door
- Blinds
- Both windows and doors (2)
- Broken front window
- Broken screen door (2)
- Broken window fixed
- Broken window, no window locks or storm windows
- Broken windows (8)
- Broken, don't seal, broken screen door
- Can't open
- Cellar door built
- Cracked windows (3)
- Deadbolt added
- Didn't have a peep hole
- Don't close tight, screen comes out
- Door
- Door and window insulation
- Door holes
- Door knob
- Door locked improperly
- Door needs replaced, locks on windows
- Door not fixed
- Door to outside is broken
- Doors (3)
- Drafty
- Drafty windows (2)
- Emergency window
- Fix broken and jammed windows—single pane windows
- Fixed sticky patio door
- Floors near door need redoing
- Front door (3)
- Front door dead bolt, backdoor stripping
- Front door has cold air coming through
- Front door lock
- Front screen door (3)
- Installed screens
- Leaking, defective, holes in windows
- Leaky and drafty
- Lock for patio door
APPENDIX XIV
(Continued)

• Lock on back door
• Lock on door broke
• Locks, latches, need storm windows
• Most windows cracked, no screens
• Need insulation
• Need new insulation around door
• Need screens in windows
• Need storm door
• Need storm windows
• Need to be sealed
• New blinds
• New door knob—not repaired promptly
• New doors (3)
• New front window (2)
• New seals around doors
• New windows (3)
• No doors or windows seal shut
• No screen on windows, cracks, no locks
• No screens
• No storm windows
• No storm windows on some windows
• One door fell off the hinges
• Painted door jams
• Patio door
• Patio door falls off—doesn't fit door
• Putting on blinds
• Replace broke screen door in back
• Replaced locks
• Replaced window screen where missing
• Replaced windows (2)
• Restaining
• Screen
• Screen door (2)
• Screen door fixed (2)
• Screen door is broke
• Screen door repaired by me
• Screen on windows and doors
• Screen window
• Screens (2)
• Screens don't fit around door
• Screens missing, need cleaning
APPENDIX XIV
(Continued)

- Screens on windows
- Skylight leaking
- Sliding door
- Sliding door getting stuck
- Storm (2)
- Storm door broken
- Storm windows (3)
- Storm windows fixed
- Two broken windows
- Want new door
- Weather stripping needed
- Window doesn't open properly, lock sticks
- Window in west bedroom rusting away
- Window leaking air
- Window shattered
- Window winders
- Windows (2)
- Windows and doors
- Windows didn't open
- Windows leak and don't shut
- Windows leak, door sticks
Question 18. Please specify insulation repairs:

- A lot of open spaces for air to come in
- Around door
- Basement pipes not insulated
- Bedroom walls
- Cold air gets in
- Cracking around tub
- Door insulation
- Insulated attic
- More insulation in floor
- Need insulation (3)
- Need more
- Needs some insulation
- No insulation (2)
- No insulation around door
- None between walls
- The house needs some
- Very little insulation
- Very poor
- Water seeps under door
- Weather stripping (2)
Question 18. Please specify foundation repairs:

- Balancing trailer
- Cracked
- Cracks that leak into basement
- Deck repair
- Eroded cement underneath
- Filled holes
- In the back where the sewer is
- Leveled
- Replaced screen door
- Roots growing through foundation
- Shifts with temperature
APPENDIX XVII

Question 18. Please specify accessibility repairs:

- All parking very limited
- Did not put hand rail on for one year
- Fixed broken concrete
- Handicap ramp, stair rails
- Need paved walk to parking
- No accessibility
- No hand rails
- Parking in rear
- Plugged outdoor drain
- Sidewalks up to the house are broken
- Stairs
- Stairs to basement
- Walkways in front of building
APPENDIX XVIII

Question 18. Please specify other repairs:

- Air filter changing
- Ant, bug infestation
- Asbestos floor tiles
- Bathroom ceramic repaired--coming off because of age
- Bathroom tile
- Bathroom tiles, window frame, shower caulking
- Blinds
- Boiler system
- Broken lock on front door
- Carpet
- Carpet and linoleum
- Ceiling above shower needs redoing
- Ceiling due to flood
- Ceiling has major cracks and leaks
- Chimney screen
- Chimney sweep, replaced fire screen
- Closet doors
- Curtains replaced with blinds
- Door lock
- Doorbell, bathtub faucet
- Drawers need fixed, closest door does not fit
- Extra phone jacks
- Fans not cleaned
- Fence (2)
- Fixed shower wall
- Fixed toilet
- Fixing closet
- Fridge not repaired, toilet, washer and dryer
- Front door and lock, back door needs replaced
- Garage door to shut
- Heating units (electric), trees fall down
- Hot water heater
- Lawn is dead
- Level yard
- Lock and knob
- Need outdoor light, leaky doors not fixed
- New door knobs, rehung cabinet door
- New door lock, carbon monoxide detector
- New door locks
- New hot water heater bought--never installed
- New section of sidewalk
- New washer and dryer
APPENDIX XVIII
(Continued)

- Outdoor lighting is very dark
- Oven repair
- Porch out back, kitchen drawers
- Rod in closet is broken
- Roof leaks water
- Safety bars around basement apartments, window broke
- Screen door
- Screen hinge
- Sewage coming out of shower
- Shelving in bathroom
- Skirting around trailer
- Smoke alarm
- Smoke detector and extinguisher
- Snow removal, fixed dryers in laundry
- Standard maintenance
- Steps
- Still hasn't replaced window screen—been three months
- Towel bars, closet door
- Tree removal and fence repair
- Tree trimming
- Trim trees, sidewalk
- Wall nails for pictures
- Work to fence
Question 18a. During the past 2 years, what have you done to inform your current landlord or property manager of needed repairs? If "Complained to an outside organization" please specify:

- Call them
- Complained to owner of complex
- Hasn't been any
- HOM INC (CHA)
- Sought advice from UW attorney
- Told friends
APPENDIX XX

Question 18a. During the past 2 years, what have you done to inform your landlord or property manager of needed repairs? If "Other" please specify:

- Call them
- Called maintenance twice a week
- Called plumber directly
- Complained to owner of complex
- Didn't need any repairs
- Hasn't been any
- Have not needed anything
- Haven't
- Health department
- I rent to own, don't tell my landlord
- Informed landlord immediately when needed
- Made repairs ourselves
- No repairs needed (2)
- None-afraid rent will increase
- Only rent lot
- Requested rent discount—denied
- Told maintenance person—nothing done
- Withheld rent
Question 21b. Why did you move? If "Other" please specify:

- Bad road
- Bad, bad man--got to go
- Basement
- Basement and didn't like it
- Basement apartment was too gloomy and dark
- Bigger apartment in same building opened
- Bought own home
- Bugs
- Could not afford it
- Didn't like landlord
- Didn't want to sign another lease
- Evicted
- Forced out so landlord could sell house
- Girlfriend left
- Graduated (2)
- Hated dorms
- House sold
- Just wanted out of student living
- Landlord sold the house
- Left and then came back
- Lived in basement--too dark for me
- Loss of a roommate
- Move out of town, new job
- Moved away for a while
- Moved from area
- Moved in with girlfriend
- Moved out of Laramie (2)
- Moved out of town
- Needed a change
- Neighbors caused trouble
- Neighbors were extremely weird
- No backyard
- Not want a one year lease
- Owner wanted house back
- Problems with landlord (personal)
- Relocation
- Roommate went crazy
- Subsidized housing--have to pay too much
- Thermostat too old, dirty, unsafe basement
- Wanted a house
- Wanted to get a dog
- Would not let us plug in diesel truck
APPENDIX XXII

Question 22a. Why are you currently renting? If "Other reason" please specify:

- Am moving
- Availability
- Can't find a place with horse property
- Cost of buying is too high for quality
- Cost of housing in this state
- Cost of living is outrageous
- Don't know if I will stay in Laramie
- Go to UW, housing too expensive for area
- Got hurt on job, can't find new job
- Houses are too expensive or dumps
- Houses too high in Laramie
- Housing too expensive for what you get
- I am renting to own
- In school six years, looking for a career position
- Just leasing a lot
- Laramie housing is high for the quality
- Living in section 8 housing—lack of money
- My mother isn't selling the house
- New to town
- No decent homes for decent prices
- No decent house to purchase between $75 to $125,000
- Not a good investment here in Laramie
- Not enough income
- Not sure how long will live in Laramie
- Not sure I want to stay in Laramie
- Plus utilities—can't afford it
- Prices unreasonable in Laramie
- Recently moved here, waiting to buy
- Soon
- Student status (4)
- Student, can't afford it
- Undecided future plans
- Want to pay off other debts first
- We close on our new home December 3rd
- Won't stay in Laramie when done with school
APPENDIX XXIII

Question 25a. Please describe the person or persons living with you who would prefer to live elsewhere. If "Other" please specify:

- Everyone wants their own space sometimes
- Married couple with infant
- One who is 18—still in high school
- Roommate
APPENDIX XXIV

Question 25b. What are the primary reasons that they are living with you rather than living on their own? If "Other" please specify:

- A 15 year old and an 18 year old still in high school
- Can have a pet in the apartment
- Expenses
- Friends
- Great rent
- Price
APPENDIX XXV

Question 30a. What type of rental assistance do you receive?

- Check from LDS church
- Cheyenne housing (HOM)
- Cheyenne housing authority
- Cheyenne housing authority section 8
- Family (3)
- Family pays for rent
- Financial aid (3)
- Friend assists me financially
- From my parents
- Government housing
- Government pays most section 8
- Grants from federal government, parents
- HOM
- HOM government subsidy
- HOM INC (CHA)
- HOM section 4
- HOM section 8
- Housing rent assistance--student loan
- Loans
- Low income housing
- Mom and dad
- Mother
- My parents pay rent for me
- Off rent--manage and water lawns in summer
- Parental
- Parental support
- Parents (20)
- Parents and family
- Parents pay part
- Parents pay rent and utilities
- Personal--family
- Scholarship and parents
- Scholarships (3)
- Scholarships and parent assistance
- Scholarships and parents (2)
- Section 8 (3)
- Social security
- Social security and SSI
- Stipend
- Stipend checks from scholarships
• Student loans (2)
• Student loans, pell grant
• Student loans, scholarships
• Through the state
Question 33. Which category below best describes your own race or ethnic group? If "Other" please specify:

- Asian
- Cosmopolitan ethnic groups
- Doesn't matter, we are Americans
- Indian
- Multi (2)
- Not American
- Pacific Islander
- White
- White and Mexican
APPENDIX XXVII

Question 34. Which categories below best describe the race or ethnic group(s) of the people in your rental unit? If "Other" please specify:

- Americans
- Asian
- Caribbean Islander
- Cosmopolitan ethnic groups
- Indian
- Not American
- Turkish
- White and Hispanic
APPENDIX XXVIII

Question 35. Is there anything else you would like to tell us about your housing in Laramie that would help us better understand the issues renters like you are facing?

- A good number of renters in Laramie are college students like me. We can't afford to live here. Most of us do not have full-time jobs. We don't make enough money to pay all the bills.

My landlord sucks. She tries to take advantage of me in every way possible because I'm a college girl out on my own. She thinks she can get away with this because I won't know how to handle it. She says one thing and does another. She tells me she will do stuff then never does. I hate her and I hate Laramie.

- All homes between $75,000 and $125,000 are 40 to 100 years old. There are no subdivisions (other than trailer parks, and manufactured home communities) in Laramie. The only new houses (spec.) are $250,000 to $380,000. There are not even really any lots in town to purchase to build your own home. I think this survey may show that the city might want to annex some land or give some tax advantages to a developer to put in a subdivision over by UBC and the old Smith Food etc.

- All houses between $75,000 and $125,000 are 50 to 100 years old or rental units already sold as rental units (i.e. two separate houses 1 or 2 bedroom up and 1 or 2 bedroom down). Small lots in town. Out of town bad water and no trees, shrubs, nothing, just a barren wind tunnel. Also, amazingly, acreage is pretty expensive.

- Allow more pets in a house.

- Are there any new small homes going up? Or just the big lousy houses North of the power plant? North 9th street? Other new subdivisions? If not, why not? The houses in the forest district have so much more character than the newer ones, and add a lot to our town.

- Better recycling facilities—some sort of curbside would be great.

- Build something better.

- Buildings, particularly ours, should be inspected for code violations more frequently. Also, information on renters rights and applicable actions should be easily available (and perhaps mailed or left with renters).

- Cheaper rent would be nice, free cable, and free telephone.

- Cheaper rent!

- College housing is expensive.

- College housing is icky, it just sucks, and it's been tough.

- Cost is too much.

- Cost of living is way too high and expensive—very difficult for college students to live.
• Difficult time finding a place to live.

• Don't be so against pets! Take it case by case.

• Everything is fine for us.

• Expensive!

• Families have a hard time finding a place to live because they have to share places with college students. Students are able to take roommates thus making the cost a lot cheaper for them. Families don't have the choice.

• Finding single family housing at an affordable rate in a nice area is close to impossible. We have been actively looking for one year to move to a better location for our children and have not had any success. We have no services for our children on the west side of town. I feel that many unfortunate activities are taking place on this side of town because there are not any places for adolescents to go without having to get clear to the other side of town. This is difficult when both parents work.

• For the prices/available apartments, students and other renters are receiving very poor quality housing. If I paid the amount I am paying elsewhere, the apartment would be much better. It's sad that people take advantage of students because they have to live somewhere.

• Forced to make repairs myself. Landlord never returns my calls. Very few rental units in Laramie are suitable for professionals. Most are set up for 18 year olds. My apartment is not in good enough condition to entertain, and this was the best apartment found. Apartment's locks were initially insufficient. No deadbolt. Doorknob was loose and beyond repair.

• Gas could go down.

• Get rid of snow and ice--Please.

• Good landlord and good living conditions.

• Grand Villa complex is one of the nicest in Laramie.

• Hard time finding a two bedroom that wasn't in a basement.

• High rent and trashy housing.

• How long it takes to make repairs before renting.

• I am a single adult, non-student. I tried to find affordable housing and found a large majority of rentals available were way geared toward roommate situations. This made it difficult for me to find affordable housing and I felt there was a greedy prejudice by the larger majority of housing available. I am very grateful to my current situation as I am on a fixed medical income.

• I am very satisfied with my current living arrangement.
I believe that the rent of some places in Laramie are completely outrageous. I would have chosen to live closer to campus but the rent was way too much.

I believe that there should be more apartments that are affordable for college students. And houses, like the one that I live in, should have some other means of parking instead of just street parking. I have also had friends who are students that have been looking for places off campus, and when they went to look at houses and other places, landlords and rental agencies, were turned away, just because they were students. I think the people of Laramie, full-time residents should appreciate the students. I mean there are three colleges in this town, and I believe the students of this town bring in a lot of money for this town. And without the colleges, this town would be another stupid, poor town in the West.

I feel that rental managers/leasers in Laramie charge too high of rent for the quality of housing they provide. We feel that our rent is too high for the poor quality of house we live in. Our property managers are very hard to deal with. They will not make needed repairs to the house due to the landlord not wanting to spend money and will not listen to the renters. I have had to call them or go to their office at least three or four times and it takes them a very long time to get something done. I feel like we are renting from "slumlords" and will never rent a house managed by them again. Thanks!

I feel that we were lucky when we found this apartment. Compared to the prices and safety of other units we looked at, this was a bargain. I think that most students in Laramie are not as fortunate, and are living in places that are overpriced and not safe.

I have been a resident of Wyoming for 20 years and as such have seen the escalating price of real estate everywhere. It would be nice to see affordable housing for those of us who wish to live here permanently. Perhaps more low-income housing for families would be a beneficial situation so we can stay here.

I have lived here for over seven years and this survey really interests me. I am moving to Colorado next month but would be grateful if could send me some results when you get them tabulated.

I have not seen my landlord once this year.

I have remained where I am because when I moved over seven years ago the rental market was atrocious for the prices asked here in Laramie. Cockroaches, grease, no paint, too much paint, basements, leaks, stink, etc.. I entered a rental agreement where the landlord told me after I moved in that heat entered my apartment from the unit below. They had a wood burning stove. It was February and I was freezing. The landlord served papers on me for not paying a damage deposit. I learned I had no rights and to go to court was useless. More renter rights within reason and contract. The landlord apologized after I moved out--while sick from ear infections and no warmth.
• I lived in a place that allowed pets, then our owner sold the house and we were forced to move. We had a dog in this house and we were unable to find a place in Laramie that allowed pets. We had to get rid of him.

Also, it's difficult for a college student to have a year lease. We could not find any places without at least a 1 year lease.

And rent is pretty expensive for most decent living units.

• I looked at several apartments before finding one that was clean and affordable. The majority of 2 bedroom apartments that cost below $500 per month to rent had major problems such as unsafe stairs, leak and/or plumbing problems, and painting needs. Our current apartment was not clean when we moved in and should have been painted, but those were problems we were willing to deal with as compared to having no bathroom in the unit, or having people park on our lawn when school is in session. It was extremely difficult to find an affordable and livable place in Laramie without going through a Real Estate agent. The only decent apartments I found under $500 were through an agent.

• I lucked into getting the place I am in now. It is affordable, my landlord is responsive, and the appliances are new. My last rental unit was old, rundown, had rickety rusty appliances and was VERY expensive considering the condition it was in. In addition, I had to pay extra for my cat. This seems to be the norm: paying between $10 to $40 every month for EACH additional pet as well as a substantial pet deposit. I had a great deal of difficulty finding a rental unit that even allowed pets, regardless of extra costs.

• I think it is amazing that $600 will get a renter a pretty decent place or a dump. When I first came here I didn't have much time before classes began and there were only a few places available. Several were basement apartments or converted garages that were terrible. At the last minute I found a great place for the same amount of money, unfortunately it was a sublease and I eventually had to relocate.

• I think it is hard to find housing that is reasonably priced for students.

• I think rent is too high considering other towns in Wyoming even thought the University is here. Not enough availability for people who aren't students.

• I think renting in Laramie is difficult. It is very expensive, especially to live on your own. It is almost as much to rent a two bedroom as it is to get a studio/one bedroom. My apartment is one block from campus and inexpensive and the studio is quite large. I'm fortunate. However, the laundry machines desperately need to be replaced as do most of the appliances. The landlord is a good guy. I have found however, when I was younger, that apartment units aren't kept up. I wonder if this is often due to the attitude that "these college kids are going to ruin the unit with their parties, etc., so why bother." I have lived in some real dumps. I have been lucky to live here in this building on and off for over 6 years. Rent goes up, but wages never do, and units for the college kids are often bad.

