



Image credit: Wyoming Association of Municipalities



Image credit: Google



Image credit: zillow.com



Image credit: Centerbrook Architects and Planners

LANDER CODE AUDIT PROJECT

# Zoning Code Analysis and Recommendations

City Council Hearing  
June 9, 2020



community  
builders





# Background

## 2018 Community Builders Leadership Institute Lander, Wyoming

- Housing costs are outpacing what locals are able to pay
- Age and quality of housing stock is lagging
- Limited choices for types, size, and pricepoint of homes
- Are our own regulations getting in the way?





# Housing Goals from 2012 Lander Master Plan



*Objective: Promote development patterns that protect open space and public and private investment.*

- 1-1. Encourage infill development.
- 1-2. Develop a zoning plan that promotes graduated densities and intensities of development with the highest density and intensity in the downtown and the lowest at the edge of the planning area.
- 1-6. Protect established residential neighborhoods from incompatible development.



*Objective: Create more opportunities for housing diversity and affordability.*

- 1-8. Expand opportunities for workforce, senior, and first-time homebuyer housing
- 1-9. Allow small scale, well designed multi-family housing in more areas of the City



# Process

How can we better align our code with our existing housing goals?

- 2012 Lander Master Plan established housing goals
- 2018 CB Leadership Institute established need for a code study to align code with existing housing goals

Code Study launched August 2019

- Community leadership committee driven
- Builder interviews (Fall 2019)
- Community Housing Survey (Nov-Dec 2019)
- Community Housing Workshop (Dec 2019)
- Code & Pro-Forma Analysis (Jan-Mar 2020)
- Planning Commission (Mar-Apr 2020)
- City Council Worksession (Apr 2020)





## Housing Costs in Lander Today

- . Median house price for past 12 mo: \$245,000 (140 sales)
- . Median house price today (June 4): \$289,000 (73 active listings)
- . Income required for \$289,000 home: \$62,586 / yr
- . Lander median income: \$52,877 / yr

The Lander community is struggling with housing

- . 43% have struggled to find safe, adequate housing that they can afford in Lander.
- . 81% know people that have struggled to find safe, adequate housing that they can afford in Lander.

Lander lacks housing choices

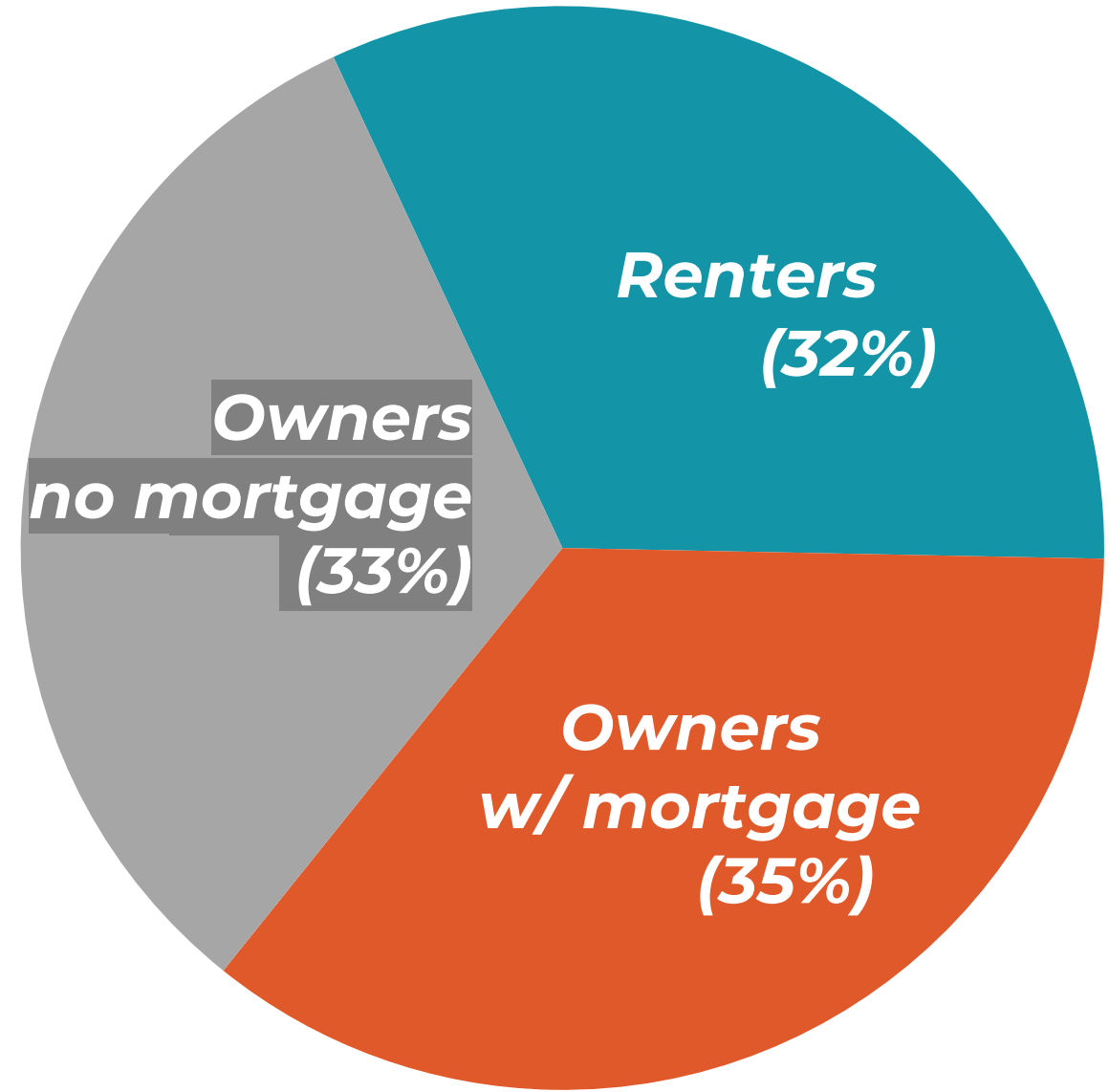
- . 56% dissatisfied or very dissatisfied with housing choices
- . Quality of housing stock noted as a top concern