• I think that because there's a lot of students around Laramie that the owners of these houses can get rich quick. The housing around here is ridiculous. I moved here from New York and a house like the one I'm living in would go for around $450. I realize that houses are expensive but this is outrageous.
- I think that the conditions of the living places here for the cost is way too much and the gas is way too much.

- I think, because of the college and the tech school, renters are charging way too much rent. Most of the students in Laramie are resting somewhere below the poverty scale. The renters that I’ve dealt with seem to be in the ages of 40-50 with secured jobs that are bringing in at least $30,000 to $35,000 a year. Kind of sounds a little one-sided and greedy to me.

- I wasn’t the one who originally received this so sorry if it took so long. I was glad to help though.

- I wish that the prices were not so high as they are. These prices are ridiculous. Some people may have the income to make it but when you are 21 year old single mom of two, it gets difficult. I understand that this is my own fault/problem that I am in the situation that I’m in. I just wish it could be easier.

- I wish there were more cheap options.

- I would like my property manager/landlord to be better at getting repairs made. Also, to be able to get a hold of them the first couple of calls instead of the tenth phone call. If they take this responsibility, they should be accessible and responsive to our needs (e.g. a broken window).

- If affordable housing would have been available, I would have purchased. My rental unit is very nice, the landlords are excellent. The only problem is one or two other rentals in the area that are not cared for properly.

- If renting a house they should supply equipment to take care of the yard, such as a lawn mower and pay for water if they want the lawn to be watered a lot.

- If this place had better upkeepings I wouldn’t have any complaints. With managers that want to run the place down so they can buy it, it has become a run down set of apartments. I would love to see them gone, But I won’t as I will be leaving in a week.

- In legal disputes with landlords, tenants cannot take action in small claims court if the landlord lives outside of Albany County. This is an unfortunate loophole that has cost me be about $300.

- In such a “dog friendly” town I am amazed how hard it is to find a house that allows pets. Rent for 1 bedrooms tend to be on the high side.

- In a town where minimum wage/student jobs are the common, it is not uncommon for rent to be almost (if not) half your monthly wage.

- Inadequate parking is a problem all over Laramie. Any new housing units should be required to provide adequate OFF STREET parking for all residents with an allowance for visitor parking as well.

- Incomes in Laramie cannot pay for rent unless you work two jobs. I do! If the pay is $7.00 an hour and the rent is $450, then 50% of pay goes for rent. Young adults in this town must get three to four people together to share a two bedroom unit. Wages need to raise in this town!
• It has been quite difficult to get a hold of the landlords to look at places for rent, to get repairs made by my landlord etc. When I first started looking for an apartment I couldn't hardly reach anyone. Also, it's difficult to find a decent, affordable place close to campus and if you do and don't sign the lease within a few hours it's already taken.

• It is a nice town because it is small. It is really quiet and I love it better than my previous housing. A survey like this is a very friendly thing. Thank you for thinking of me.

• It is all too expensive.

• It is difficult to find housing in Laramie unless one is willing to pay high rent. It took us three months to find housing in Laramie, coming here once a week for two days each stay.

• It is far too expensive to rent in this town.

• It is hard for families to find good housing.

• It is hard to find landlords here in Laramie to work with Section 8.

• It is kind of expensive in the amount of financial aid that we can get for and the amount keeps on increasing.

• It is very difficult to find quality housing. Generally, the closer to campus, the higher the rent and the lower the quality.

• It is very hard to find a place that will allow pets that is not too expensive or a dump.

• It sucks and is too expensive for people trying to go to school full-time and are not able to work full-time.

• It was hard finding places that were suitable and that were affordable.

• It would be very helpful to have a few legal protections as a renter. My landlady is fairly reasonable but I know of friends who have been very badly treated with little recourse to get fairness.

P.S. Rental safety standards would be nice. Fire safety, lead pipes, asbestos, etc.

• It's hard to find an apartment that isn't a basement or converted garage. About 90 percent of the housing has no or inadequate parking. Of the 10 percent that does, almost none have covered parking. Since Laramie adopted a small increase in water rates, I know of landlords raising rents $75 per month. Most appliances and carpeting in rentals are more than 25 years old. I haven't been in a house in town which doesn't have at least one window broken, unable to open, or unable to close. Renters have asked landlords to clean air ducts or fireplace chimneys with years of building up, with landlords responding, "Do it yourself or don't use it" instead of correcting the problems. Landlords here generally take a hands-off approach to care, relying on tenants to maintain properties, thus resulting in litter and indoor furniture as well as abandoned vehicles on the premises. In the winter this also leads to neglected snow removal, further detracting from the neighborhood.
• Kicked out of apartment for associating with Tech students.

• Lack of routine maintenance.

• Landlord is raising rent price but no repairs.

• Landlord problems. Need to have good communication with landlord.

• Landlords are hands off, landlords don't do much, landlords are a problem.

• Landlords are rude and have no respect.

• Landlords around town typically discriminate against students.

• Laramie has a racket. Landlords and receptionists are very unhelpful and rude. They aren't nice/polite or pleasant because they don't have to.

• Laramie rental units are, on a whole, undermaintained, usually below codes, and often bordering on extortion in a harsh climate. However, compared to slums along the gangs and Asian refugee camps—not too bad.

• Laramie's housing is very high priced. They are all about UW. Rent is based on UW students. They can share expenses—where families that live here all the time suffer—single parent families really have it hard. If it weren't for assistance, we would not be able to make it. Families don't want to have roommates to be able to pay bills. A home should be a place to share with families not strangers. They need to remember families not just UW students!

• Last apartment too small and there was never any work done.

• Leases are too long and many people pay for a place they don't live in—like over the summer. Also, if a roommate moves out on you, you have to make up the difference. There should be a separate lease for each tenant.

• Like most other Laramie renters, I believe the housing costs are higher than they need to be.

• Livable, affordable housing is for the most part non-existent in Laramie. I have lived in and seen many dumps in this town where the landlord should be put in jail. I had to threaten to sue my last landlord to cancel the lease because the dump he was renting was electrically unsafe. I repair the few problems with my current housing to maintain a good relationship with my landlord, so I can keep the place. It is truly an exception in Laramie.

• Lower prices.

• Lower rent.

• Our landlord is a slumlord! We are locked into this place for a whole year with rent of $750 a month. The place is literally falling down around us, and we cannot get our landlord to do anything. During cold months the temperature inside the house stays just above freezing temperature, this is with all heat full blast. Something is wrong with this situation. Please help.
• More apartments should be approved, more affordable housing.

• More pets allowed.

• More police patrols through rental neighborhoods would be nice. Wyo Tech students are constantly causing problems—driving too fast, littering, etc. More active police involvement would make neighborhoods quieter and safer.

• More rental units that allow pets are needed, because a lot of single women feel safer with a dog or cat.


• Most apartments in Laramie are poorly maintained and over priced, but I've found a very nice, if slightly expensive ($508) unit and I'm keeping it until I can't afford to go to school anymore.

• Most housing (if rental) is quite high but some reasonably priced accommodation is still available.

• Moving here from out-of-town, my husband and I had a terrible time finding decent, clean, and spacious housing. Most rental units we viewed were in a horrible state of up-clean—in obvious need of repairs and maintenance. It seems most of the rental units available had been rented and neglected by groups of college students. As professionals preparing for a family we were only interested in clean, better maintained, and more spacious living quarters. The house we are currently living in is the only one that met our standards. In general, we think that the availability of clean, decent housing in Laramie is extremely wanting.

• My husband and I moved to Wyoming in June from Texas. We were stuck in a hotel for a week because nobody would allow a dog. I'm a college student at UW and my husband works full-time. Not everybody that moves to this town is a traditional college student. A lot of students come with baggage (i.e. kids, dogs, spouses, etc.). The prices are outrageous in this town. We were forced to take the first place that opened up that would allow pets. We are stuck paying $525 a month which is hard to do with all of our other expenses (i.e. two vehicles, credit cards, past debts, etc.). Students want nice places and cheaper rent. And more units that will allow pets.

• My landlord comes into my house when I am not home without any notice. Is that legal?

• My landlord is a great guy who is very understanding. However, I know people who rent from real-estate companies (especially A-1) who are highly dissatisfied (lack of repairs, hassles, etc.). Also, I know many landlords in Laramie who do not live up their parts of leases (no lawn care, no repairs). While ideally I would be able to complain about that, there is no time and no power for a college student to mess with that.

If the university came up with housing that didn't feel like more cheap housing, I think more people would be interested. I think their Sterling University Complex looks great.

• Need good landlords and repairs need to be made. There is miscommunication about renting.

• Need more rental units that are pet friendly and open to them.
• Need new places.

• No, I am pretty happy.

• No places that are spacious enough or quiet enough or in a decent neighborhood to raise a disabled child. Rent is too high for the garbage that these people are renting. They are getting more and more greedy without fixing things decently. Low-income housing for families is practically non-existent.

• Not a sufficient amount of housing at prices students can afford.

• Not enough bedrooms.

• Not enough of it and really bad apartments.

• Over priced and run-down.

• Overall expensive.

• Over-priced as students.

• Parking is a concern for me. I live two blocks from UW campus and if I drive anywhere in the morning, my parking spot is gone. I think some off-campus parking lots should be made so the commuters don't have to park in everyone else's spots. I think it's stupid that I have to walk three or four blocks just to get to my own home!

• Parking, and being blocked in.

• Pathetic choices and extremely high rates.

• Personally, I got lucky and found a great apartment where I am allowed to have my dog at a reasonable price. My landlord is courteous and responsive to requests that I have. However, a lot of my friends do not have the same situations. Thanks.

• Plumbing and electrical should be updated.

• Poor insulation.

• Price is high and units are poor.

• Prices are unreal. Renters overcharge for unsuitable places. Hard to find decent living conditions at fair prices.

• Prices here are so much more expensive because it is a college town. I see some serious price gauges compared to other Wyoming cities. My apartment for four costs nearly $1000 a month and I know places in Casper are much cheaper.

• Prices too high.
• Quit raising prices.

• Rent and housing in Laramie is twice as expensive as in the town I moved from, which was in southern Wyoming also.

• Rent in Laramie is based on college roommate, not single family living—it's too high for working people.

Parking is a nightmare.

• Rent is expensive in Laramie. Not close to campus.

• Rent is pretty high. We live in a nice refurnished place though. If rent was cheaper across the board, we probably wouldn't have to pay as much.

• Rent is ridiculously high. The past landlords we rented from were charging $650 per month with $350 gas bills. They never let us see the bills in which they handed us a written statement. At our apartment we did all the repairs, including those that were needed. We had to install a new front door, replace the laundry room floor, after which the landlord stated they preferred single college students—they did not give us our full deposit, in which they included "having to advertise in the newspaper" fee. I would never recommend our landlord to anyone.

• Rent is very high for the conditions of the places here in Laramie.

• Rental housing is simply far too expensive in this town. In order to obtain a 2 bedroom house on low income you have to sacrifice a lot of quality.

• Rental property in Laramie is very high priced, but this house isn't.

• Run down apartments which discourages people to rent in Laramie.

• Senior citizens should get a cut rate on rent and utilities.

• Shorten this survey. It's too long and will affect your response rate.

• Significantly more expensive than anywhere in the state.

• Some apartments need repairs—dilapidated.

• Some owners/landlords should be ashamed to rent the pits they call apartments.

• Thank you for trying to understand—we appreciate you efforts!

• The biggest problem in Laramie is the outrageous cost of both renting and buying a home. In addition, the majority of the housing is not suited for living; that is, most housing is old, dirty, small, and costs too much.
• The housing industry in Laramie seems to be controlled by the landlords (many of which sit on the City Council or on the Board and Committees which create/control legislation and enforcement of housing issues), therefore, there doesn't seem to be a TRUE desire to solve the housing crisis in Laramie—certainly not at the expense of those individuals. If the housing crisis were fixed or solved, those individuals would see a decrease in profit. That is why it appears to me that any SERIOUS attempt to solve this problem is stopped by those councils, committees, and boards.

• The landlord became belligerent, and never returned my deposit even though I cleaned the apartment—that satisfied her son who checked it out! This comment goes for others who have rented from her—she's verbally abusive, who "apparently" believes she can steal someone else's deposit.

• The landlord is a big pain, constantly complaining. In fact, the girl who works for the rental agency is quite rude to us when we go to pay our rent and stuff.

• The landlords in Laramie for the most part are terrible. They are very inconsiderate. They just figure that mostly college kids rent from them, so they can make the living conditions poor. This has got to stop, it's not fair, and just because you're a student doesn't mean that you have to live in filth. Please, do something about the conditions.

• The location of our apartment is very nice. The noise in our neighborhood is also very pleasant. Generally, the Laramie community is nice. Our landlord on the other hand doesn't believe us when we tell her things are broke. The rental unit is old and our apartment is similar to a strainer when the wind blows. The steps are wooden and have become worn out from years of use. I don't know if these things have not been fixed due to budget constraints on part of the property owner. I do not recommend our landlord to friends to say the least. After filling out your questionnaire, I really wonder why we pay $525 per month rent.

• The only thing I would like to say is it is very hard to find a good/nice three bedroom house to rent that a family can live in. Most three bedroom homes rent is high because when the college students split that, then the rent is affordable but not affordable for a family!

• The past apartment we rented and this apartment were both owned by someone living in Colorado (two different landlords). We don't like renting at all, but the fact that our money isn't going to anyone in town, or in Wyoming for that matter, makes us more against it! If we had a choice (besides owning) we'd choose a local landlord!

• The property value is not worth the value that they are renting them out. The lack of repairs and safety is bad.

• The rent in Laramie in really high.
The rental market is 100% in control of the property owner. The housing prices aren't terrible, but the conditions of the properties are. I have been in other places and have lived in other places that are just plain unhealthy. One place that I lived in was a basement. Our shower drain actually spit up sewer water and filled the shower regularly (even while taking a shower). It took two months to even get someone to come and look at it. That's two months of bathing in fecal water. This same place had insects and animals (yes small animals) residing there. Not only that, but nothing sealed tight and it was cold, like wear coats all the time cold. Some of the rental units in Laramie are ridiculous, and the landlords are ridiculous as well. The cause? Impersistance of residency of students.

The renting in Laramie is completely ridiculous. The prices for houses and apartments are so extremely high. Not to mention that this is for housing that's not even suitable to live in.

I would love to find a decent home for my family without having to live from paycheck to paycheck. The wages in Laramie don't even pay you enough to be able to afford the housing costs. I had to settle for a trailer house because none of the apartments allow pets.

The houses were $70,000 and up. The deposit was the same as the rent. Which is very understanding, but when I moved in I had to paint one of the bedrooms, shampoo the carpet, wash all of the walls, cupboards, stove and clean the entire bathroom. That bathroom had cat feces behind the toilet and I pried it out of the carpet. The place I live in now has trashed carpet, a leaking ceiling, the bathtub has a crack in the bottom that drains all the water out, the windows leak with cold air, and the heat ducts smell like cat urine.

The sad thing about this is that this trailer was the most suitable one of all fifteen that we looked at. My family and I have to live here because of my husband's job. Otherwise I would have long gone because of the housing situation.

Sorry for the on-going complaining, I would just like to see something about the ridiculous housing situation.

Thank you for doing this survey and I pray that something comes out of it.

The state of Wyoming needs renters rights to ensure fair and just prices for renters. It is very greedy of landlords and property managers that they try to suck every penny they can from renters. Especially students and low-income houses that are just trying to make it in this town.

There are no rental or very few rental rights for renters. It seems that all landlords have the upper hand in every financial and personal transaction. Overall, rental units are too expensive and very low quality.

There is nearly no housing available for university students that is nice and affordable, especially for those of us who want to live off-campus. In my experience the landlords in this town who rent to UW students do not keep up their facilities as they should and they charge unreasonable amounts for the quality of the rental unit because people will pay it because we need places to live. Costs of apartments near campus are even more unreasonable. Most apartment complexes available to students in Laramie are comparable to shacks...very poor conditions. Landlords do not take students' requests for repairs and maintenance seriously.
• There needs to be more options for single people living by themselves but would like to have a pet (dog).

• There should be some kind of living standard that landlord's property should meet and that landlords should be held to a higher accountability for repairs.

• This is a great place to live.

• This survey is a step in the right direction, but I feel you should address the cost of non-rental housing in the city. Many of us who rent, but are also permanent residents of Laramie, would love to own a home. However, the cost of homes in this area is very prohibitive. I have been searching for a home for almost a year, and most of the homes I have looked at in my price range would require extensive repairs. That is if they pass the criteria, which most don't. I'm not looking for a fancy house, but it would be nice to look at a house that has been cleaned. I've looked at a few where the carpets had not even been vacuumed before showing it. You won't be shown an apartment in that condition. Isn't there something the City Council can do to help the first-time home buyer?

I have had a pleasant experience renting in Laramie. However, I believe that there may be a conflict of interest when rental issues are discussed at City Council meetings. I was a tenant many years ago, and I have never received one penny of my deposit even though the apartment was left in a better condition than it was when I moved in. Why was this not a question? "If you have rented in Laramie before, did you receive any part of your deposit upon leaving?" I believe you'd be surprised at the results!

• This survey may be misleading because I own my mobile home but rent the lot for $260 a month. If I did not own the mobile home, I would not consider this for a low-income rental. In other words mobile homes are not low-income housing if you have to make payments on the mobile home and pay rent for the lot.

• This type of survey is great. I am glad to see the council taking action to be more educated about this situation. Thank you.

• Too expensive for the conditions that you are getting.

• Too many offices in houses. Businesses should be in office buildings. Houses should be offered at reasonable payment for people to buy and own homes of their own.

• Too many places do not allow pets no matter how clean or quiet the pet is. My wife and I would love to own our own home—be it a modular, a frame house, a log cabin—as it would give us something to show for our hard work and money instead of almost $500 a month down the drain. Thank you very much. I hope I helped.
- Unit is in good condition, except double pane replacement windows should be installed. I haven't gotten a utility bill yet and I'm afraid I will be shocked with one or two big ones. But I'm not about to ask for it because maybe the landlord just forgot about it and I can get away with it. I'm supposed to pay 10% of the gas, water, and sewer bill because there are 9 units and the landlord pays 10%. But this is not fair because the rest are 2 bedrooms and have more occupants so will use more water/sewer plus are bigger and will use more gas to heat. Also, my heat is set at 60 degrees and I'm sure theirs is set at higher. This 10% of utilities is a bunch of bull because I'll be paying what someone else is using.

- Very satisfied, it is small.

- Very discouraged about housing availability and the inflated cost! My home in Riverton with 3,900 square feet would cost over $500,000 in the Laramie area. This is cost prohibitive. For economic development Laramie/Albany County's regressive housing market is counter productive to making affordable housing available to those professional employees. I have spent the last month diligently searching for a house property that we could afford and would meet our basic needs.

- Very hard to find good housing for a family.

- Very high rent because of college town, very hard to find affordable rentals in Laramie for a working person—wages in Laramie (other than UW) are typically lower than other areas of comparable sized towns, making it extremely hard to pay the higher rents associated with the college town market. Laramie is definitely not a user friendly rental market.

- Want to walk to campus. Parking is terrible.

- We are pretty satisfied here. It is just hard finding good rentals with prices and conditions.

- We are very fortunate to live in these apartments. In visiting other facilities we would never move from these ones unless we bought a house which we still couldn't afford because utilities wouldn't be included like they are here. I feel housing needs are catered to the students and not just regular people who work.

- We finally have a place where the rent is reasonable, the neighborhood is relatively peaceful, and the landlords are ETHICAL. We haven't been college students for years, but it never fails that we are put in a situation where those with whom we shared a wall, or a floor, showed utter lack of consideration and blatant over-confidence that they would never be held accountable for their actions—loud music, whooping and hollering, beer cans in the yard, and of course the time the two students below us blew out the furnace pilot light because we complained about noise to the realtor (it was in the dead of winter and we had no access to the furnace). If at least 50 percent of citizens in this town rent, then it's high time we hold both renters (landlords and realtors) and tenants alike legally responsible for their actions and for lease agreements. It's sad for those of us who love Laramie and want to make it a life long home, to put up with this situation. Thank you SO much for a great survey and taking the time to read this.

- We found a reasonable deal in a good house with a great landlord. Too many other landlords/apartments don't focus on renting to students with a small income, which is a shame.
- We have lived in horrible places. They cost too much and the conditions were bad. One place the toilet leaked up and it took the landlord over a week to call the plumber. We couldn't shower and we had to drive two miles to use the bathroom at Mini Mart. We couldn't do laundry or dishes either. We've looked at bad places too. One place didn't have a front door and had a huge hole in the floor. They wanted over $500 for it and said it was ready to rent. The places in this town suck. We were lucky to find this place.

- We live in an older trailer, but if we wanted to move to a cheaper place for lot rent, we could not do it because of age restrictions. I understand not wanting trailers that are rundown, however, some people have either taken good care of their trailer or have fixed it up, even though they are over 10 years to 20 years old. I wish trailer restrictions were based on looks and not age.

- We need a three to four bedroom house, apartment or trailer that does not cost more than $400 per month and that's clean and warm in the winter. Thanks for this information.

- We need an adult rental community that is affordable, (not a nursing type facility or "golden age/senior citizen" facility).

The new rental complexes are renting to persons in a low-income bracket—excluding a higher-income bracket. I take exception to this, however, I wouldn't live there anyway because of the noise, inconsiderate people, etc..

Most of the rental properties in Laramie are extremely sub-standard, dirty-filthy and in a state of downgrade. A set of laws/regulations are necessary for upkeep to a more presentable rental unit (new paint, clean carpet, drapes, thorough cleaning throughout the unit). Refer to refurbishings on renters in the state of Florida—they are excellent.

Check the health and well being of rental units in Laramie. You might be surprised

- We will be moving out as soon as our lease is up at the end of the school year and desperately want to move out much sooner, but are stuck in our lease. We were drawn to this property due to its close location to campus. Unfortunately, this has been the only asset to living here. The house is old and has not been maintained. It is freezing in the winter due to an ancient heating system and lack of good insulation as well as recurring gas shuts off. Our landlord is very forgetful and has not maintained this house well. This house has been lacking curtains since we moved in as well as our screen door has not had a screen for 3 years, all until we replaced these things ourselves. Our washing machine and water heater desperately need to be replaced. Do not be fooled by the great location!

- We took this house that we are currently renting because it was the only one we had looked at that wasn't a dump or in a trailer court. It is smaller than what we wanted and we had to sell our pets in order to move in. Hardly any decent places will accept pets. It was a definite eye opener when we drove around town looking at the houses in the paper. Some we drove by were awful and didn't even bother to call about. Then some ads mislead you. One was in the unfurnished houses section with an address. We drove by, loved it and called the number. Come to find out, it was the basement of the house that we drove by that was for rent.
- We were lucky to have this apartment that allows pets, and to rent from a decent landlord. It's sad that so many apartments do not allow pets, but I understand some renters that were not responsible probably caused that. I hope with the modified renter laws, renters and landlords can reach agreements, so more places would allow pets (maybe).

- We were very fortunate to find our current rental unit. We reviewed several units prior to our current home and were very frustrated with both the quality and cost of rentals in Laramie!

- We were very lucky to find such a good place with a good landlord. Most people I know aren't so lucky. They pay a lot for a smaller place with fewer amenities and landlords who treat them with suspicion and disrespect.

- We've tried to find a 4 bedroom home to rent that met the guidelines of CHA and there wasn't any. We are in a 3 bedroom and we sleep in the dining room as our fourth bedroom. Laramie needs more 4 bedroom homes/apartments that are affordable.

- When I first came here and I turned in an application, I never got a response at all from them.

- When my landlord sent me my historical tenant ledger, it was COMPLETELY off. I had to consult a lawyer. It was so unbelievably off (added monthly bills I never received, additional occupancy fees when there was only one tenant, etc.). I could hardly sort through all of it.

- When we moved to Laramie the landlord was great. We had a great rent payment and our maintenance was done in a timely manner. He sold the townhouses and the new landlord does not live here. He doesn't care who's living in the houses. He doesn't care that tenants have 3+ cats and big dogs (that should be outside dogs). Repairs are not made, if they are, they are not done properly. He does not care. He only wants his money. He is letting the property decrease in value. That is why we bought our own home. With low interest rates we are going to get more for our money.

- When we were looking for a place to live, we were disgusted with what we saw. So many places were filthy, rundown, and needed a lot of work. We felt fortunate to find what we did. Compared to other cities we have lived in (Chicago area, Colorado and Nebraska) the cost is steep for what you get. I realize that this is a college town, but that is no excuse. Much of the town looks like "the wrong side of the tracks," because of the outside appearance. This affects the whole town. Appearance may keep new businesses from moving in.

- While looking for a rental, I was very disappointed in the apartments, and other rental units in Laramie. Those that were more in my price range were completely unsuitable. Decent, affordable housing is very difficult to find. I am personally living somewhere, where the pay is more than I can really afford, but we do without other things.

- With as many students who need living units, I believe Laramie should try to help them out with cheaper, better quality homes.

- Would like to see moderate priced ($500 per month) apartments for seniors. More choices for senior housing.

- Year leases for college students.
LARAMIE AREA TENANT SURVEY

Background:

The University of Wyoming's Survey Research Center is collecting input for the City of Laramie and the Housing Review Group. To protect your privacy, the Center will report your answers only in combination with the answers of the other survey respondents, in statistical summaries. Every precaution is being taken to insure confidentiality. The code on your survey form is used by the Center so those who have responded will not be bothered with a second mailing or by being called for a telephone interview. Your responses will be destroyed by the Center once they have been recorded and tallied.

After completing the survey, please return it in the postage-paid reply envelope.

Your Housing

This first set of questions pertains to your own housing situation. Unless otherwise noted, "rental unit" refers to your current place of residence, to which this survey was addressed.

1. Do you own or rent your current place of residence? (Please check the box next to the appropriate response.)
   □ Own    □ Rent

   If you own your home, please do not complete the rest of the survey. We are sorry for any inconvenience; our records show this as a rental property. Please mail the survey back in the postage-paid envelope.

2. How would you describe your own situation in this rental unit?
   □ Head of household or other adult family member in a family-occupied rental unit
   □ Tenant in a rental unit with unrelated roommates
   □ Other (Please specify): ____________________

3. Please check the box next to the one description that applies best to your rental unit:
   □ Single family, detached house
   □ Detached house with unrelated roommates
   □ Apartment (with 4 or fewer units in building/complex)
   □ Apartment (with more than 4 units in building/complex)
   □ Townhouse
   □ Commercial building with apartment(s)
   □ Apartment, in or attached to, a private home
   □ Condominium
   □ Rooming house/Boarding house
   □ Mobile home/Trailer
   □ Manufactured house on permanent foundation
   □ Basement apartment
   □ Other (Please describe): ____________________

3a. Approximately, how old would you say the structure is that contains your rental unit?
   □ Less than 10 years    □ 10-20 years    □ 21-30 years    □ 31-50 years    □ Over 50 years
   □ Don’t know

4. How many bedrooms are there in your rental unit?
   □ 0 bedrooms (studio/efficiency)    □ 2 bedrooms
   □ 1 bedroom    □ 3 bedrooms    □ 4 bedrooms
   □ 5 or more bedrooms

5. How long have you lived in your current rental unit?
   □ Less than 6 months    □ 1 to 2 years    □ 3 to 4 years    □ 5 to 10 years
   □ 6 months to 1 year    □ 2 to 3 years    □ 4 to 5 years    □ More than 10 years

6. How much longer do you intend to live in your current rental unit?
   □ Less than 6 months    □ 1 to 4 years
   □ 6 months to 1 year    □ More than 4 years    □ Don’t know

7. How long have you lived in Albany County?
   □ Less than 6 months    □ 1 to 2 years    □ 3 to 4 years    □ 5 to 10 years
   □ 6 months to 1 year    □ 2 to 3 years    □ 4 to 5 years    □ More than 10 years

Confidential
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8. What is the total monthly rent for your unit (including what you pay plus what all of your roommates or family members who live with you pay)?

☐ Less than $150 ☐ $300 to $349 ☐ $500 to $599 ☐ $900 to $999
☐ $150 to $199 ☐ $350 to $399 ☐ $600 to $699 ☐ $1,000 to $1,499
☐ $200 to $249 ☐ $400 to $449 ☐ $700 to $799 ☐ $1,500 or more
☐ $250 to $299 ☐ $450 to $499 ☐ $800 to $999 ☐ No cash rent

8a. Has the total rent for your unit been raised in the past year?
☐ Yes ☐ No

8b. If Yes, how much has the monthly rent for this unit increased in the past year? ________________

9. Which of the following expenses are included in your rent? (Please check all that apply.)

☐ Water/Sewer ☐ Heat/Gas ☐ Cable television ☐ None of these included in rent
☐ Trash pick-up ☐ Electricity ☐ Telephone ☐ Other (specify): ________________

10. In the most recent month, what was the total bill for all utilities not included in your rent payment? (Consider water, sewer, trash, electricity and gas, if paid separately from rent, but not cable or phone.)

☐ Less than $25 ☐ $75 to $99 ☐ $150 to $174 ☐ $250 to $299 ☐ $400 to $449
☐ $25 to $49 ☐ $100 to $124 ☐ $175 to $199 ☐ $300 to $349 ☐ $450 to $499
☐ $50 to $74 ☐ $125 to $149 ☐ $200 to $249 ☐ $350 to $399 ☐ $500 or more
☐ Does not apply: all utilities are included in rent

11. Which of the following are included with your rental unit? (Please check all that apply.)

☐ Parking space ☐ Yard care ☐ Washer/dryer in unit ☐ Shared laundry facilities
☐ Furniture ☐ Snow removal ☐ Washer/dryer hookup ☐ Other (specify): ________________

12. Are there any restrictions placed on your unit? (Please check all that apply.)

☐ Limit on vehicles per unit ☐ Pets not allowed ☐ Children not allowed
☐ Age restriction ☐ No smoking ☐ Other (specify): ________________

13. Do you feel you have ever been discriminated against in getting housing in Laramie?
☐ Yes ☐ No ☐ Don’t know

13a. If Yes, what was the basis of the discrimination? (Please check all that apply.)

☐ Gender or sex ☐ Age ☐ Children
☐ Race or ethnicity ☐ Disability ☐ Marital status
☐ Student status ☐ Sexual orientation ☐ Other (specify): ________________

14. Do you have any pets living in your rental unit?
☐ Yes ☐ No

15. Do you currently have residential telephone service, and/or cellular telephone service?
☐ Residential phone only ☐ Cell phone only ☐ Both ☐ Neither

16. On a scale of 1 to 10, please rate your satisfaction with your current rental unit. Circle the appropriate number, with 1 meaning very dissatisfied and 10 meaning very satisfied.

1 2 3 4 5 6 7 8 9 10

Very Dissatisfied Very Satisfied

16a. If you circled a number below 10, please indicate the reason(s) for being less than completely satisfied. (Please check all that apply.)

☐ Rent expense ☐ Repair/maintenance of unit
☐ Condition of unit ☐ Living situation (ex: new baby, roommates)
☐ Inconvenient location ☐ Lack of handicap accessibility
☐ Unsafty of location ☐ Landlord or property manager problems
☐ Too much noise ☐ Age of structure
☐ Size ☐ Limited "extras" (ex: parking, washer/dryer)
☐ Cost of utilities ☐ Other (specify): ____________________________

Confidential
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17. During the past 2 years, have you asked your current landlord (or property manager) to make any repairs to your unit?

- [ ] Yes
- [ ] No
- [ ] Don't remember

17a. If Yes, has your landlord or property manager made the repairs promptly when you asked?

- [ ] Always
- [ ] Usually
- [ ] Sometimes
- [ ] Never
- [ ] Don't remember

18. Please write in what repairs have been needed on your rental unit in the past 2 years, and indicate which ones your landlord or manager made and which ones were not made. Consider all needed repairs, not just those you may have asked for. If you paid for and did the entire repair yourself, enter it as "repair not made." If you did the work but the landlord or property manager paid for the materials, enter it as a "repair made" and also put a check mark under (Self).

<table>
<thead>
<tr>
<th>Type of Repair Needed</th>
<th>Repair Made</th>
<th>(Self)</th>
<th>Repair Not Made</th>
</tr>
</thead>
<tbody>
<tr>
<td>Painting (specify indoor/outdoor)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appliances (specify)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical (specify)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plumbing (specify)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heating (specify)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roofing or Siding (specify)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flooring (specify)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Windows or Doors (specify)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Insulation (specify)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Foundation (specify)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessibility (ramps, etc) (specify)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

18a. During the past 2 years, what have you done to inform your current landlord or property manager of needed repairs? (Please check all that apply.)

- [ ] Have not taken any action
- [ ] Told landlord or manager once, in person or by telephone
- [ ] Told landlord or manager more than once, in person or by telephone
- [ ] Sent a written request to landlord or manager once
- [ ] Sent a written request to landlord or manager more than once
- [ ] Complained to an outside organization (please specify): __________________________________________________________
- [ ] Other (Please specify): ________________________________

19. How long does it typically take your landlord or property manager to make repairs of conditions that are potentially hazardous to your health and safety?

- [ ] Less than 48 hours
- [ ] More than 2 days, less than 7 days
- [ ] More than one week, less than one month
- [ ] One month or more

20. How long does it typically take your landlord or property manager to make other repairs?

- [ ] Less than 48 hours
- [ ] More than 2 days, less than 7 days
- [ ] More than one week, less than one month
- [ ] One month or more
21. Have you lived in any other rental unit in Laramie within the past 5 years?
☐ Yes    ☐ No

21a. If Yes, how many bedrooms were there in the rental unit that you lived in just before your current unit?
☐ 0 bedrooms (studio/efficiency)    ☐ 2 bedrooms  ☐ 4 bedrooms
☐ 1 bedroom    ☐ 3 bedrooms  ☐ 5 or more bedrooms

21b. If Yes on Question 21, why did you move? (Please check all that apply)
☐ Rent expense
☐ Change in living situation (ex.: baby, marriage, roommates)
☐ Landlord or property manager
☐ Lease cancelled or lost
☐ Other (specify):

22. Would you prefer to own a home rather than renting your place of residence?
☐ Yes    ☐ No

22a. If Yes, why are you currently renting? (Please check all that apply.)
☐ Do not have enough money for a down payment
☐ Cannot afford monthly mortgage payments
☐ Cannot qualify for a mortgage because of past credit problems
☐ Cannot qualify for a mortgage because of other debts (credit cards, cars, etc.)
☐ Unfamiliar with or nervous about the process of buying a home
☐ Will not live in Laramie long enough to make buying a home worthwhile
☐ Other reason (specify):

23. If you bought a home, what would be the maximum monthly mortgage payment that your household could afford, assuming no change in your current income?
☐ Less than $150    ☐ $300 to $349    ☐ $500 to $599    ☐ $900 to $999
☐ $150 to $199    ☐ $350 to $399    ☐ $600 to $699    ☐ $1,000 to $1,499
☐ $200 to $249    ☐ $400 to $449    ☐ $700 to $799    ☐ $1,500 or more
☐ $250 to $299    ☐ $450 to $499    ☐ $800 to $899

Occupants
This last section asks about the people who live in your rental unit.

24. How many people (including yourself) live in your rental unit?
Please enter the total number of occupants: __________

24a. How many people in your rental unit are children (under 18 years of age)?
Please enter the number of children: __________

24b. How many people in your rental unit are full-time college, university, or vocational students?
Please enter the number of full-time students (past high school): __________

24c. How many people in your rental unit are part-time college, university, or vocational students?
Please enter the number of part-time students (past high school): __________

25. Are there any people living with you who would prefer to live on their own?
☐ Yes    ☐ No
25a. If Yes, please describe the person or persons living with you who would prefer to live elsewhere. (Please check all that apply.)
   - Seniors (over 62 years old)
   - Grown children (over 18 years of age)
   - Other (specify):

25b. If Yes on Question 25, what are the primary reasons that they are living with you rather than living on their own? (Please check all that apply.)
   - Affordability of other housing
   - Handicapped accessibility needs
   - Quality of other housing
   - Incapable of living independently
   - Transportation or location issues
   - Other (specify):

26. Do you or any others living in your rental unit have a physical disability (other than just a temporary injury or condition)?
   - Yes
   - No

(If you answered “Yes” to Question 26, please answer 26a through 26f. If “No,” skip to Question 27.)