Prices: MLS Data  
Incomes: 2018 Census/ACS



# Housing Cost Burden in Lander

30% of all paying households in Lander are cost-burdened



38% of all renters are cost-burdened



22% of owners with mortgages are cost-burdened



2017 Census

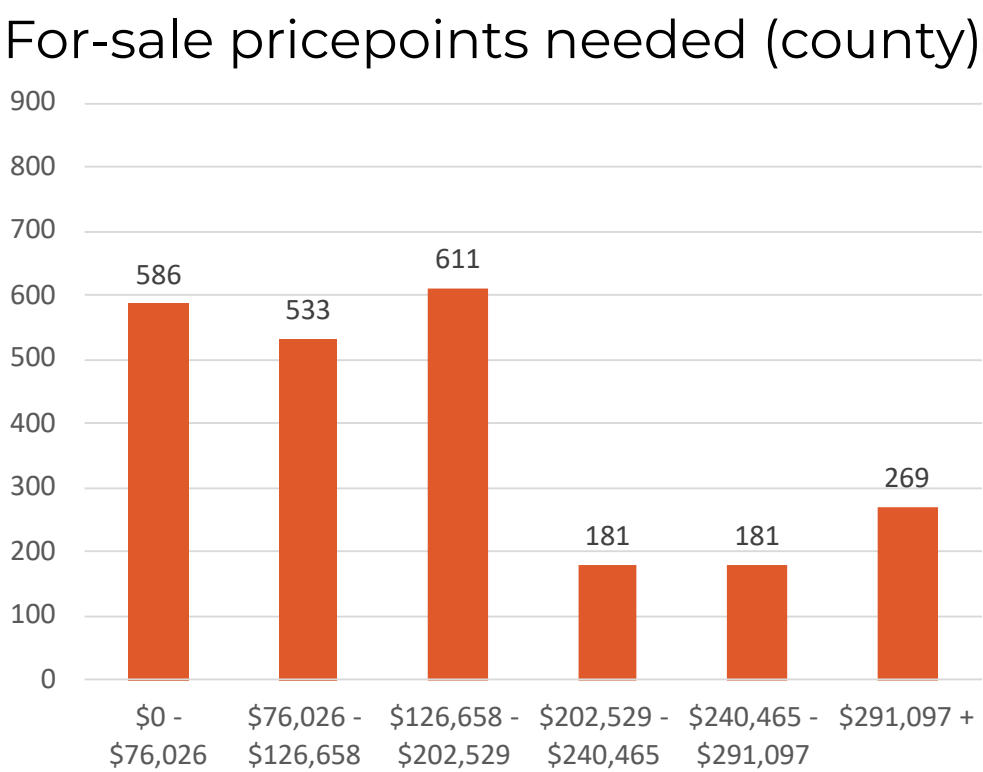
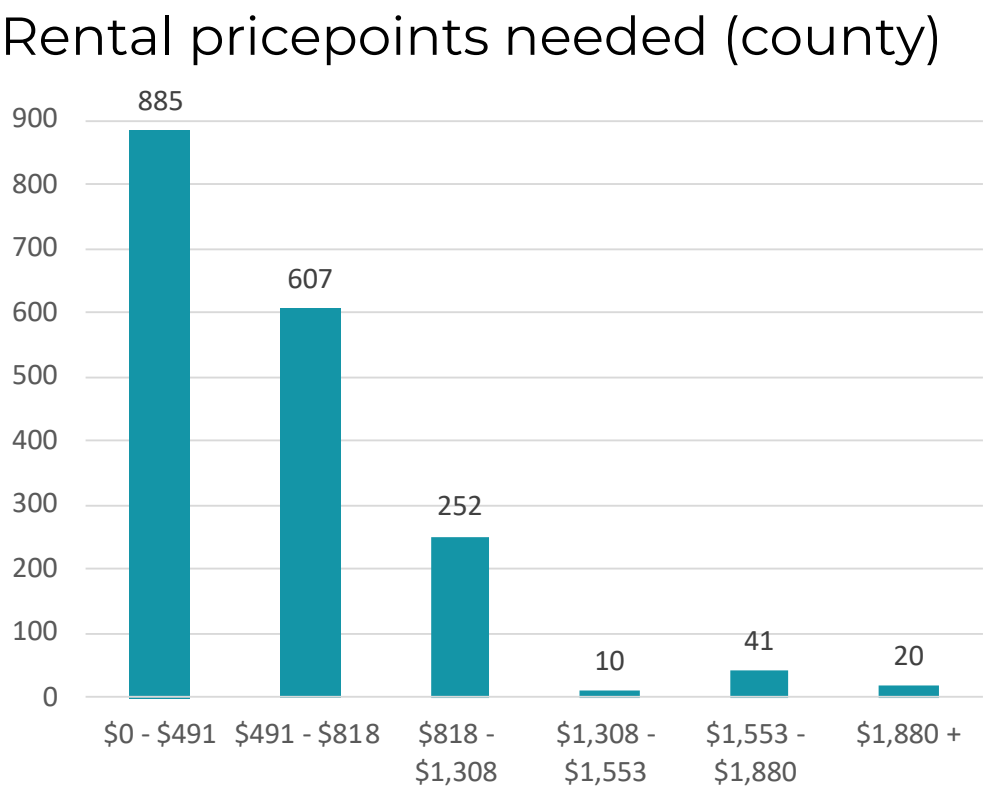


# 2018 Fremont County Housing Study

## Wyoming Business Council

4,176 homes short across the county

- 1,815 Rental homes needed
- 2,361 For-Sale homes needed
- Roughly 675 homes short in Lander







# Single Family Home

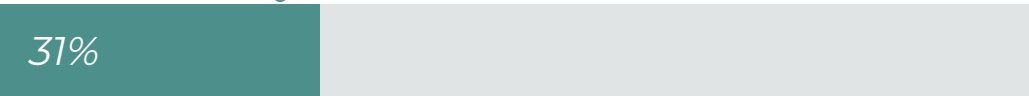
High demand

- 98% would live here

High supply

- 66% of existing housing stock

*share of survey demand*



*share of existing supply*



Demand: Survey Data  
Supply: 2017 Census





# Cottages, Bungalows, & Small Single Family Homes

High demand  
• 63% would live here

Very low supply  
• n/a (currently not allowed)