26a. How many people in your rental unit have physical disabilities? Please enter the number of people with physical disabilities:

26b. How much do any of these physical disabilities limit mobility?
   - Very much
   - Somewhat
   - Not at all

26c. Did you have difficulty finding accessible housing?
   - Yes
   - No
   - Disabilities do not require any special accessibility

26d. Did you have difficulty finding adaptable housing?
   - Yes
   - No
   - Disabilities do not require any special adaptations

26e. Does your current rental unit meet your accessibility needs?
   - Completely
   - Partly
   - Not at all

26f. What are the ages of those with physical disabilities in your unit? (Please check all that apply.)
   - Seniors (over 62 years old)
   - Other adults (18-62 years old)
   - Children (under 18 years of age)

27. Which category describes your own age?
   - Under 21
   - 21 to 29
   - 30 to 39
   - 40 to 49
   - 50 to 62
   - 63 or over

28. Which category describes your own personal yearly income from all sources?
   - Under $10,000
   - $10,000 to 14,999
   - $15,000 to 19,999
   - $20,000 to 24,999
   - $25,000 to 29,999
   - $30,000 to 34,999
   - $35,000 to 39,999
   - $40,000 to 49,999
   - $50,000 to 74,999
   - $75,000 to 99,999
   - $100,000 to 149,999
   - $150,000 or over

29. Which category describes the total yearly income of everyone in your rental unit (including roommates, family members, etc.): 
   - Under $10,000
   - $10,000 to 14,999
   - $15,000 to 19,999
   - $20,000 to 24,999
   - $25,000 to 29,999
   - $30,000 to 34,999
   - $35,000 to 39,999
   - $40,000 to 49,999
   - $50,000 to 74,999
   - $75,000 to 99,999
   - $100,000 to 149,999
   - $150,000 or over
   - Don’t know

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30. Do you personally receive any form of rental assistance?
☐ Yes    ☐ No

30a. If Yes, what type of rental assistance do you receive? _______________________________________________

31. Approximately, how much monthly rental assistance from sources other than parents/relatives do all
persons in your rental unit, including yourself, receive?
☐ $1 to $100   ☐ $200 to $249   ☐ $350 to $499   ☐ Don’t know
☐ $100 to 149  ☐ $250 to $299   ☐ $500 to $549   ☐ No rental assistance
☐ $150 to $199  ☐ $300 to $349   ☐ $550 or more

32. Approximately, how much monthly rental assistance from parents/relatives do all persons in your rental
unit, including yourself, receive?
☐ $1 to $100   ☐ $200 to $249   ☐ $350 to $499   ☐ Don’t know
☐ $100 to 149  ☐ $250 to $299   ☐ $500 to $549   ☐ No rental assistance
☐ $150 to $199  ☐ $300 to $349   ☐ $550 or more

33. Which category below best describes your own race or ethnic group?
☐ White, not Hispanic  ☐ Hispanic American
☐ African American   ☐ Native American (American Indian)
☐ Asian American     ☐ Other (specify): ____________________________

34. Which categories below best describe the race or ethnic group(s) of the people in your rental unit? (Please
check all that apply.)
☐ White, not Hispanic  ☐ Hispanic American
☐ African American   ☐ Native American (American Indian)
☐ Asian American     ☐ Other (specify): ____________________________

35. Is there anything else you would like to tell us about your housing in Laramie that would help us better
understand the issues renters like you are facing? Please use the space below to write any further comments.

Thank you for taking the time to answer these questions.

Please return the survey in the postage-paid reply envelope.
Report
February 6, 2002

City of Laramie Housing Study and Action Plan

Prepared for
Mr. Mark Sawyer
City of Laramie, Community Services
405 Grand Avenue, Historic Carnegie Building
Laramie, Wyoming 82070

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www.bbcresearch.com
bbc@bbcresearch.com
HOUSING MARKET STUDY
City of Laramie Housing Study and Action Plan
SECTION I.
Demographic and Economic Analysis

This section summarizes demographic and economic characteristics and trends in Laramie. These trends should be considered in any evaluation of potential housing strategies. The items discussed in this section include:

- Population;
- Age;
- Income;
- Employment status; and
- Employment and income by sector.

Population and Age

Population. The 2000 Census reports a total population of 27,204. This represents a small, 1.02 percent increase over the 1990 Census, trailing the 1980-1990 population growth of 9.42 percent. This growth rate is projected to continue to decline in the next ten years. Exhibit I-1 below presents Laramie’s population trends since 1980 and forecasts for 2005 and 2010.

It should be noted that, while declines are projected by demographic forecasting firms, Laramie’s recent population growth raises questions about those projections. Although rapid growth appears unlikely, Laramie may continue to maintain or slightly increase its population over the next 10 years.

Age. The slight increase in Laramie’s population over the past ten years was driven by increases in the 15 to 24, 45 to 59 and over 75 age categories, which offset decreases in all other areas.

- The population aged 15 to 24 increased by 1,140 over the ten year period;
- Individuals between 45 and 59 increased by 1,293;
• The population over the age of 75 experienced a 217-person increase; and
• All other age categories decreased by a total of 2,133 people.

In the next ten years, all age categories between 10 and 44 are projected to experience a decline, while all categories above 45 and below 10 are forecast for slight increases. The total population over the age of 45 is expected to grow by 1,172 over the next ten years, in contrast with a 2,800-person total population decrease over the time period.

While 55 percent of the current population is between the ages of 10 and 34, that figure is projected to drop to 45 percent by 2010. However, the 10 to 24 year old age category will continue to be the largest in Laramie, with 33 percent of the population, reflecting the importance of the University of Wyoming. Exhibit I-2 below presents the percentage breakdown of Laramie’s population, by age, in 1990, 2000 and 2010.

Exhibit I-2.
Population Distribution by Age

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Actual 1990</th>
<th>Actual 2000</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5 years</td>
<td>6.1%</td>
<td>5.1%</td>
<td>6.0%</td>
</tr>
<tr>
<td>5 to 9 years</td>
<td>6.2%</td>
<td>4.7%</td>
<td>5.8%</td>
</tr>
<tr>
<td>10 to 24 years</td>
<td>36.4%</td>
<td>39.5%</td>
<td>33.1%</td>
</tr>
<tr>
<td>25 to 34 years</td>
<td>18.1%</td>
<td>15.0%</td>
<td>12.1%</td>
</tr>
<tr>
<td>35 to 44 years</td>
<td>13.1%</td>
<td>10.9%</td>
<td>9.8%</td>
</tr>
<tr>
<td>45 to 54 years</td>
<td>7.2%</td>
<td>11.1%</td>
<td>13.5%</td>
</tr>
<tr>
<td>55 to 59 years</td>
<td>2.6%</td>
<td>3.3%</td>
<td>4.8%</td>
</tr>
<tr>
<td>60 to 64 years</td>
<td>2.6%</td>
<td>2.5%</td>
<td>3.6%</td>
</tr>
<tr>
<td>65 to 74 years</td>
<td>4.2%</td>
<td>4.0%</td>
<td>5.1%</td>
</tr>
<tr>
<td>75 to 84 years</td>
<td>2.5%</td>
<td>3.1%</td>
<td>3.8%</td>
</tr>
<tr>
<td>85 years and over</td>
<td>0.9%</td>
<td>1.0%</td>
<td>1.6%</td>
</tr>
</tbody>
</table>

Note:
2010 projection adjusted to reflect variance between 2000 actual and projected figures.

Source:
U.S. Census Bureau and ACS Demographic Systems.

The general aging of Laramie’s population is evident in the projected increase in median age, from 25 years old in 1990 and 2000 to a projected 27 years old in 2010.

Income

In 2000, average household income in Laramie is estimated to be $40,900, while median income is estimated to equal $26,600. These reflect $5,900 and $7,300 respective increases over 1990 figures. Both average and median incomes in Laramie have consistently trailed statewide figures, with 2000 State of Wyoming estimates for average income equaling $42,900 and median income totaling $35,500. Exhibit I-3 on the following page presents historical and projected median incomes for Laramie and the State of Wyoming.
In 2000, 31 percent of Laramie's households were estimated to have incomes of less than $15,000, while 28 percent had incomes of $50,000 or more. In 2010, the percentage of households earning less than $15,000 is projected to drop to 27 percent, while the percentage earning $50,000 or more is forecast to increase to 39 percent. Exhibit 1-4 below presents the distribution of Laramie's households among income categories.

### Exhibit 1-4.
Income Distribution of Laramie Households

<table>
<thead>
<tr>
<th>Income Category</th>
<th>2000</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $15,000</td>
<td>31%</td>
<td>27%</td>
</tr>
<tr>
<td>$15,000 to $24,999</td>
<td>17%</td>
<td>14%</td>
</tr>
<tr>
<td>$25,000 to $34,999</td>
<td>12%</td>
<td>8%</td>
</tr>
<tr>
<td>$35,000 to $49,999</td>
<td>13%</td>
<td>12%</td>
</tr>
<tr>
<td>$50,000 to $74,999</td>
<td>16%</td>
<td>17%</td>
</tr>
<tr>
<td>$75,000 to $99,999</td>
<td>7%</td>
<td>14%</td>
</tr>
<tr>
<td>$100,000 and over</td>
<td>5%</td>
<td>9%</td>
</tr>
</tbody>
</table>

### Employment

In 1999, there were 20,880 full and part time employees in Albany County.¹ These represented increases of 5,360 over 1980 and 3,183 over 1990. Eighty five percent of employment in Albany County is in four major sectors: government and government enterprise, services, retail trade and finances, insurance and real estate (F.I.R.E.). The importance of these sectors can be attributed to a number of factors, the largest of which is the presence of the University in Laramie. Exhibit 1-5 on the following page presents the distribution of employment in Albany County in 1999.

---

¹ All employment and income information is from the Bureau of Economic Analysis' Regional Economic Information System (REIS).
The distribution of employment among sectors has changed over the past 20 years. Only three sectors saw increases in their shares of total County employment between 1980 and 1999: services (with a 7 percent increase in its share), F.I.R.E. and agricultural services. Since 1990 the picture is similar, with services and F.I.R.E. again experiencing increases, and with the construction sector also seeing a small increase.

Overall, Albany County has experienced 35 percent employment growth since 1980. Four sectors have outpaced this countywide rate of growth over the 20-year period: services, F.I.R.E., manufacturing and retail trade.\(^2\) Services have outpaced all other sectors, with 78 percent growth since 1980 and 35 percent growth over 1990. Employment in the F.I.R.E. sector has been volatile over the 20-year period, dipping to 18 percent below 1980 figures in 1986 and 1994, but ending the period with a 59 percent increase. Smaller increases were seen in construction, government and farm employment, although government has been essentially flat since 1992 and farm employment only saw a one percent increase over the period. Decreases were experienced in the wholesale trade and transportation and public utilities sectors. These trends are presented in Exhibit 1-6 on the following page.

---

\(^2\) Both agricultural services and mining have experienced significant growth rates at times over the past 20 years. However, these two sectors only totaled 236 employees in 1999, so data has been excluded from this analysis.
Finally, it is helpful to consider this employment data in light of changes in personal income over the 20-year period. Total income in Albany County increased 161 percent from 1980 to 1999, from $270 million to $704 million. Wages, salaries and other labor income increased only 131 percent; dividends and transfer payments increased more than 200 percent.

Almost 2,500 new jobs were created in the services sector from 1980 to 1999; retailing added more than 1,000 jobs over the same period. Together these sectors accounted for more than three-quarters of the employment growth in the County. In 1999, earnings per job in the services and retail sectors averaged $18,300 and $12,250 respectively. The highest paying industries were manufacturing and transportation/utilities. Together these sectors lost 20 jobs over the period. A summary of trends in jobs and earnings is presented in Exhibit 1-7 below.

### Exhibit 1-7.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Farm Employment</td>
<td>418</td>
<td>$4,490</td>
<td>425</td>
<td>$10,310</td>
</tr>
<tr>
<td>Construction</td>
<td>774</td>
<td>$17,120</td>
<td>984</td>
<td>$26,670</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>605</td>
<td>$16,670</td>
<td>864</td>
<td>$41,270</td>
</tr>
<tr>
<td>Transportation, Public Utilities</td>
<td>682</td>
<td>$21,580</td>
<td>403</td>
<td>$37,840</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>235</td>
<td>$14,530</td>
<td>225</td>
<td>$25,830</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>2,852</td>
<td>$8,040</td>
<td>3,900</td>
<td>$12,250</td>
</tr>
<tr>
<td>Finance, Insurance and Real Estate</td>
<td>1,015</td>
<td>$6,600</td>
<td>1,615</td>
<td>$11,940</td>
</tr>
<tr>
<td>Services</td>
<td>3,202</td>
<td>$10,450</td>
<td>5,693</td>
<td>$18,300</td>
</tr>
<tr>
<td>Government and Government Enterprises</td>
<td>5,657</td>
<td>$14,730</td>
<td>6,539</td>
<td>$28,900</td>
</tr>
</tbody>
</table>

Source: BBC Research & Consulting from REIS, Bureau of Economic Analysis data.
Summary

Laramie has grown slowly over the past decade and anticipates continuing moderate growth in the near future. Although the number of residents is expected to remain relatively stable, the composition of the population is changing. Residents aged 10 to 24 are expected to remain the largest demographic group, accounting for one third of the population. The second largest group will be those aged 45 to 54. Two of the fastest growing age cohorts are ages 55 to 59 and 59 to 64. Many of the people between age 45 and age 64 will be empty nesters who will be interested in purchasing smaller homes with smaller yards to maintain or perhaps maintenance free town homes or single-family attached units.

Incomes in Laramie are expected to remain moderate. In 2010, almost half of Laramie’s households are expected to earn less than $35,000 per year. The strongest job growth has occurred in the services and retail sectors, two relatively low-paid industries. Therefore, there will continue to be a strong demand in Laramie for moderately priced housing.
SECTION II.
Housing Market Analysis

In order to evaluate housing needs in Laramie, BBC Research & Consulting (BBC) assessed demographic trends in Laramie, analyzed surveys fielded by the University of Wyoming’s Survey Research Center, conducted interviews with individuals familiar with the local housing market, reviewed Census data and analyzed Multi-List Service information on the “for sale” housing market. This analysis of the housing market has the following objectives:

• To characterize and quantify the supply of housing in Laramie;
• To analyze the availability of affordable housing;
• To evaluate housing options for individuals with special needs; and
• To summarize significant concerns about housing in Laramie.

Housing Supply

There are currently 11,994 housing units in Laramie, of which 5,379 (45 percent) are owner occupied and 5,957 (50 percent) are renter occupied. The remaining 658 are vacant. The high proportion of renter occupied units is mainly attributable to the presence of the University of Wyoming, with nearly 9,500 individuals between the ages of 15 and 25 reported in Laramie in the 2000 Census and reported on campus University of Wyoming enrollment of 9,900 in fall 2001.

Building activity. Single-family building activity in Laramie has been relatively steady over the past ten years, averaging 41 units per year. Multi-family construction has been less consistent, with an average of 53 units per year but with some years seeing the addition of over 110 units and others less than 5. Exhibit II-1 on the following page presents single and multi-family building permits, by year, for the past decade.

---

1 U.S. Census Bureau, 2000 Census.
As seen in Exhibit II-1, building activity in Laramie generally peaked in the mid-90s, with the exception of a significant amount of multi-family construction that took place in 1999.

**Housing condition.** One of the primary indicators of potential problems with housing condition is the age of the housing stock. While the pace of building in Laramie was consistent over the past decade, units built since 1990 make up a smaller share of the total housing stock in Laramie than those built during any other decade. Over 80 percent of all units in the City were built before 1980, over half were built before 1970 and over one-quarter were built before 1949. These older units are particularly likely to experience condition problems. Exhibit II-2 below presents the distribution of housing units in Laramie by age.

**Exhibit II-2. Housing Units — Distribution by Age**

Note: Units built since 1990 have been added to 1990 Census data, but demolitions have not been removed, so the total numbers in prior decades are likely to be slightly overstated.

Source: U.S. Census Bureau, 1990 Census and City of Laramie.

Other indicators of housing condition can be found in Census data regarding housing characteristics. While such data are not available for 2000, the 1990 Census indicated the following:

- 54 units (0.5 percent) in Laramie lacked complete plumbing facilities;
- 96 units (one percent) lacked complete kitchen facilities; and
- 27 units (0.25 percent) reported "no fuel used" for heating purposes.
Another method of assessing housing conditions is through interviews with individuals familiar with the local housing stock. A majority of the individuals interviewed by BBC thought that housing conditions in Laramie are relatively poor. One individual who investigates housing complaints noted, "I regularly receive complaints and find conditions you wouldn't believe: patchy wiring, uncovered or unsafe heating vents, sagging and falling ceilings, sagging and falling floors and red-tagged furnaces and hot water heaters." A representative from the Fire Department reported that, while they only have jurisdiction over a limited number of fire related condition issues, they receive 100 to 150 complaints about housing conditions annually. The most common complaints address lack of egress windows (in basement apartments), peeling paint, lack of smoke detectors, inadequate stairway lighting, broken radiators and broken sewer lines. Given a general perception that housing condition is a problem, many respondents thought that the most important housing-related action the City could take would involve institution of some type of regular inspection process for multi-family units to address condition problems.

Finally, a number of conclusions can be drawn about housing conditions from renter and homeowner surveys conducted in November 2001. These surveys were conducted by the University of Wyoming's Survey Research Center (SRC) and had high response rates, with 411 responses to the renter survey and 511 responses to the homeowner survey recorded.

- Most survey respondents (70 percent of renters and 77 percent of homeowners) are satisfied with their housing, rating it 7 or above on a scale of 1 to 10;
- There are small pockets of relatively intense dissatisfaction, with 13 percent of renters and 8 percent of homeowners recording satisfaction levels below 5 on a scale of 1 to 10 and 12 percent of renters indicating that their landlords take 48 hours or more to make repairs that are potentially hazardous to health or safety;
- Of those renters who were dissatisfied, nearly one-third cited the condition of their unit as the reason for their dissatisfaction; and
- Large numbers of homeowners (nearly 40 percent) said they could not afford to make needed repairs to their homes. Of these homeowners, 55 percent said those repairs would cost $5,000 or more, indicating relatively extensive needs.

In sum, a perception exists in the community that Laramie has problems with housing condition. While much of Laramie's housing is relatively old, this perception does not appear to reflect the reality in the community. Most survey respondents reported high levels of satisfaction with their housing, with only small numbers indicating that they are dissatisfied. Rather than constituting a pervasive problem throughout the community, housing condition appears to be a serious problem in a relatively small number of units.

**Housing Prices and Affordability**

In addition to developing an understanding of the supply and condition of housing in Laramie, it is important to develop a picture of the current housing market. By examining the cost of housing and the housing payments of Laramie households, it is possible to draw conclusions about housing affordability in the city.
Recent single-family sales trends. Through September 24, 2001, 147 homes were sold in Laramie, with an additional 44 on the market. Of these 147 sales, nearly 70 percent were for amounts ranging from $75,000 to $149,999, with an additional 12 percent in the range of $150,000 to $174,999. Exhibit II-3 below presents the distribution of home sales in Laramie by price in 2001.

Exhibit II-3.
2001 Laramie Home Sales

Source: Laramie Board of Realtors Multi-List Service.

The individuals BBC interviewed generally thought that housing in Laramie is expensive, relative to local income. Further analysis suggests this is the case. The median price of a single-family home sold between January and September 2001 was $125,000. To afford a house of this price, a household would need an income of approximately $38,000, or 141 percent of the 2000 median income in Laramie.³

Another aspect of housing costs in Laramie is the price for new construction. Exhibit II-4 below presents the average per-unit valuation of new construction in the city over the past ten years.

Exhibit II-4.
Average Single-Family Permit Valuation

Source: City of Laramie.

³ Assumes 30-year mortgage, 6.5 percent interest rate and a 5 percent down payment.
As seen in Exhibit II-4, the average per unit permit value exceeded $150,000 in 1999 and $120,000 in 2000. Information on the distribution of per unit prices is not currently available. Since these values do not include land or site development costs, they understate the actual sale prices of new homes. Land and site development costs generally represent 25 percent of total house prices. Therefore, new homes are generally being built for $160,000, a price level that is affordable for households with incomes equaling 180 percent or more of the City’s 2000 median.

Future single family activity will largely be driven by four active developments that have the potential to build 55 new units: Laramie Ridge Estates, Richards Park, Skyline and 15th and Sunset Acres. These developments have average prices ranging from $138,500 to $340,000. A fifth potential development, Jacoby Park, is under review and, if approved, could add 173 new units to the market over the next 10 years. The development would include units priced from less than $165,000 to more than $260,000.4

**Recent multi-family trends.** According to the renter survey conducted by the SRC, over two-thirds of Laramie renters pay between $350 and $699 in average rents, with over one-third paying between $450 and $599 monthly. A median income household in Laramie could afford a rent of $666 per month, while a household earning 80 percent of the median could afford a $533 monthly rent payment. Exhibit II-5 below presents the distribution of rents reported by survey respondents.

<table>
<thead>
<tr>
<th>Rent Amount</th>
<th>Share of Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $350</td>
<td>14.8%</td>
</tr>
<tr>
<td>$350 to $499</td>
<td>40.9%</td>
</tr>
<tr>
<td>$500 to $799</td>
<td>33.6%</td>
</tr>
<tr>
<td>$800 or more</td>
<td>9.0%</td>
</tr>
</tbody>
</table>

As would be expected, rental prices correspond directly to unit sizes. As a result, nearly all studio and one bedroom apartments were reported as renting for less than $499, while over 75 percent of apartments with three or more bedrooms rent for more than $500. Rents by unit size are presented in Exhibit II-6 below.

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>Less than $350</th>
<th>$350 to $499</th>
<th>$500 to $799</th>
<th>$800 or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>40%</td>
<td>60%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>26%</td>
<td>69%</td>
<td>4%</td>
<td>0%</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>9%</td>
<td>43%</td>
<td>42%</td>
<td>2%</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>9%</td>
<td>13%</td>
<td>61%</td>
<td>16%</td>
</tr>
<tr>
<td>4 bedrooms</td>
<td>19%</td>
<td>5%</td>
<td>14%</td>
<td>62%</td>
</tr>
<tr>
<td>5 or more bedrooms</td>
<td>15%</td>
<td>8%</td>
<td>15%</td>
<td>62%</td>
</tr>
</tbody>
</table>

4 THK Associates and University of Wyoming, Residential Market Analysis for Jacoby Park site.
The other factor impacting rents is the inclusion of utilities in rent costs. However, unlike unit size, rents do not appear to correspond to the inclusion of utilities. On the contrary, a larger share of units that provide either heat or electricity cost less than $499 than units with no or few utilities. In similar fashion, a larger share of units with no utilities have rents of more than $800 than units with some or all utilities included. These discrepancies are partially, although not fully, explained by the fact that larger units tend to have fewer utilities included in rents. Exhibit 11-7 below presents the distribution of rents by various utility categories.

Exhibit 11-7.
Rent by Utility Category

<table>
<thead>
<tr>
<th>Utility Category</th>
<th>Under $499</th>
<th>$500-$999</th>
<th>$1000-$1499</th>
<th>$1500 or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>No utilities included in rent</td>
<td>8%</td>
<td>30%</td>
<td>42%</td>
<td>18%</td>
</tr>
<tr>
<td>Few utilities included in rent (water, trash, sewer, etc.)</td>
<td>13%</td>
<td>42%</td>
<td>35%</td>
<td>8%</td>
</tr>
<tr>
<td>Some utilities included in rent (Heat or electricity, etc.)</td>
<td>19%</td>
<td>32%</td>
<td>25%</td>
<td>3%</td>
</tr>
<tr>
<td>Most utilities included in rent (Heat and electricity, etc.)</td>
<td>22%</td>
<td>32%</td>
<td>32%</td>
<td>12%</td>
</tr>
</tbody>
</table>

Note: Totals do not sum to 100 because of non-respondents and residents paying no cash rent.

Source: University of Wyoming, SRC.

A final aspect to note in Laramie's rental housing market is the relatively low vacancy rate reported by landlords, particularly in October, when the University experiences its highest enrollment. In a survey of rental property owners conducted by the SRC, an overall vacancy rate of approximately 2 percent was reported in October. This figure only increased to 4 percent in July, which is likely to be one of the weakest months for the apartment market. While overall vacancies are relatively low, rates were reported to vary somewhat among unit types:

- One and three bedroom units experienced the highest vacancy rates of nine and 12 percent in July, respectively;
- In October, the vacancy rates for one and three bedroom units dropped to 5 and 3 percent, respectively;
- Zero and two bedroom units incurred rates of 5 percent or less in both periods; and
- Less than 2 percent vacancy rates were reported in four bedroom units in either period.

Despite relatively low October vacancy rates, the rental market in Laramie may weaken in the near future. Interviewees have reported 480 new units planned to come on-line in the City within the next year. This would constitute an eight percent increase in Laramie's housing stock and is likely to impact vacancy rates.

**Rental profitability.** While the vacancy rates reported above are relatively low, the survey of property owners conducted by the SRC indicates relatively low levels of profitability among owners of rental units. The property owners responding to the survey reported average annual net operating income of $875 per bedroom. In comparison, 1997 data for the Rocky Mountain region indicated average net operating income of $3,608 per unit. Assuming units that average two to three bedrooms in size and 3 percent annual inflation, these figures would indicate that Laramie property owners are
earning approximately 50 percent of the regional average. While the regional average is certainly pulled up by large metropolitan areas, these data lead to the conclusion that rents in Laramie do not currently permit high profitability, a fact that is likely to also impact reinvestment in units.

**Affordability.** Assessments of affordability involve comparisons of income and housing prices to evaluate the ability of households in various income categories to pay for appropriate housing. One example of an affordability analysis is the annual *Out of Reach* study conducted by the National Low Income Housing Coalition (NLIHC). According to the NLIHC, a household income of $21,480 annually, or $10.33 per month, is needed to afford a two-bedroom unit at Albany County's Fair Market Rent. Therefore, households need to earn 80 percent of Laramie's median household income to afford a two-bedroom unit.

To better understand the implications of these data for Laramie, BBC and the SRC have quantified the households that are currently cost burdened in Laramie. Typically, cost burdened households are considered to be those paying more than 30 percent of their incomes in housing expenses, while severely cost burdened households pay more than 50 percent of their income. Given the importance of students in the Laramie housing market, BBC has evaluated the cost burden of student and non-student households separately, as seen in Exhibit II-8.

**Exhibit II-8.**
Cost Burden of Laramie Households

<table>
<thead>
<tr>
<th>Housing Payment (Rent or Mortgage)</th>
<th>Renters</th>
<th></th>
<th>Homeowners</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Student</td>
<td>Non-Student</td>
<td>Student</td>
<td>Non-Student</td>
</tr>
<tr>
<td>Less than 30 percent of Income</td>
<td>61%</td>
<td>75%</td>
<td>62%</td>
<td>73%</td>
</tr>
<tr>
<td>30 to 49 percent of income</td>
<td>24%</td>
<td>20%</td>
<td>30%</td>
<td>19%</td>
</tr>
<tr>
<td>50 percent of income or more</td>
<td>14%</td>
<td>3%</td>
<td>6%</td>
<td>2%</td>
</tr>
</tbody>
</table>

*Note: Some columns do not sum to 100 percent due to respondents who did not answer the question.*

*Source: University of Wyoming, SRC.*

As seen in Exhibit II-8, among students responding to the survey 38 percent of renters and 36 percent of residents of owner-occupied homes pay more than 30 percent of their incomes in rent, as compared to 23 percent of non-student renters and 21 percent of non-student homeowners. It should be noted that 79 percent of cost burdened renter households housed students, but only 24 percent of homeowners reported students living in their units. As would be expected, cost burdened households are primarily low income, with 72 percent of homeowners and 59 percent of renters earning less than $25,000 reporting a cost burden.

If the distribution of student and non-student households reported in the survey is representative of Laramie, estimates of the numbers of cost burdened households can be derived. Exhibit II-9 presents BBC's estimates of total cost burdened households in Laramie by household type.
Exhibit II-9.
Cost Burden of Laramie Households

<table>
<thead>
<tr>
<th>Housing Payment (Rent or Mortgage)</th>
<th>Renters</th>
<th>Homeowners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30 percent of Income</td>
<td>2,502</td>
<td>505</td>
</tr>
<tr>
<td>30 to 49 percent of income</td>
<td>981</td>
<td>242</td>
</tr>
<tr>
<td>50 percent of income or more</td>
<td>594</td>
<td>53</td>
</tr>
</tbody>
</table>

Note: Totals do not sum to 100 percent due to respondents who did not answer the question.
Source: University of Wyoming, SRC, survey data applied to 2000 Census.

As seen in the Exhibit, approximately 3,200 Laramie households, or 29 percent of all households in the City, are reported to be cost burdened based on extrapolation from the survey. Of these households, 58 percent (1,873) include students, with most of those consisting of renters. Of the 1,400 non-student households that are assumed to be cost burdened, nearly 1,000 consist of homeowners paying more than 30 percent of their incomes for a mortgage.

Mitigating factors. While the survey indicates that 29 percent of all Laramie households (owners, renters, students and non-students) face cost burdens, a number of considerations should be taken into account in evaluating this figure. First, based on BBC interviews with housing providers in Laramie, there are approximately 537 subsidized units available in the City. Of these, 134 are restricted to seniors or disabled individuals, while the remaining 433 are only restricted by income. If these units were not represented in the survey, it would overstate the share of Laramie households experiencing cost burden.

It should also be noted that 334 of these subsidized units are in project-based Section 8 units, all of which have contracts that will expire by 2010 and 123 of which will expire by 2005. It is possible that some of these contracts will not be renewed and the City will lose some portion of its subsidized housing stock.

A second consideration is that 57 percent of these cost burdened households consist of students who may pay rent using non-wage income sources such as financial aid or parental support. The City may wish to consider the situation of these students in a different manner than that of households without other forms of support.

Finally, the renter cost burden calculations presented above do not consider the cost of utilities. As a result, they may underestimate the number of households actually facing a cost burden situation.

Future needs. The University of Wyoming projects enrollment of 11,000 students by 2005, an increase of approximately 1,000 over the current level. Wyoming Tech has also been in a growth mode and projects total student enrollment of 3,800 by 2006, but the school plans to house 90 percent of these students. PCensus, an econometric forecasting database, projects a small, 6 percent increase in Laramie’s population from 2000 to 2005, which would translate into 1,600 new residents. Most of these are likely to be students from the two schools, with less than 600 consisting of new full

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5 Interview with representative from University of Wyoming's Enrollment Management division, January 2002.
time residents. If these new residents have similar income and residence patterns as current residents, they will add approximately 187 new cost burdened student households and 48 new cost burdened non-student households to Laramie's housing market over the next five years.

Comparative Communities

The finding that Laramie's affordability needs are concentrated among students is bolstered by a comparison to similar communities. When compared to Bozeman and Helena, Montana and Kearney and North Platte, Nebraska, this same issue emerges.

Rental housing. In 1990, Laramie had fewer low-income elderly renters and similar numbers of family renters as the comparison cities. However, as would be expected, it had a larger share of low-income single, unrelated renters than the other cities, a finding that is amplified when considering cost burdened low income households. Nearly three-quarters of Laramie's cost-burdened renters in 1990 were single people or unrelated roommates, as compared to 64 percent in the second highest City, Kearney. This finding is presented in Exhibit II-10.

Exhibit II-10.
Composition of Cost-Burdened, Low-Income Renter Population Laramie and Comparison Communities

<table>
<thead>
<tr>
<th></th>
<th>Laramie</th>
<th>Bozeman</th>
<th>Helena</th>
<th>Kearney</th>
<th>North Platte</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elderly People</td>
<td>2.4%</td>
<td>4.4%</td>
<td>22.1%</td>
<td>12.2%</td>
<td>27.4%</td>
</tr>
<tr>
<td>Small Families (2 to 4 people)</td>
<td>23.2%</td>
<td>28.9%</td>
<td>27.6%</td>
<td>22.0%</td>
<td>43.7%</td>
</tr>
<tr>
<td>Large Families (5 or more people)</td>
<td>1.8%</td>
<td>2.9%</td>
<td>2.6%</td>
<td>1.6%</td>
<td>6.1%</td>
</tr>
<tr>
<td>Single people, unrelated roommates</td>
<td>72.7%</td>
<td>63.8%</td>
<td>47.7%</td>
<td>64.1%</td>
<td>22.9%</td>
</tr>
</tbody>
</table>

Source: BBC Research and Consulting from 1990 CHAS database.

Homeowners. The comparison also indicates that, while families and elderly individuals constitute a majority of cost burdened low-income homeowners, students make up a large share of this group as well. Single, unrelated households constitute 35 percent of low-income cost burdened homeowners in Laramie, a larger share than found in any comparison community except Bozeman. Exhibit II-11 on the following page presents a comparison of low-income cost burdened homeowners.

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*All data in this section from 1990 CHAS database.*
Exhibit II-11.
Composition of Cost-Burdened, Low-Income Homeowner Population Laramie and Comparison Communities

<table>
<thead>
<tr>
<th></th>
<th>Laramie</th>
<th>Bozeman</th>
<th>Helena</th>
<th>Kearny</th>
<th>North Platte</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elderly People</td>
<td>28.8%</td>
<td>43.9%</td>
<td>45.8%</td>
<td>59.2%</td>
<td>45.9%</td>
</tr>
<tr>
<td>Small Families (2 to 4 people)</td>
<td>30.5%</td>
<td>11.4%</td>
<td>29.0%</td>
<td>17.2%</td>
<td>23.8%</td>
</tr>
<tr>
<td>Large Families (3 or more people)</td>
<td>6.2%</td>
<td>5.9%</td>
<td>1.6%</td>
<td>5.2%</td>
<td>7.4%</td>
</tr>
<tr>
<td>Single people, unrelated roommates</td>
<td>34.6%</td>
<td>38.8%</td>
<td>23.6%</td>
<td>18.4%</td>
<td>22.9%</td>
</tr>
</tbody>
</table>

Source: BBC Research and Consulting from 1990 CHAS database.

**Special Needs**

A subset of the housing market that is not addressed through the quantitative analysis above consists of housing for individuals with special needs. These include seniors and individuals with disabilities. There are approximately 134 subsidized units available for special needs individuals in Laramie, 102 of which are targeted to seniors, with the remaining 32 available for individuals with developmental disabilities. The demand for these units can be estimated using 1990 and 2000 Census data, as well as national figures.

- Approximately 2,191 individuals over the age of 65 were reported in Laramie in the 2000 Census, constituting 1,558 households;
- According to the 1990 Census, 7.8 percent of Laramie’s population had a mobility impairment. If that proportion holds in 2002, there are approximately 2,100 mobility-impaired individuals currently living in Laramie.
- The 1990 Census indicated that 1.67 percent of Laramie’s population had difficulty with some self-care activity. That suggests that 450 current Laramie residents have self-care limitations.
- Also according to the 1990 Census, 21.17 percent of the population had some disability and 10.4 percent had a severe disability, translating into 2000 estimates of 5,800 and 2,400 people, respectively.

Given these totals, it appears unlikely that the 154 subsidized units available for individuals with disabilities are sufficient to meet the needs of Laramie’s population. However, the renter and homeowner surveys distributed by the SRC indicated that the difficulties imposed by non-accessible housing are somewhat limited. Of individuals who reported someone with a disability in their home, 11 percent of renters and 12 percent of homeowners said they had trouble finding accessible housing. Only 5 percent of renters and 7 percent of homeowners with disabilities said their housing does not
meet their accessibility needs. Given the disability figures above, this would indicate that up to 350 disabled individuals in Laramie could need housing that better meets their accessibility needs. As a result, the problem of accessible housing in the City appears to be present but relatively constrained.