Demand: Survey Data  
Supply: 2017 Census





## Accessory Dwelling Units (ADUs)

Moderate - High demand

- 37% would live here
- 48% of homeowners would consider building an ADU

Very low supply

- n/a (currently not allowed)

*share of survey demand*

12%

*share of existing supply*

n/a

Demand: Survey Data  
Supply: 2017 Census





## Townhouses & Condos

Moderate - high demand

- 43% would live here

Very low supply

- 4% of existing housing stock

*share of survey demand*

14%

*share of existing supply*

4%

Demand: Survey Data  
Supply: 2017 Census





## Duplex, Triplex, Quads

Moderate - High demand  
 . 32% would live here

Very low supply  
 . 7% of existing housing stock

*share of survey demand*

10%

*share of existing supply*

7%

Demand: Survey Data  
 Supply: 2017 Census





## Small Apartment Building (6-12 Units)

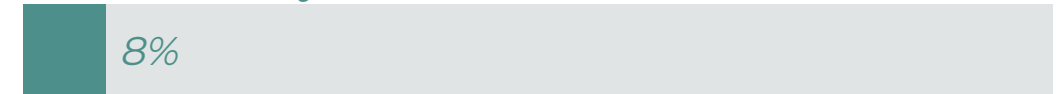
Moderate demand

- 24% would live here

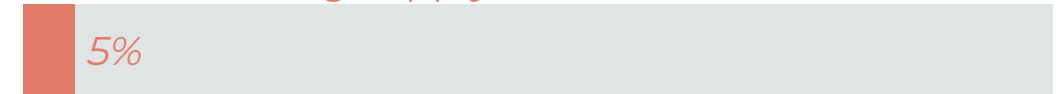
Very low supply

- 5% of existing housing stock

*share of survey demand*



*share of existing supply*



Demand: Survey Data  
Supply: 2017 Census





## Larger Apartment Building

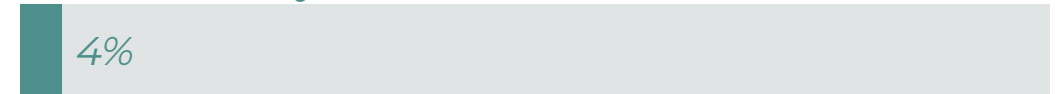
Low demand

- 14% would live here

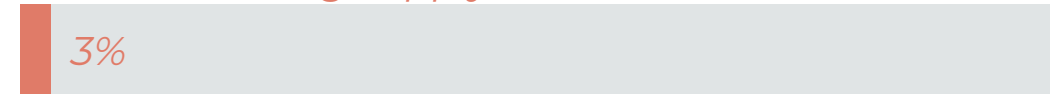
Very low supply

- 3% of existing housing stock

*share of survey demand*



*share of existing supply*



Demand: Survey Data  
Supply: 2017 Census



# Agenda

- **Scope and Approach of the Zoning Code Audit**
- **Findings and Recommended Code Updates**
  1. Allow accessory dwelling units in all zones
  2. Allow homes on smaller lots in some zones
  3. Allow cottage cluster housing in some zones
  4. Provide opportunities for a wider range of housing types in some zones
  5. Apply building form standards to ensure new housing is compatible with existing housing
  6. Provide flexibility for accommodating parking with new housing
- **Questions and Discussion**



# Key Assumptions

- Zoning must be aligned with market realities in order for new housing to be developed
- Code changes are one part of a comprehensive solution to housing affordability
- Infill development can be designed to better fit in to existing neighborhoods
- New development will occur incrementally over the long term
- New housing may not be affordable to all households, but increasing the overall supply of housing can bring down prices of existing units





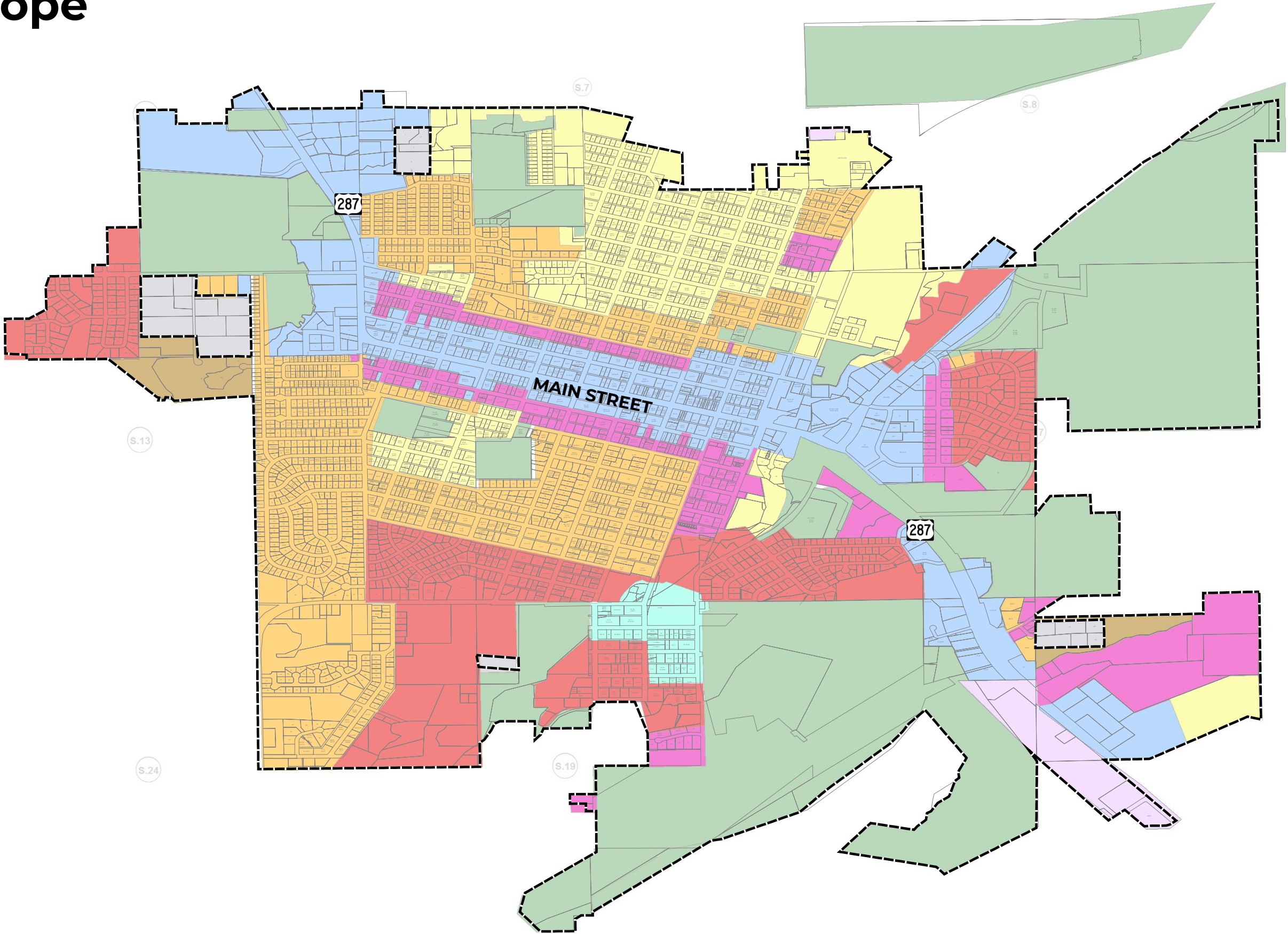
# Code Audit Scope

## In Scope

- R-1
- R-2
- R-3
- R-5
- R-Med
- Commercial

## Not in Scope

- Agricultural
- Manufacturing
- Public Land
- Unincorporated





**1**

# **Allow accessory dwelling units in all zones**

**R-1**

**R-2**

**R-3**

**R-5**

**R-MED**



R-1

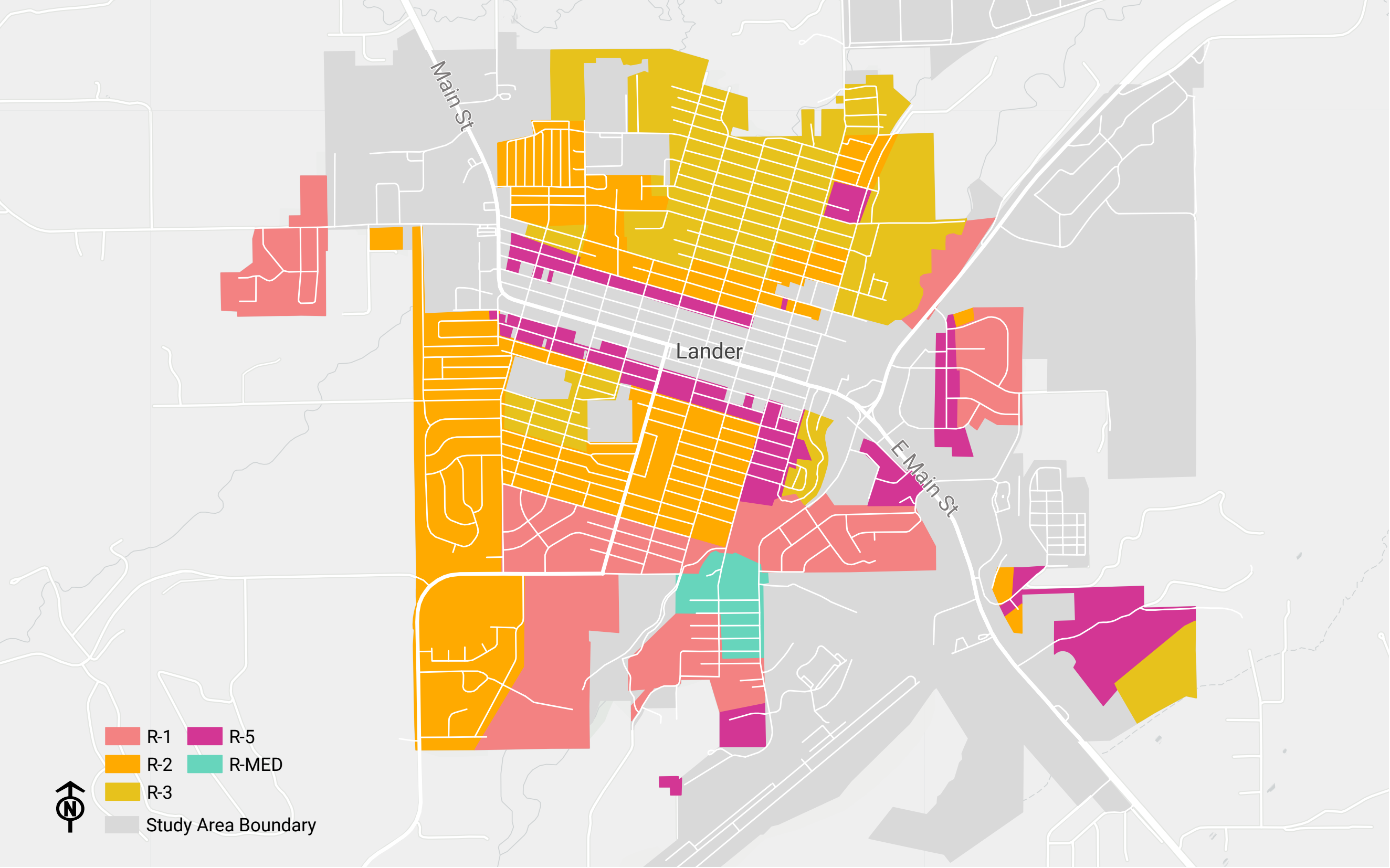