Additionally, a number of specific concerns were raised in interviews regarding the supply of particular types of special needs housing in Laramie. First, the number of subsidized units for both senior citizens and disabled individuals was widely believed to be insufficient. Moreover, subsidized senior housing with supportive services was seen to be a particularly large need, as low-income seniors currently have the options of independent living (in developments with waiting lists) or nursing homes. Finally, market rate accessible and adaptable units were believed to be in short supply in Laramie, regardless of household income.

**Perceptions of Housing Needs**

The analysis provided above quantifies the size and relative affordability of Laramie's housing stock, but the responses of individuals BBC interviewed should also be considered because they provide valuable qualitative information. Common themes in our interviews that are not discussed above included the following:

- The availability of middle income housing (homes priced from $90,000 to $125,000) in Laramie is insufficient, making it very difficult for potential homebuyers with annual incomes of $27,000 to $38,000;

- Housing prices in Laramie are generally expensive, with the median sale price only affordable to households earning 166 percent or more of median income. Most new single-family construction in Laramie is high-end and is done on a custom basis, raising the cost of construction;

- Some factors impacting the perceived high expense of Laramie housing include consolidated land ownership, the expense of sub-contractors and the difficulty in providing infrastructure;

- Poor condition was regularly cited as the largest housing problem in Laramie; and

- Some individuals believe that Laramie is primed for rapid growth spilling over from Colorado's Front Range, which could strain the availability and affordability of housing.

**Conclusions**

A number of conclusions can be reached from the above analysis:

- The condition of housing in Laramie is a significant concern for a large number of interviewees, but survey data indicate that this is a problem seriously impacting a relatively small number of households;

- Approximately 29 percent of Laramie households pay more than 30 percent of their incomes for housing, with most of these households made up of student renters or non-student homeowners;
- Laramie property owners report earning only half of the regional average in net operating income, a key indicator of profitability;

- There are shortages of subsidized senior and disabled housing in Laramie, particularly senior housing with supportive services, in addition to limited shortages of market rate accessible and adaptable housing; and

- The housing market in Laramie is generally believed to be expensive, with limited availability of units for moderate-income families.
MAYOR'S HOUSING SUMMIT
City of Laramie Housing Study and Action Plan
MEMORANDUM

To: Housing Review Group
From: Jody Smith, Heidi Aggeler
Re: Feedback from Mayor's Housing Summit
Date: November 6, 2001

Overall Impressions

The Mayor's Forum had very good turnout for a city of Laramie's size. At least a quarter of attendees left after the presentation and did not participate in the small-group discussions of specific issues. About half of the small-group participants left before the funding allocation task. Therefore, the results of that exercise do not necessarily represent the sense of all attendees.

The participants in the small group discussions took their assignments seriously. Most seemed committed to identifying plausible solutions. This is not always the case in these types of public meetings. Sometimes participants are primarily interested in articulating problems, rather than discussing solutions.

Meeting attendees had several questions about the BBC presentation. Most of their questions were easily answered during the meeting. One question required further investigation. Attendees noticed a problem with the household income estimates for dependent students, independent students and other Laramie residents. BBC checked the income exhibit and, indeed, data from multiple sources had been combined incorrectly. Corrected versions of this exhibit were provided to the City. Attendees who requested a copy of the presentation were mailed a packet with the corrected data.

Feedback from Small-Group Discussions

In the small groups, participants were asked to provide more detail about the specific issues that are of concern in Laramie and to suggest possible solutions. Summaries by topic are provided on the following pages.
Affordable/Workforce Housing: Specific Issues in Laramie

- Local public service jobs pay relatively low wages; lots of minimum wage jobs.
  > Housing cost make it difficult to hire or retain employees
- There are few affordable houses available for purchase
  > Many potentially affordable homes are purchased to be used as rentals
  > Newly constructed homes are not affordable, no starter homes being built
  > Inflated land prices raise the cost of new houses

Affordable/Workforce Housing: Possible Solutions in Laramie

- Create partnerships with statewide groups and local community organizations
- Establish relationships with nationwide non-profit housing developers
- Increase the wage scale for local jobs
Housing for People with Disabilities: Specific Issues in Laramie

- Accessibility: not enough units that provide physical accessibility
- Affordability: disabled people often have too much income to qualify for housing assistance but not enough income to obtain suitable (accessible) housing; caught in the middle of income guidelines
- Building codes: lack of regulations requiring accessibility
- Lack of information about units and resources available
- Lack of incentives to create accessible units
- Condition of available units
- Accessible units need to be built near appropriate facilities; Planning Board should take this into consideration.
- Need transportation and resources
- Housing for disabled especially important in Laramie because of high rate of multiple sclerosis in local population

Housing for People with Disabilities: Possible Solutions in Laramie

- Create scattered site rental units. Eligibility could be based income guidelines above current low income limits.
- Need to increase number of Section 8 vouchers available; simplify the government process to obtain them.
- Contractors should have copies of guidelines for accessibility and ADA requirements
- Local building code should embody ADA requirements
- Builders need to hear from potential buyers/rentals of accessible units
  ▶ Committee contract with builders
  ▶ "Advisory" group needs to be required
- Create incentives for building accessible units; make those units affordable. Many disabled people are on SSI and have limited means to pay rents.
Residential Zoning and Regulation: Specific Issues in Laramie

- Why isn’t gravel acceptable as a driveway in rural residential areas?
- Restrictions on accessory buildings can be unreasonable; e.g., special garages for motor homes
- Zoning codes need to allow truly accessible housing to be developed for seniors; important for curbs, gutters etc. to address accessibility
- If special needs housing is developed, residents/HOA need to help with the enforcement of codes and covenants, including agreed-upon maintenance
- Some existing housing does not meet current ordinances; e.g., non-conforming mobile homes

Residential Zoning and Regulation: Possible Solutions in Laramie

- Revisit requirements that increase the cost of housing, such as the requirement for paved driveways.
- Create zoning overlay district for special residential areas (e.g., senior housing)
- Reduce requirements for motor home parking; “We are forcing people to park on the street illegally because they can’t build a building large enough”
- City could create a department or position to back up HOAs, investigate and enforce existing codes
- Need to enforce ordinances already on books
Low-Income Senior Housing: Specific Issues in Laramie

- Need for additional low-income and non-low income housing for seniors
- Zoning: when locating senior housing consider compatibility of nearby uses
- Need affordable assisted living facilities for low-income seniors and disabled persons
- Need land set aside for senior housing
- Need more subsidized housing for low-income seniors
- Need more accountability from City officials in planning for housing needs

Low-Income Senior Housing: Possible solutions in Laramie

- Identify land for senior, multi-family housing in larger residential zone: part of Turner tract may be appropriate
- City and County should see big picture and consider adjacent uses before acting regarding specific developments
- Establish zoning, areas for senior communities
- Create incentives (tax credits) to build senior-friendly structures: one level, no stairs
- Encourage local developers, builders to respond to this potential market; should be locals so expenditures circulate in local economy
- Local elected officials need to support these efforts
Housing Quality/Condition: Specific Issues in Laramie

- Lack of codes/enforcement (local spending: 11)
- Increased costs of utilities impact money available for maintenance
- Age and initial quality of units impacts condition
- Profitability of units impacts landlords' ability to invest in units

Housing Quality/Condition: Possible Solutions in Laramie

- Enforcement of current ordinances, enactment of stricter housing code
- Zoning enforcement
- Incentives to landlords to upgrade units; enhance profitability
- Increase local pay levels so renters/owners can afford to spend more on their units
Housing Choice/Availability: Specific issues in Laramie

- First-time home buyer has a difficult time entering market
  - Laramie has had stable market
  - People's housing standards have changed
- Location for rental units is important; currently there is only older housing located close to campus
- Lack of strong growth limits new building; developers have little incentive to take risks, offer different products

Housing Choice/Availability: Possible Solutions in Laramie

- Create greater awareness of WDCA Program for first-time homebuyers
- Improve property managers' standards for rental units
- Develop a plan that attracts new business, thereby promoting growth
Costs of Housing Development: Specific issues in Laramie

- Land costs, lack of available land
- Costs of building permits and hook-ups
- Slow absorption rate (rate of sales of newly built units) increases developer risk
- Cost of complying with City regulations for garages, infrastructure, etc. (Why can't drainage requirements be site-specific?)
- Customers have dime-store mentality, spoiled mentality (expect too much in a starter home)

Costs of Housing Development: Possible Solutions in Laramie

- Modify City infrastructure requirements for streets, curbs, drainage, etc.
- Build units with unfinished basements and gain market acceptance of these homes
- Increase growth rate
  > Lowers risk of development
  > Provides economies of scale
- Use some modular portions of homes (kitchens and baths)
- Subsidize infrastructure (streets, water sewer), limit zoning requirements for affordable housing
Market Conditions: Specific Issues in Laramie

- High turnover, seasonal market
- Most residents will be here four years or less, and prefer to rent; even students who would like to stay in Laramie don’t because there are few entry-level positions available
- In response to demand for rental housing, many existing houses have been divided into apartments and are now unsuitable for single families
- Tenants are inexperienced
  > They don’t understand their rights and responsibilities
  > Frequently cause pet damage that is expensive to repair
  > Rental relationships are frequently difficult

Market Conditions: Possible Solutions in Laramie

- Laramie needs a larger percentage and number of non-transient residents
- Jobs, jobs, jobs: need more higher paying jobs
- Government should promote economic development to increase number of good jobs and permanent residents
- Need renter education, especially for student populations
- Need specialized rental housing for: pet owners, seniors, vocational students (who often live in Laramie a short time)
Funding Allocation Exercise

Given that only 14 people completed the funding allocation exercise, the following results do not necessarily reflect the views of the group as a whole. Additional information about local needs and priorities will be obtained from the homeowner, renter and landlord surveys.

Exhibit 1.
Funding Allocations

<table>
<thead>
<tr>
<th>Topic</th>
<th>Local Funding Units</th>
<th>Local Funding Share</th>
<th>Federal Funding Units</th>
<th>Federal Funding Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>Workforce Housing</td>
<td>29</td>
<td>29.6%</td>
<td>25</td>
<td>25.5%</td>
</tr>
<tr>
<td>Housing for Persons with Disabilities</td>
<td>17</td>
<td>17.3%</td>
<td>25</td>
<td>25.5%</td>
</tr>
<tr>
<td>Residential Zoning/Regulations</td>
<td>9</td>
<td>9.2%</td>
<td>2</td>
<td>2.0%</td>
</tr>
<tr>
<td>Low income Senior Housing</td>
<td>8</td>
<td>8.2%</td>
<td>31</td>
<td>31.6%</td>
</tr>
<tr>
<td>Housing Quality/Condition</td>
<td>4</td>
<td>4.1%</td>
<td>1</td>
<td>1.0%</td>
</tr>
<tr>
<td>Housing Choice/Availability</td>
<td>4</td>
<td>4.1%</td>
<td>5</td>
<td>5.1%</td>
</tr>
<tr>
<td>Costs of Housing Development</td>
<td>1</td>
<td>1.0%</td>
<td>4</td>
<td>4.1%</td>
</tr>
<tr>
<td>Market Conditions</td>
<td>1</td>
<td>1.0%</td>
<td>3</td>
<td>3.1%</td>
</tr>
<tr>
<td>Funding Unspent</td>
<td>25</td>
<td>25.5%</td>
<td>2</td>
<td>2.0%</td>
</tr>
<tr>
<td>Total</td>
<td>98</td>
<td>100.0%</td>
<td>98</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Note: Percentages may not add to 100.0% due to rounding.
Source: SSC Research & Consulting.
City of Laramie: Mayor’s Housing Summit

Presented to
City of Laramie, Mayor and City Council

Presented by
Jody Smith, Director
Heidi Aggeler, Associate
BBC Research & Consulting
3773 Cherry Creek N. Drive, Suite 850
Denver, Colorado 80209
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October 24, 2001
Tonight's Goal

- Overview of findings from BBC's preliminary housing and demographic analysis
- Comparison of Laramie's housing market with similar cities
- Presentation of local and federal housing programs
- Discussion of housing issues in Laramie
Laramie Population Trends

- 1980 population: 24,390
- 1990 population: 26,687
- 2000 population: 27,204
- 0.44 percent annual growth rate from 1980 to 1990, 0.19 percent annual growth rate from 1990 to 2000
- Percent of Laramie population between 15 and 24 years old increased from 31 percent in 1990 to 34 percent in 2000
- 34 percent of Laramie’s population is between 15 and 24, compared to 16 percent statewide
Laramie/Wyoming Median Wages
# Growth in Jobs and Employment Earnings

Albany County

<table>
<thead>
<tr>
<th>Industry Sector</th>
<th>1999 Employment</th>
<th>1999 Earnings Per Job</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farm Employment</td>
<td>425</td>
<td>$10,310</td>
</tr>
<tr>
<td>Construction</td>
<td>984</td>
<td>$26,670</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>864</td>
<td>$41,270</td>
</tr>
<tr>
<td>Transportation, Public Utilities</td>
<td>403</td>
<td>$37,840</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>225</td>
<td>$25,830</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>3,900</td>
<td>$12,250</td>
</tr>
<tr>
<td>Finance, Insurance and Real Estate</td>
<td>1,615</td>
<td>$11,040</td>
</tr>
<tr>
<td>Services</td>
<td>5,693</td>
<td>$18,300</td>
</tr>
<tr>
<td>Government and Government Enterprises</td>
<td>6,539</td>
<td>$28,900</td>
</tr>
</tbody>
</table>
## Income Distribution of Laramie Households

<table>
<thead>
<tr>
<th>Income Category</th>
<th>1990</th>
<th>2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $15,000</td>
<td>41%</td>
<td>31%</td>
</tr>
<tr>
<td>$15,000 to $24,999</td>
<td>19%</td>
<td>17%</td>
</tr>
<tr>
<td>$25,000 to $34,999</td>
<td>13%</td>
<td>12%</td>
</tr>
<tr>
<td>$35,000 to $39,999</td>
<td>6%</td>
<td>6%</td>
</tr>
<tr>
<td>$40,000 to $49,999</td>
<td>8%</td>
<td>7%</td>
</tr>
<tr>
<td>$50,000 to $59,999</td>
<td>5%</td>
<td>7%</td>
</tr>
<tr>
<td>$60,000 to $74,999</td>
<td>4%</td>
<td>9%</td>
</tr>
<tr>
<td>$75,000 to $99,999</td>
<td>3%</td>
<td>7%</td>
</tr>
<tr>
<td>$100,000 and over</td>
<td>2%</td>
<td>5%</td>
</tr>
</tbody>
</table>

Note: All Laramie households are included in these categories, including dependent and independent students.
# Income Distribution of Laramie Students

<table>
<thead>
<tr>
<th>Income Category</th>
<th>2000</th>
<th>2000</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(Dependent</td>
<td>(Independent</td>
</tr>
<tr>
<td></td>
<td>students)</td>
<td>students)</td>
</tr>
<tr>
<td>Less than $15,000</td>
<td>6%</td>
<td>61%</td>
</tr>
<tr>
<td>$15,000 to $24,999</td>
<td>6%</td>
<td>11%</td>
</tr>
<tr>
<td>$25,000 to $34,999</td>
<td>10%</td>
<td>11%</td>
</tr>
<tr>
<td>$35,000 to $39,999</td>
<td>6%</td>
<td>49%</td>
</tr>
<tr>
<td>$40,000 to $49,999</td>
<td>11%</td>
<td>49%</td>
</tr>
<tr>
<td>$50,000 to $59,999</td>
<td>11%</td>
<td>49%</td>
</tr>
<tr>
<td>$60,000 and over</td>
<td>49%</td>
<td>49%</td>
</tr>
</tbody>
</table>

Dependent students are reported in the income category of the person they are dependent on, while independent student income categories are based on their income.
Housing Units—Distribution by Age

- 1939 or earlier (18%)
- 1940-1949 (9%)
- 1950-1959 (15%)
- 1960-1969 (14%)
- 1970-1979 (22%)
- 1980-1989 (14%)
- 1990-1999 (9%)
2001 Laramie Home Sales

- Under $75,000: 8 (5%
- $75,000-$124,999: 62 (42%
- $125,000-$174,999: 56 (38%
- $175,000-$249,999: 10 (10%
- $250,000 and above: 5 (5%

Total: 85
Albany County Median Rent Estimates

- Studio/0 Bedroom: $341
- 1 Bedroom: $426
- 2 Bedroom: $569
- 3 Bedroom: $791
- 4 Bedroom: $934
Cost of Housing in Laramie

- Estimated average cost of new single family home: $160,000
- Various factors impact home prices, including:
  - Expense of sub-contractors due to small scale of construction
  - Expense of extending infrastructure
  - Laramie amenities
## Comparative Cities

<table>
<thead>
<tr>
<th></th>
<th>Laramie WY</th>
<th>Kearney NE</th>
<th>Ft. Collins CO</th>
<th>Cheyenne WY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>27,204</td>
<td>27,431</td>
<td>118,652</td>
<td>53,011</td>
</tr>
<tr>
<td>Owner-occupied units</td>
<td>5,379 (47%)</td>
<td>5,955 (57%)</td>
<td>26,175 (57%)</td>
<td>14,739 (66%)</td>
</tr>
<tr>
<td>Rental occupied units</td>
<td>5,957 (53%)</td>
<td>4,594 (43%)</td>
<td>19,707 (43%)</td>
<td>7,585 (34%)</td>
</tr>
<tr>
<td>Population Growth (1990-2000)</td>
<td>1.9%</td>
<td>12%</td>
<td>35%</td>
<td>6%</td>
</tr>
<tr>
<td>Household Growth (1990-2000)</td>
<td>9%</td>
<td>17%</td>
<td>36%</td>
<td>10%</td>
</tr>
<tr>
<td>Housing Unit Growth (1990-2000)</td>
<td>8%</td>
<td>6%</td>
<td>35%</td>
<td>9%</td>
</tr>
</tbody>
</table>
## Housing Units by Age

<table>
<thead>
<tr>
<th>Age Range</th>
<th>Laramie WY</th>
<th>Kearney NE</th>
<th>Ft. Collins CO</th>
<th>Cheyenne WY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990 to 1999</td>
<td>9%</td>
<td>16%</td>
<td>27%</td>
<td>9%</td>
</tr>
<tr>
<td>1980 to 1989</td>
<td>14%</td>
<td>15%</td>
<td>23%</td>
<td>12%</td>
</tr>
<tr>
<td>1970 to 1979</td>
<td>22%</td>
<td>22%</td>
<td>23%</td>
<td>20%</td>
</tr>
<tr>
<td>1960 to 1969</td>
<td>14%</td>
<td>14%</td>
<td>12%</td>
<td>15%</td>
</tr>
<tr>
<td>1950 to 1959</td>
<td>15%</td>
<td>10%</td>
<td>5%</td>
<td>19%</td>
</tr>
<tr>
<td>1940 to 1949</td>
<td>9%</td>
<td>6%</td>
<td>3%</td>
<td>11%</td>
</tr>
<tr>
<td>Before 1940</td>
<td>18%</td>
<td>18%</td>
<td>7%</td>
<td>14%</td>
</tr>
</tbody>
</table>
Examples of Federal Housing Programs

- Community Development Block Grant (CDBG)
- HOME
- Low Income Housing Tax Credit
- Section 8
- Lead Based Paint Hazard Control
- Public housing
- Other programs for special needs
State of Wyoming Housing Programs

- Administered by Wyoming Community Development Authority (WCDA)

- Programs include
  - Administration of federal programs (HOME, CDBG, LIHTC, Section 8, public housing)
  - First time homebuyer Mortgage Revenue Bond program
  - Rehabilitation loan program
  - Homebuyer education seminars
  - Housing trust fund
Examples of Local Housing Programs

- Production of new affordable units for rent
- Production of new affordable units for sale
- Housing condition programs
- Access to homeownership
- Rental assistance
- Land use regulations
Laramie Housing Issues

- Senior/Elderly Low Income Housing
- Housing for people with disabilities
- Low-income housing
- Affordable/workforce housing
- Costs of housing development
- Housing choice/availability
- Housing quality/condition
- Other
POTENTIAL HOUSING STRATEGIES
City of Laramie Housing Study and Action Plan
MEMORANDUM

To: Housing Review Group
From: BBC Research & Consulting
Re: Potential Housing Strategies to Meet Priority Issues
Date: March 8, 2002

One of the products of the Laramie Housing Review Group's work was the identification of a list of priority housing issues. As a next step in developing an action plan, it is necessary to review potential strategies for addressing the housing issues identified. This memo describes a number of strategies used in communities throughout the country. This is not a comprehensive list of potential projects, but a representative sample of common activities.