R-2

R-3

R-5

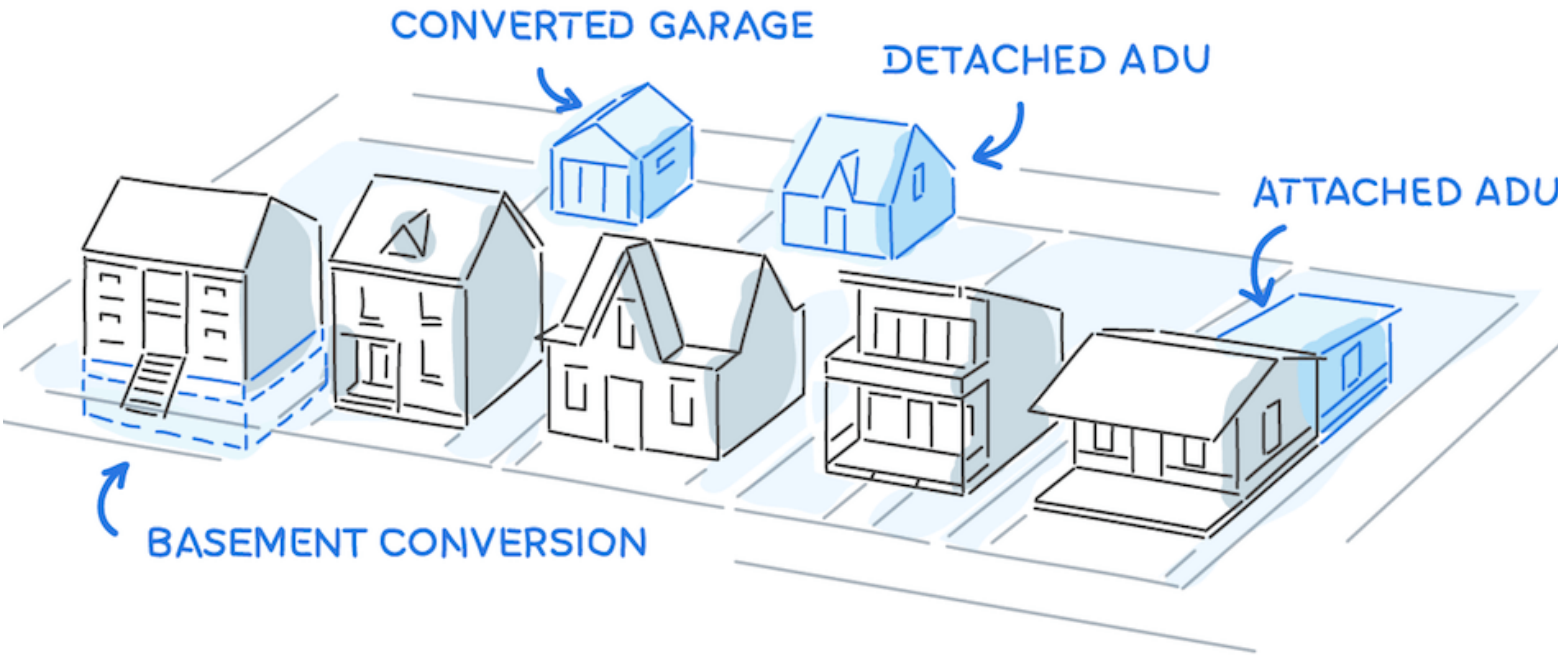
R-MED

ACCESSORY DWELLING UNITS





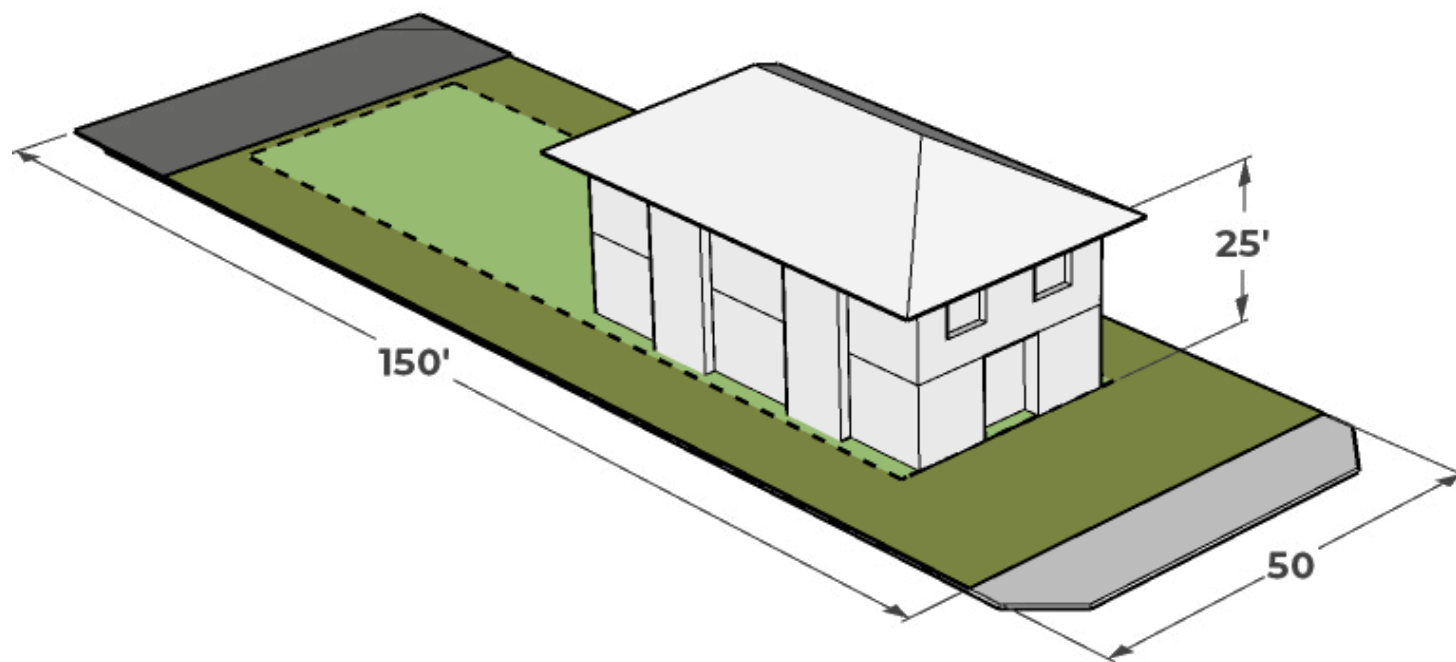
ACCESSORY DWELLING UNITS



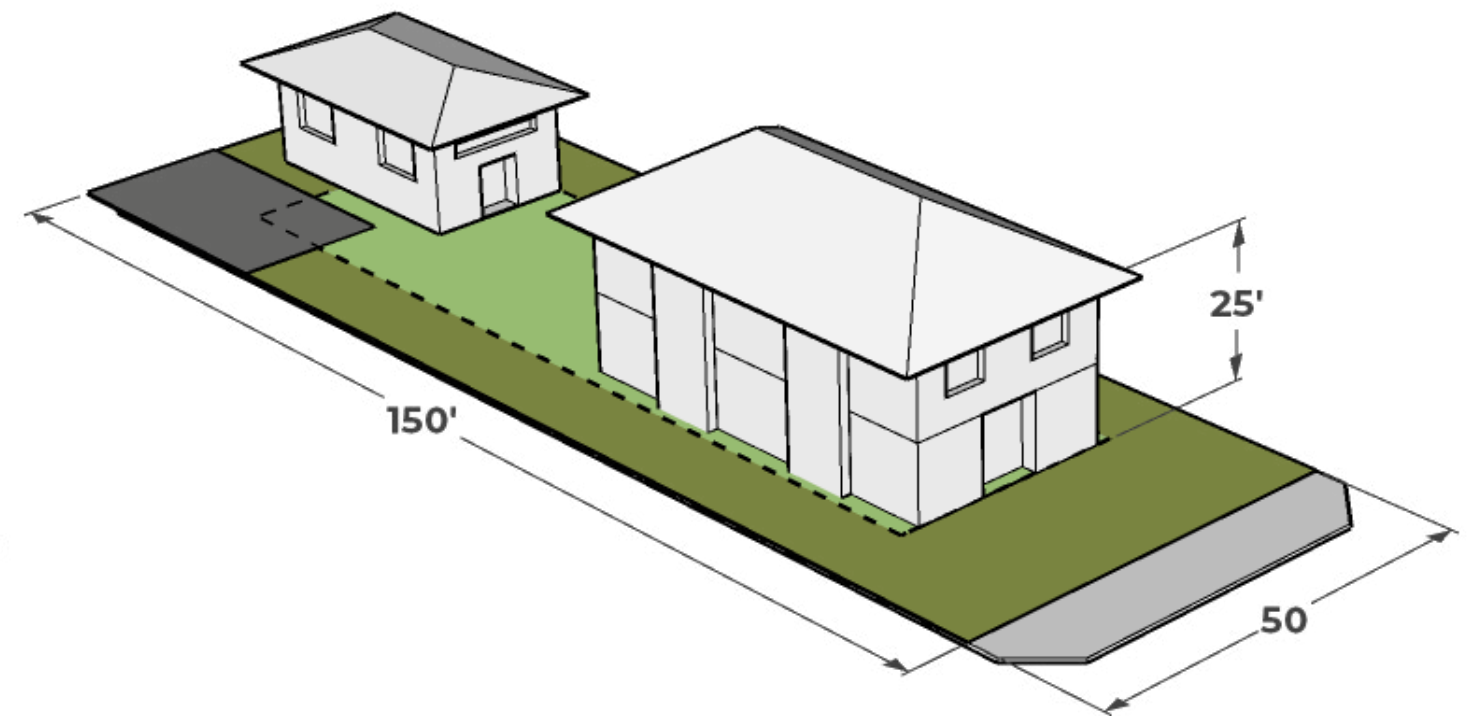


## Adding an ADU to an existing house worth \$275,000 can reduce net housing cost by about 13%

The ADU can be rented to generate revenue for the homeowner and reduce mortgage costs.



EXISTING HOUSE



EXISTING HOUSE + ADU

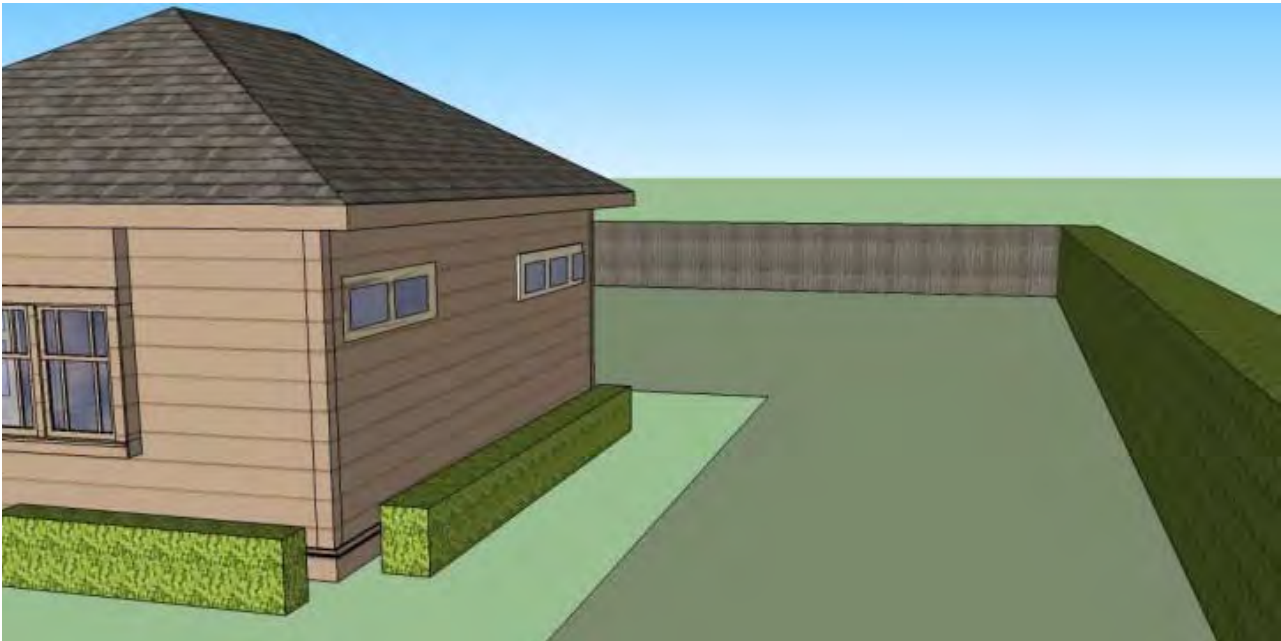


Recommendation: Allow ADUs in all zones subject to special standards

Standards will limit size and preserve privacy, while allowing flexibility to site and design the ADU to fit the site