Owner-Occupied Single Family Housing

1. Affordability

- Affordable home ownership program. Boise City, Idaho supports home-ownership to low-income residents with this program that provides low-interest loans to qualified buyers (those meeting credit standards and whose income is less than 80 percent of the area median) for the purchase of vacant resident lots and the construction of new affordable homes.

- Scott County, Minnesota land banking program. The Scott County Housing and Redevelopment Authority negotiated voluntary sales of existing properties in target areas using County and City funds. This solution created temporary affordable rental housing and avoided the cost and time involved with condemnation.

- Federal Home Loan Bank Board's "10b" program. The federal program provides below market interest-rate lines of credit for affordable housing purposes. Cities or Public Housing Authorities (PHAs) can apply to participate in this program.

- House Hartford program. The city of Hartford, Connecticut used HOME funds to assist qualified first-time homebuyers (those with incomes no higher than 80 percent of the area median) with their down-payment and closing costs. The loans are forgiven if the borrower maintains the property as his or her principal residence for a specified time period.
period of time. This program also includes purchases of multi-family (two-, three- or four-family) homes, where at least one rental unit is leased to a family whose income is 60 percent or less of the area median.

- **HOME, CDBG and other federal programs.** States and local areas typically use these federal funds to provide grants, loans, down-payment assistance and other forms of support for the development of both single and multi-family affordable housing.

### 2. Quality/Condition

- **Federal Reserve Bank and Federal Home Loan Bank.** Both banks have affordable housing programs which provide rehabilitation grants and low-interest loans. Cities or Public Housing Authorities (PHAs) can apply to participate in this program.

- **Akron, Ohio’s neighborhood improvement program.** Participating neighborhoods are selected on the basis of physical decline and high-level occupancy. The program makes a number of resources available to homeowners in the selected neighborhoods: grants and loans to pay for major repairs (the loan is forgiven once the homeowner has lived there for five years following the repairs), and matching grants to owners of rental housing to correct housing code violations.

- **Maine’s fix ME home repair loans program.** This program provides low-interest loans to select low- and very low-income residents who can’t afford basic home repairs. The energy and housing services division of the Maine State Housing Authority administers the program in partnership with the state’s Community Action Program agencies.

### 3. Availability. The affordable housing programs described above target the availability of housing at low-income levels. BBC is not aware of programs to encourage the availability of housing at higher price points, as for profit developers typically fill any gaps over time.

### 4. Accessibility.

- **Minnesota accessibility loan fund.** This fund provides deferred payment loans to low income homeowners to make improvements directly related to the basic housing needs of a physically handicapped person. The program is funded by state appropriations.

- **Maine’s consumer residential opportunities program.** This program provides a low interest rate loan to nonprofit organizations to buy, renovate, and operate homes for persons with developmental disabilities. The Maine State Housing Authority uses recoveries from previous bond sales to fund these loans.

- **Veteran’s Administration (VA) grants.** The VA operates a small grant program providing funding for veteran’s to make necessary accessibility related modifications to their homes.
Special needs housing fund The Colorado Housing and Finance Authority provides long-term financing for small rental housing projects designed for "special" population, i.e. frail elderly, runaways, battered persons, chronically mentally ill.

Low-income housing fund (LIHF). This nonprofit community development financial institution makes direct loans to nonprofit organizations from its revolving loan fund to facilitate affordable rental housing, particularly housing for people with special needs. Over half of LIHF's financing goes to critical acquisition and predevelopment costs.

Multi-Family Housing

1. Affordability

- Multi-family affordable rental projects. The Memphis Division of Housing and Community Development supports the development of affordable rental housing through the provision of gap financing for affordable-housing projects that have exhausted all other public and private sector financing sources yet still need financial assistance.

- Housing assistance tax credit program. This program created by the state of Missouri provides state income-tax-credit to businesses that make donations to nonprofit neighborhood development organizations for the development of affordable, income-restricted housing.

2. Quality/Condition.

- Minnesota housing court. This effort was initiated by the state of Minnesota to target the state's worst landlords who habitually ignore housing code citations. The state legislature sponsored a three-county pilot program establishing a housing court with enforcement powers over code violations.

- Minneapolis, Minnesota rental property licensing. The City of Minneapolis instituted a program requiring all property owners to obtain a license to operate rental property. Granting of the license is contingent on a satisfactory property inspection.

- Minneapolis, Minnesota rental rehabilitation loan program. A matching loan program that targets small-scale rental units and is designed to encourage rental property-owners to repair their own properties by offering 0 percent interest rate loans to make repairs on rental properties occupied by tenants at or below 80 percent of median income.

- Milwaukee, Wisconsin's landlord training program. Since 80 percent of Milwaukee's landlords are "Mom and Pop" operations where there was no formal training, the city offers a free training course to its residents. The program teaches its students about
tenant screening, code compliance, preparation of rental agreements, and curtailment of drug activity on their property.

- **Low-income energy assistance program (LEAP).** This federally funded program is administered by states to provide low-income residents assistance with utility payments. Assistance includes subsidizing utility bills and low-interest loans for weatherization and increased energy efficiency.

**Public Housing and Very Low Income Housing**

**1. Affordability/Availability**

- **Purchase of Department of Housing and Urban Development (HUD) held mortgages.** To address the potential loss of public housing due to Section 8 contract expirations, the Missouri Housing Development Commission has purchased HUD-held mortgages, allowing the units to remain part of the affordable housing stock.

- **Cleveland, Ohio Housing Network's lease-purchase of low-income housing program.** Using federal low-income housing tax credits, the lease-purchase program funds property acquisition and construction or rehabilitation of single-family homes, then enters into lease-purchase agreements with income-qualified households.

- **HUD supportive housing program.** This grant can be used to acquire and rehabilitate housing units for use as transitional housing for the homeless.

**Student Housing**

- **BYU-Idaho housing inspections.** To ensure the quality of housing provided to its students, BYU-Idaho requires landlords to register with the school and pass a stringent housing inspection in order to house students. Unless they obtain a special waiver, students are required to only live in university approved units.

- **Targeted affordable housing.** The City of Boulder, Colorado has specifically identified University of Colorado faculty as one of the target populations for its affordable housing programs.

**Sources Consulted**

Many of these programs were identified from prior BBC experience and research. In addition we consulted the following texts in our research.


POTENTIAL FUNDING SOURCES
City of Laramie Housing Study and Action Plan
MEMORANDUM

To: Housing Review Group
From: BBC Research & Consulting
Re: Funding Sources for Housing Programs
Date: April 5, 2002

The following are summaries of funding sources for housing programs at the state and federal level. The first section describes federal sources and the second outlines State of Wyoming sources. Some funding mechanisms, such as funding for entitlement areas (metro areas with more than 50,000 people), have been omitted from this memo because they are not applicable to Laramie.

While numerous funding sources are described here, it is important to note the preeminence of the Community Development Block Grant (CDBG), HOME, and Low-Income Housing Tax Credit (LIHTC) programs. CDBG and HOME are each large HUD block grant programs that send money directly to states for further allocation. Together, CDBG and HOME will provide approximately $7 million of funding for the state of Wyoming in 2002. The IRS's LIHTC program will authorize $1.7 million in federal tax credits for investors in affordable housing projects in Wyoming in 2002. These three programs are the largest and most dependable federal funding sources available for housing.¹

Federal Resources

CDBG Non-Entitlement for states and small cities. Grant program. Eligible activities include:

- Neighborhood revitalization
- Economic development
- Provisions of improved community facilities
- Prevention and elimination of slums

¹The descriptions that follow are compiled from reviews of the federal resources sections of a number of state consolidated plans and web sites for various programs.
Activities aiding low- and moderate income families (housing, etc.)

Activities alleviating urgent community needs

**Eligible applicants and determination of awards.** Eligible applicants include all 50 states and Puerto Rico. States distribute funds to smaller (non-entitlement) communities according to priorities and allocation systems established by the state. Non-entitlement communities are all cities and towns with less than 50,000 people.

In 2002, the State of Wyoming will receive $3.5 million in CDBG funds. In Wyoming, this program is administered through the Wyoming Business Council's (WBC's) Investment Ready Communities Division. Counties and incorporated towns and cities can apply directly to WBC for CDBG funds. The Wyoming Community Development Authority (WCDA) applies for CDBG funds from the WBC every year, which are then provided as loans to applicants for housing programs benefiting low-income households. In 2002, WCDA anticipates receiving approximately $750,000.

**Comprehensive Grant Program.** A formula based funding program for public housing authorities (PHAs) and Indian housing authorities (IHAs) to make physical and management improvements. Eligible activities include:

- Upgrade living conditions
- Correct physical deficiencies
- Achieve operating efficiency

**Eligible Applicants and award determination:** Eligible applicants are PHAs and IHAs, and a formula grant determines awards. Since Laramie does not have a PHA, funds would have to be distributed through the Cheyenne Housing Authority.

**Department of Energy (DOE) and other energy programs.** Funds can be used for rehabilitation and new construction.

**Emergency Shelter Grants (ESC) Program.** Grants from HUD to improve the quality of existing emergency shelters/transitional housing and to increase the number of new shelters/transitional housing for the homeless. Funds can be used for:

- Renovation
- Conversion of buildings
- Rehabilitation
- Essential social services
- Operating costs, not exceeding 10 percent of which can be administrative staff costs
- Homeless prevention
- Case management staff costs

*Application process.* Emergency Shelter Grant funds for cities with less than 50,000 people are distributed through states. Receipt of ESG funds from states requires a match of all but the first $100,000 distributed. In 2002, the State of Wyoming will receive $161,000 in ESG funding. These funds are distributed through the Community and Family Health Division of the Wyoming Department of Health.

**Federal historic preservation tax credit.** The historic preservation program provides a 20 percent tax credit for rehabilitation of historic income producing properties, or a 10 percent credit for non-historic income producing properties built before 1936. This program is jointly administered by the National Park Service and the Internal Revenue Service, which work in partnership with the State Historic Preservation Officer. In Wyoming, this position is located in the State Historic Preservation Office.

**Federal Reserve Bank.** Wyoming is located within the Kansas City district of the Federal Reserve bank system. The Kansas City bank’s Community Affairs Department offers conferences on community development, fair lending and other topics. Their 1st Source web page is an excellent tool for identifying federal funds for various types of projects (http://www.1stsource.kc.frb.org/programs/index.asp). Through the Chicago bank, they also house a research center that examines community and economic development issues (http://www.chicagofed.org/cedric/index.cfm) and their Partners software program is an analytic tool for developing affordable housing loan programs.

**Federal Home Loan Bank (FHLB) programs.** The Seattle office of the FHLB channels funds to its member-institutions throughout the region (which includes Wyoming) to fund affordable housing and economic development activities in their communities. Programs include:

- An affordable housing program;
- A community investment program to fund affordable housing and economic development programs;
- An economic development program to create or retain jobs;
- A challenge fund for pre-development financing to assess feasibility;
- A HomeStart savings (and savings plus) program that matches every dollar saved by participating low and moderate income families with varying amounts of bank funds; and
A Pathways program that purchases FHA-insured loans in support of lease to own programs.

*Eligible applicants.* All applications are made through customer financial institutions. Two Laramie institutions are currently identified as customers: First National Bank of Wyoming and Bank of Laramie.

**Federal National Mortgage Association (FNMA or Fannie Mae) community lending program.** FNMA offers a variety of loan products designed to make homeownership more accessible for individuals at lower income levels, including special needs populations. These products address many of the primary barriers to homeownership through lower down payment requirements, lower qualifying income requirements, expanded closing cost assistance, lower cash reserve requirements and acceptance of non-traditional credit histories.

*Eligibility requirements.* Eligibility is dependent on income and, in some cases, willingness to participate in homebuyer education or other programs.

**HOME.** Flexible HUD housing grant program; participating jurisdictions decide how to use money. Eligible activities include:

- Acquisition
- Rehabilitation
- New construction
- Tenant based rental assistance (TBRA)
- Home buyer assistance planning
- Support service and administration
- Operating expenses for community housing development organizations (CHDOs)
- Planning grants and development feasibility studies.

*Eligible applicants and award determination.* In Wyoming, funds are distributed through the WCDA. Eligible applicants include units of local government, housing authorities, private developers and non-profit agencies. In 2002, Wyoming will receive $3.5 million in HOME funding. The HOME program requires a 25 percent match of non-federal funds.

**HOPE 1 (Public Housing Homeownership Program).** HUD assistance to provide affordable homeownership for residents of public and Indian housing. Eligible activities for planning grants include:

- Replacement housing
Development of resident councils
- Counseling
- Training and technical assistance
- Underwriting feasibility studies
- Preliminary architectural work
- Development of security plans
- Eligible activities for implementation grants include:
  - Rehabilitation
  - Replacement reserves
  - Legal fees
  - Relocation
  - Economic development activities
  - Administrative and operating costs

Eligible applicants: Resident Management Corporations (RMSCs), Resident Corporations (RCs), cooperative associations, public or nonprofit organizations, public bodies or agencies, Public Housing Authorities (PHAs), Indian Housing Authorities (IHAs).

HOPE 2 (Homeownership of Multifamily Units Program). HUD assistance for developing homeownership opportunities for low-income persons with multifamily rental properties. Eligible activities for planning grants include:
- Development of resident councils
- Counseling
- Training and technical assistance
- Underwriting feasibility studies
- Preliminary architectural work
- Development of security plans
Eligible activities for implementation grants include:

- Rehabilitation
- Replacement Reserves
- Legal fees
- Relocation
- Economic development activities
- Administrative and operating costs
- Acquisition

Eligible applicants and award determination: Eligible applicants include RMCs, RCs, cooperative associations, public or nonprofit organizations, public bodies or agencies, PHAs, IHAs. Awards are determined by a competitive grant.

HOPE 3 (Homeownership of Single Family Homes Program). Financial assistance for homeownership. Eligible activities for planning grants include:

- Feasibility studies
- Technical assistance for grant recipients
- Researching the availability of properties
- Preparing applications for implementation grants
- Program planning

Eligible activities for implementation grants include:

- Acquiring and rehabilitating property
- Assisting homebuyers in purchasing units
- Economic development to promote self-sufficiency of homebuyers
- Administrative costs
- Replacement reserves
- Homebuyer outreach selection and counseling
Eligible Applicants and award determination. Eligible applicants include private nonprofit organizations, public agencies, cities, counties, PHA/IHAs. Awards are determined by application for competitive grants used for the following purposes:

- Planning grant, competing in national pool, to develop homeownership programs cannot exceed $100,000.

- Implementation grants, competing in regional pool, to carry out approved homeownership programs. Maximum grant is $3 million.

Housing Opportunities for Persons with AIDS Program (HOPWA). Two types of grants, entitlement, and competitive, for housing assistance and supportive services for low-income persons with AIDS or related diseases and their families. Funds can be used for:

- Acquisition
- Rehabilitation
- Conversions
- Leases
- Repair of facilities
- New construction
- Project-based or tenant-based rental assistance
- Planning
- Support services
- Operating costs
- Short term rent, mortgage, and utility payment
- Emergency services (medications)
- Administrative expenses
- Other proposed activities (for competitive grants only)

Eligible applicants and award determination. Eligibility is based on the number of HIV/AIDS cases in states and entitlement cities. Wyoming will not receive statewide HOPWA funding in 2002.

Lead Based Paint Hazard Control. HUD grant program to develop cost-effective community
strategies; funds can be used for:

- Inspection and testing of homes for lead-based paint hazards.
- Remediation of lead hazards.
- Engineering and architectural costs that support lead hazard reduction.
- Liability insurance.
- Blood testing of young children.
- Temporary relocation of families during hazard control.
- Training low-income persons as lead-based paint workers.
- Community education and outreach.
- Data collection, analysis, and evaluation.
- Pre- and post-hazard reduction testing.

*Eligible applicants and award determination.* Eligible applicants include States, local governments with a population over 50,000, and Indian tribes. Awards are determined by competitive awards that are based on a seven-point rating system. Criteria are need, program management, lead-based control strategy, data collection, program evaluation, private sector participation, capacity, commitment and lead based control integration with other programs. Funds must be matched.

**Low-Income Housing Preservation Program.** Provides HUD financial incentives to:

- Retain project-subsidized housing projects whose federal assistance is expiring.
- Sell to purchaser that will keep it for low-income persons.

*Eligible applicants and award determination.* Eligible applicants are owners of low-income housing, resident corporations (RCs), nonprofit organizations, state or local agencies, or any entity that agrees to maintain low-income affordability restrictions. Awards are determined by a competitive grant.

**Low income housing tax credit.** Low-income housing tax credits are available for development of affordable housing that will meet certain requirements. Owners must set aside either 20 percent of units for households earning below 50 percent of median income or 40 percent of units for households below 60 percent. Low-income households must not pay more than 30 percent of their incomes in rent. In Wyoming, $1.7 million in funding is projected to be available in 2002. This program is administered by the WCDA.

**Public Housing Comprehensive Grant.** HUD funds can be used for rehabilitation and
Public Housing CIAP. HUD financing of capital improvements in public housing developments, including:

- Upgrade living conditions
- Correct physical deficiencies
- Achieve operating efficiency

Eligible applicants: PHAs, IHAIs

Public Housing Development. To develop public housing, PHAs choose:

- "Turnkey" using private developers
- Conventional bid - PHA is its own developer
- Acquire existing housing
- Funding can be:
  - 100 percent development costs
  - Annual contributions for operating subsidy
  - Modernization funds
- Eligible activities include:
  - Acquisition
  - Rehabilitation
  - New construction
  - Rental assistance
  - Support services

Eligible applicants. HUD program administered by PHA's. In Laramie, 50 units of single family housing and 20 units of newly constructed multi-family public housing are owned by the WCDA.

Housing Choice Voucher (HCV) Program. HUD program that provides rental assistance payments to private owners who lease their units to assisted families. PHAs may choose to use 15
percent of its rental assistance to implement a project-based certificate program. Also formerly known as Section 8.

*Eligible applicants.* Administered by PHAs. In Laramie, HCV program is administered by the Cheyenne Housing Authority.

**Shelter Plus Care Program.** HUD grants for rental assistance that are offered with support services to homeless with disabilities. Rental assistance can be:

- **Section 8 Moderate Rehabilitation** – project based rental assistance administered by the local PHA with state or local government application for single room occupancy (SRO) units.

- **Sponsor-Based Rental Assistance (SRA)** – provides rental assistance through an applicant to a private nonprofit sponsor who owns or leases dwelling units in which participating residents reside.

- **Tenant based Rental Assistance (TBRA)** – grants for rental assistance.

- **Project-based Rental Assistance** – grants to provide rental assistance through contracts between grant recipients and owners of existing structures.

*Eligible applicants and award determination.* Eligible applicants include states, units of local government, Indian tribes, PHAs. Awards determined by competitive grant. Funds are awarded in a nationwide competition. Submission dates for applications established by NOFA. HUD criteria give priority to homeless needs. Support services must match rental assistance and must be provided by federal, state, local governments, or private sources.

*Sections 221 (d) (3) and (4).* These are mortgage insurance programs jointly administered by the FHA and HUD for new construction and rehabilitation of projects with more than five units targeted to low and moderate income families. Financing under these programs can either be market rate or tax exempt. Applicants include private developers and non-profits.

**Supportive Housing of the Elderly (Section 202) Program.** Capital advances to private, nonprofit sponsors to finance elderly housing that also offers supportive services. The non-interest bearing advances are based on development cost limits published periodically in the Federal Register. Project rental assistance covers only the difference between the HUD approved cost per unit and the amount the resident pays. No money can be used for debt service. Funds may be used for the following:

- Renovation

- Rehabilitation

- New construction
- Rental assistance
- Support services

**Eligible applicants and award determination.** Eligible applicants include private, nonprofit and consumer cooperatives. Awards are determined by an application made to the appropriate HUD field office in response to a published invitation.

**Supportive Housing for Persons with Disabilities (Section 811).** Provides HUD funding to expand housing with supportive services through:

- Group homes
- Independent living facilities
- Intermediate care facilities

Two types of financing are available:

- Capital advances based on the development cost limits published in Federal Register.
- Project rental assistance to cover the difference between the HUD approved operating costs and 30 percent of residents adjusted income.

**Eligible applicants and award determination:** Eligible applicants include private, nonprofit organizations. Award is determined by a competitive grant. An application for a Section 811 fund reservation is made to the appropriate HUD field office in response to a published invitation.

**Supportive Housing Program.** HUD grants to public and private nonprofit entities to promote the development of supportive housing and services. Funds can be used for:

- Acquisition
- Rehabilitation
- New construction under limited circumstances
- Leasing of structures
- Operating costs
- Supportive services costs

**Eligible applicants and award determination:** Eligible applicants include states, metro cities, urban counties, government entities, Indian tribes, private nonprofit corporations, local governments,
community mental health associations that are public nonprofit organizations. Award determined by a competitive grant through national selection. Submission dates are established by NOFA. Grants for operating costs are up to 75 percent for the first two years and 50 percent for the next three years. Recipients must match funding for acquisition, rehabilitation, and new construction with an equal amount from other sources. SHP funds used to provide supportive services require a 25 percent match.

**USDA Rural Housing Service.** Funds can be used for:

- Acquisition
- Rehabilitation
- New construction
- Rental assistance
- Home buyer assistance

**Eligible applicants and award determination.** Only one of USDA's programs is not restricted to rural areas. This program (Section 514) is designed to provide housing exclusively for farm laborers and their families. Loans are made to farmers, associations of farmers, family farm corporations, Indian tribes, nonprofit organizations, public agencies, and associations of farm workers.

**Veterans Affairs (VA) home loan program.** The VA offers a variety of home loan programs that eliminate down payment restrictions, do not require the payment of mortgage insurance and allow for negotiated interest rates with lenders. Eligible uses include:

- Purchase of a home;
- Building a home;
- Improvements for energy related features; and
- Refinancing

**Eligible applicants.** Veterans who served on active duty and were discharged under conditions other than dishonorable, during World War II and later periods are eligible for VA loan benefits. World War II (September 16, 1940 to July 25, 1947), Korean conflict (June 27, 1950 to January 31, 1955), and Vietnam era (August 5, 1964 to May 7, 1975) veterans must have at least 90 days' service. Veterans with service only during peacetime periods and active duty military personnel must have had more than 180 days' active service. Veterans of enlisted service which began after September 7, 1990...

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1 A number of definitions are provided for rural areas. However, by having more than 25,000 people, Laramie cannot qualify as a rural area under any definition.
Youth Build. The purposes of Youth Build are (1) to provide economically disadvantaged young adults with opportunities to obtain education, employment skills and meaningful on-site work experience as a service to their communities and a means to achieve self-sufficiency; (2) to foster the development of leadership skills and commitment to community; and (3) to expand the supply of permanent affordable housing for homeless and low- and very low-income persons by providing HUD planning grants for program design and implementation grants for carrying out a Youth Build Program.

State Programs

Community outreach program. The WCDA offers a local community Outreach Program. At the request of local governments, the WCDA will help communities establish a housing task force to assess their housing needs and determine the resources that are available to meet those needs. Information and applications are available through the WCDA.

First-time homebuyers. The WCDA operates a first-time homebuyer program that is funded through mortgage revenue bonds. This program provides low-interest loans for first time homebuyers. Potential homebuyers can apply directly to the WCDA.

Homebuyer education program. The WCDA has partnered with housing professionals in Wyoming to develop a homebuyer education program to enable residents to become successful homeowners. Sessions are presented monthly, with most Laramie sessions taking place at the University of Wyoming's Beta House at the east end of fraternity row.

Housing trust fund. The WCDA established a Housing Trust Fund for the purpose of financing non-traditional affordable housing other than under its tax-exempt bond program. Loans to projects from the Housing Trust Fund are often combined with other funding sources to accomplish housing goals. Applications may be obtained by contacting the WCDA Director of Housing Programs.

Qualified rehabilitation program. WCDA makes low-interest loans to Wyoming homeowners to accomplish needed rehabilitation projects. Recipients must be the first resident in the home after completion of rehabilitation, the home must be more than 20 years old and the project must meet certain requirements ensuring that it is rehabilitation. Applications may be obtained from WCDA.

WCDA down payment and homebuyer assistance programs. From time to time, the WCDA has sufficient resources available to provide down payment and closing cost assistance to first time homebuyers in conjunction with the mortgage revenue bond program. Applications may be obtained from WCDA.
HIGH PRIORITY HOUSING STRATEGIES
City of Laramie Housing Study and Action Plan
MEMORANDUM

To: Rod Johnson, City of Laramie
From: BBC Research & Consulting
Re: High Priority Housing Strategies
Date: June 18th, 2002

On Wednesday, June 14th, eleven members of the City of Laramie’s Housing Resource Group (HRG) met from noon to 4:30 PM to begin prioritizing housing strategies based on their prior deliberations, and cumulative market and economic research conducted to date.

This memorandum (1) describes the HRG’s decision-making process at that meeting, (2) lists the resulting high priority strategies, and (3) suggests next steps for the HRG.

Group Process

The eleven HRG members who attended the meeting were divided into two small groups. Each group was given a blank strategy matrix and approximately 30 adhesive labels symbolizing case studies of housing strategies from other communities. These case studies were first prepared by City staff and BBC and distributed to the HRG in March. They were designed to be applicable to Laramie’s housing needs as identified in the market and economic research.

The vertical axis of the strategy matrix is entitled “Impediments” and is measured from easy to difficult. This refers to the potential impediments in implementing a particular strategy in Laramie: funding availability, staff demands, length of process, political opposition, legal authority etc. The horizontal axis of the strategy matrix is entitled “Number of Households Served” and can measured from less to more total households served, or the number of targeted, special needs households served.

The groups began by dividing their strategy matrices into four quadrants: “DOA” (more difficult, less households), “Easy Wins” (less difficult, less household), “Shoot for the Moon” (more difficult, more households), and “No Brainers” (less difficult, more households).

Each group then reviewed their favorite case studies and placed the corresponding label onto the appropriate quadrant of their strategy matrix. After 90 minutes of spirited discussion, each group presented their work. In several cases, the groups found that certain case studies were not a perfect
fit for Laramie's circumstances. The groups were encouraged to "design their own" strategies when this occurred. There was a great deal of overlap between the priorities of each group.

BBC then facilitated a group discussion of the resulting 13 combined high priority strategies. That discussion led directly to this memorandum.

High Priority Strategies

Each of the 13 combined high priority strategies are summarized below, including their description, rationale, funding sources and how to "get started." These summaries are based on the more complete case study information included in HRG member binders.

<table>
<thead>
<tr>
<th>Strategy Name</th>
<th>Description</th>
<th>Rationale</th>
<th>Funding Source</th>
<th>Getting Started</th>
</tr>
</thead>
<tbody>
<tr>
<td>Establish a Housing Clearinghouse</td>
<td>&quot;One-stop shop&quot; for landlord/tenant education, first time homebuyer counseling, developer technical assistance (TA) on government programs, grant writing, housing database and benchmarking of key indicators</td>
<td>Laramie needs someone focusing full-time on housing issues</td>
<td>City General Funds to start, perhaps augmented by bank Community Reinvestment Act (CRA) contributions. Later would hopefully be self-perpetuating due to administrative retainage on grants.</td>
<td>Reassignment of existing City FTE to this position, or Council appropriation/job search for new hire. Contact bank community regarding CRA contribution.</td>
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</tbody>
</table>

In summary, if Laramie can dedicate $35,000 to $40,000 annually to fund one full-time Housing Specialist that person could continually search for new grants and partnership opportunities, educate the public about existing WCDA and other programs, offer TA to developers pursuing state and federal assistance, and supervise several civic/volunteer programs listed below. Some HRG members also view the Clearinghouse as the first step toward an all-purpose, "funding conduit" for Laramie through which a wide variety of State and Federal programs would be administered.

In our judgment, the "Housing Clearinghouse" is the linchpin for most subsequent strategies and thus should be the HRG's highest priority. The remaining high priority strategies are listed alphabetically.

<table>
<thead>
<tr>
<th>Strategy Name</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Housing Volunteer Competition</td>
<td>Program to solicit volunteers to do yard work, painting or minor home repair for elderly or other special needs homeowners</td>
<td>Address condition and affordability issues identified in survey and housing market study</td>
<td>Staff time</td>
<td>Promote awareness and track volunteer hours – good job for Housing Specialist</td>
</tr>
<tr>
<td>Strategy Name</td>
<td>Description</td>
<td>Rationale</td>
<td>Funding Source</td>
<td>Getting Started</td>
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<tr>
<td>Land Acquisition/Land Trust</td>
<td>City policy of acquiring and banking land for affordable housing</td>
<td>Cost of land was one of the most significant components identified in the housing market study as driving housing costs</td>
<td>City General Funds or land swaps with developers for density bonuses</td>
<td>City Council appropriation or land swap resolution</td>
</tr>
<tr>
<td>Low Interest Accessibility Loans/Grants</td>
<td>Small loans or grants for homeowners or landlords to make accessibility improvements such as ramps and bathroom modifications</td>
<td>Meet small but intense community need</td>
<td>U.S. Department of Veterans Affairs (DOVA)</td>
<td>Contact DOVA to enquire about program eligibility - another good job for the Housing Specialist</td>
</tr>
<tr>
<td>Low Income Housing Tax Credits</td>
<td>Can be used to subsidize new construction or rehabilitation of existing units to serve households earning up to 60 percent of median income.</td>
<td>Provide additional affordable housing for very low income households</td>
<td>Existing Federal program administered by the State</td>
<td>City TA to applicants/City resolution offering fee waivers or other incentives to applicants seeking tax credits to serve lowest income households (0-30 percent of median income)</td>
</tr>
<tr>
<td>Low Interest Home Improvement Loan</td>
<td>Loans of under $5,000 with interest below prevailing market rates</td>
<td>Meet most significant housing need identified in surveys</td>
<td>WCDA has a Qualified Rehabilitation Loan program; Community Development Block Grants (CDBG) as they are awarded to Laramie</td>
<td>Market program, educate public about loan requirements, provide TA on loan applications - could be done by Housing Specialist</td>
</tr>
<tr>
<td>Low Interest Rental Rehab Program</td>
<td>Revolving loan pool for landlords in target neighborhoods</td>
<td>Meet frequently cited need identified in surveys</td>
<td>CDBG, bank CRA pool</td>
<td>Council action to reserve CDBG funds as they become available</td>
</tr>
</tbody>
</table>
Strategy Name: Multi-family Energy Efficiency Grants
Description: Energy efficiency audit, followed by installation and monitoring of energy saving improvements
Rationales: Address affordability needs, increase energy efficiency
Funding Source: U.S. Department of Energy (DOE) Rebuild America Program
Getting Started: Contact DOE to enquire about program eligibility – a good assignment for the Housing Specialist

Strategy Name: Transitional Housing Units and Counseling
Description: Provision of transitional housing for severe housing needs (homeless, etc.)
Rationales: Meet need identified in housing market study – Laramie does not currently have a homeless shelter or other transitional housing programs.
Funding Source: General Funds/partnership with non-profit such as Neighborhood Housing Service (NHS)
Getting Started: Contact nearest NHS chapter, enquire about partnership ideas

Strategy Name: Neighborhood Association/Community University
Description: Foster the formation of neighborhood associations, use them as a forum to provide education about City policies and/or neighborhood issues
Rationales: Increase community involvement in housing issues
Funding Source: City staff time
Getting Started: Assign staff responsibility; determine association boundaries (perhaps piggybacking on existing school attendance or neighborhood watch boundaries)

Strategy Name: Tool Lending Closet
Description: Program making tools available to qualified residents for home improvements and repair
Rationales: Address condition and affordability issues identified in survey and housing market study
Funding Source: N/A, staff time for initial research; tools donated and program administered by an existing non-profit
Getting Started: Research legal liability of tool lending, find a host non-profit to administer program

Strategy Name: Promote Adaptive Reuse
Description: Amend City Code to allow streamlined project review
Rationales: Capitalize on community asset of vacant downtown buildings
Funding Source: N/A, staff time to rewrite land use regulations
Getting Started: City Council ratifying code amendments
Strategy:

Yard of the Month

Description:

Monthly publicity for winner on public access TV and City’s website, perhaps gift certificates for winners

Rationale:

Address condition issues identified in survey and housing market study

Funding Source:

Minimal, staff time

Getting Started:

Establish judging committee, promote awareness

Next Steps

As we discussed last week, the HRG should treat the above list of high priority strategies as semi-finalists. We recommend that the HRG forward a subset of 5-7 of these strategies to the Comprehensive Plan Action Team (CPAT) for consideration.

In our judgment, a smaller number of recommendations would not adequately address Laramie’s housing needs as identified in the research. However, a larger number of recommendations may be overwhelming and inhibit the City from focusing on which to implement first. Given this tension, a moderate course of 5-7 recommendations appears reasonable.

At the same time, it is important for the HRG to inform CPAT of “gaps” in the recommended strategies. For example, it became clear at last week’s meeting that HRG members view high wage economic development and infrastructure financing as closely linked to Laramie’s housing needs. This conclusion is consistent with the findings of the housing market study. However, the high priority strategies listed above do not encompass either issue. Both topics are quite involved and merit further discussion, perhaps by other CPAT working groups.

We also recommend that the HRG consider establishing several broad “housing goals” which the 5-7 strategies are meant to support. Two prime candidates that were discussed last week are: 1) The City should not be the only “player” on housing; it is vital to involve non-profits, developers, banks and citizens in partnership, and 2) Laramie’s housing efforts should be focused on the most needy households – those earning 0-30 percent of median income and those with special needs. Another more specific option is “The HRG supports the use of a portion of the Turner Tract for housing for the very lowest income households earning between 0 and 30 percent of median income, or those with special needs including senior citizens.”

In our view, establishing such goals allows better communication to policy-makers and citizens. The goals can also become touchstones for the HRG or its successor to further prioritize potential strategies and evaluate new concepts.

We are looking forward to attending the HRG’s presentation to either the Planning Commission or City Council later this summer. Please let us know about potential dates at your convenience.

Thank you for the opportunity to work with the HRG. Please accept our best wishes for progress and consensus at your next meeting!