Maximum Size	800 square feet
Maximum Height	<ul style="list-style-type: none"><li>• 25 feet (2 stories)</li><li>• 15 feet within 10 feet of adjacent lot</li></ul>
Minimum Setbacks	<ul style="list-style-type: none"><li>• 5 feet from side and rear</li><li>• 10 feet from front</li></ul>

- Two ADUs allowed on one lot if one unit is attached and one is detached
- Privacy standard requires screening or high window placement adjacent to residential lot





## **2 Allow homes on smaller lots in some zones**

**R-2**

**R-3**

**R-5**

**R-MED**



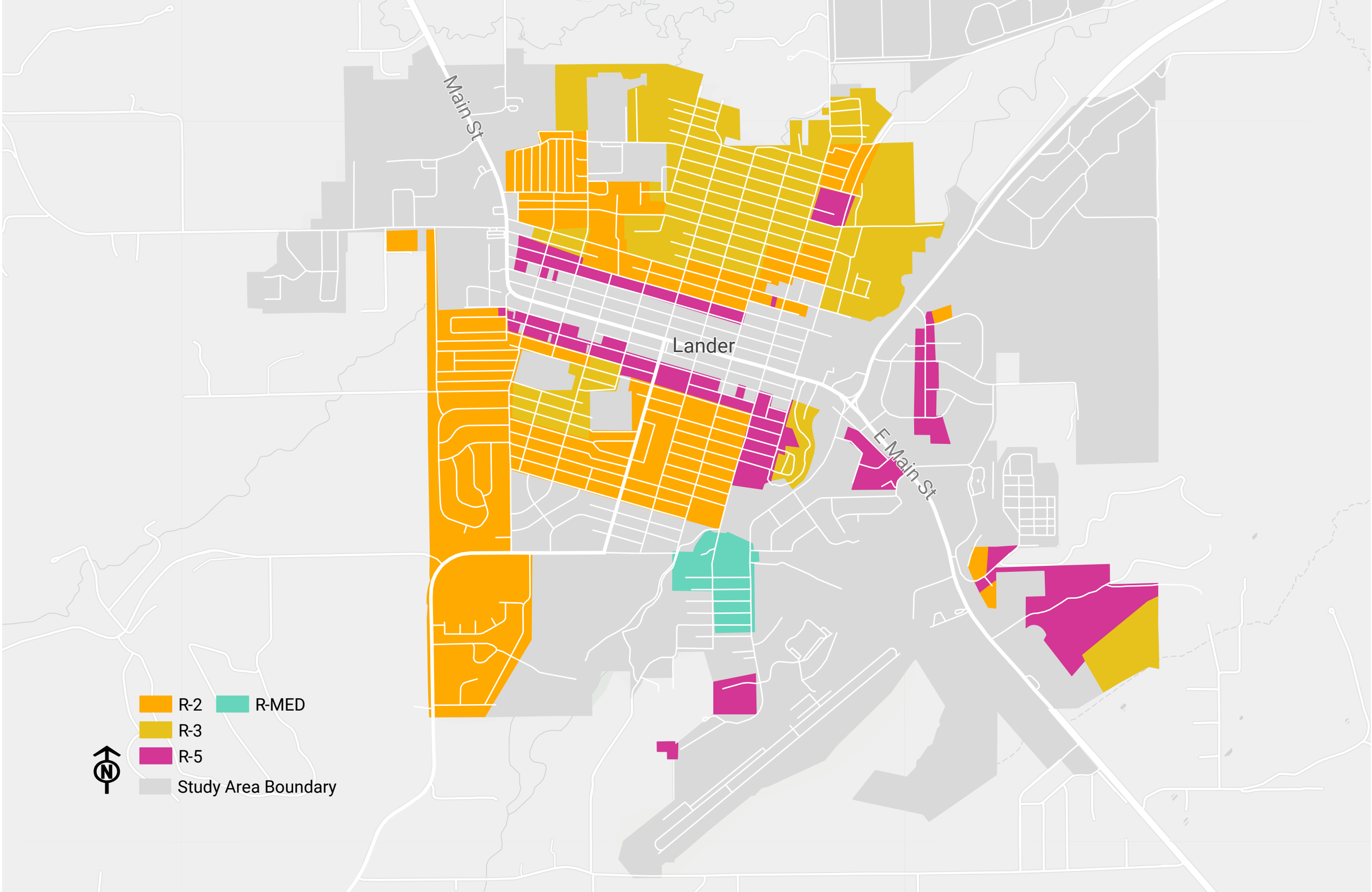
R-2

R-3

R-5

R-MED

SMALL LOT SINGLE-FAMILY HOMES







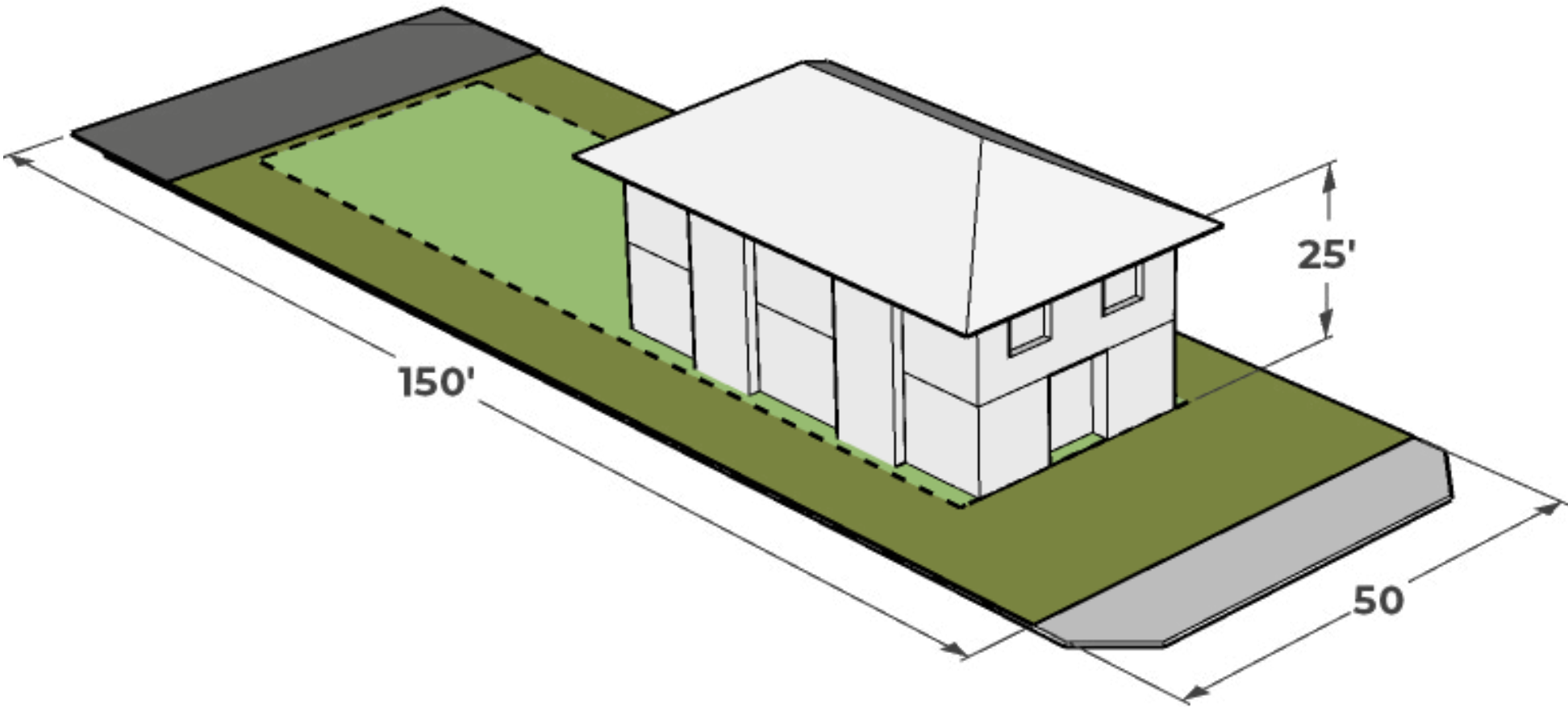


The price of this house would need to be about **\$471,000** for this development to be viable.

This is affordable to a household that earns about **\$102,000/year**.

Cost Breakdown

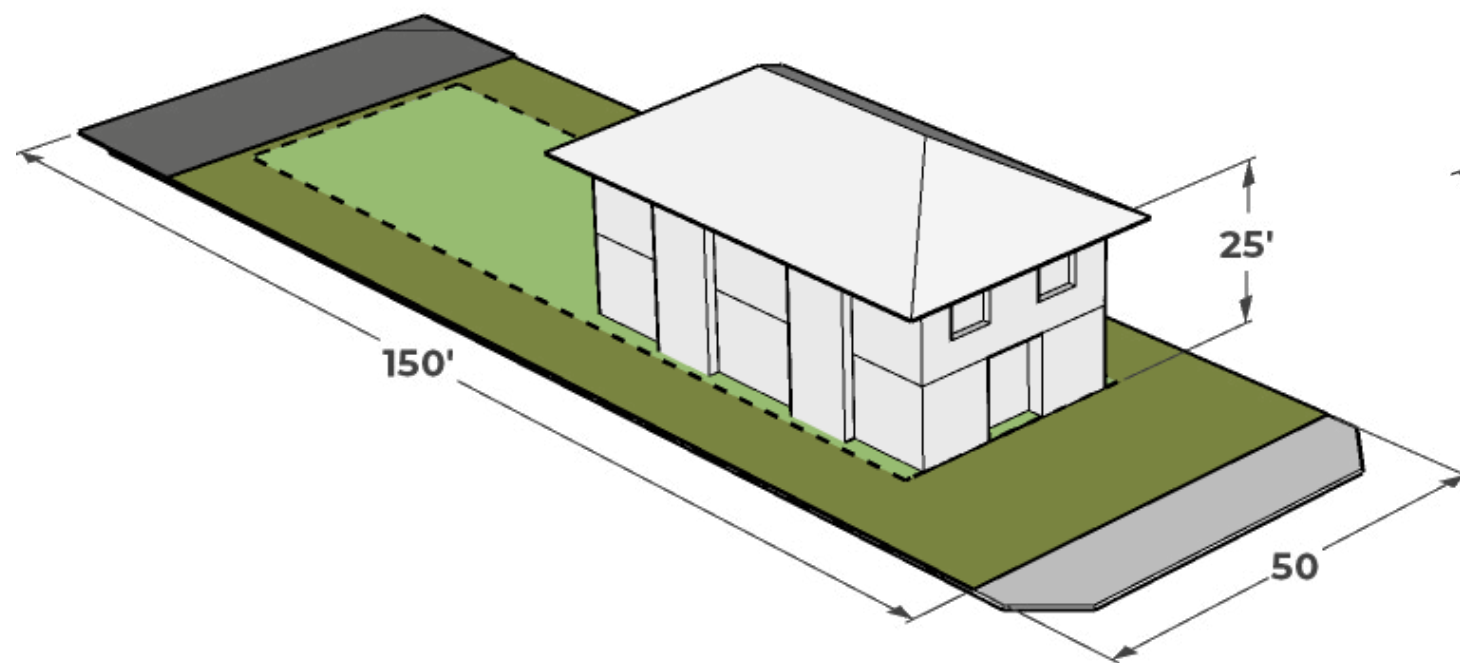
Land	\$60,000
Construction	\$305,000
Soft Costs	\$65,000
Profit	\$41,000



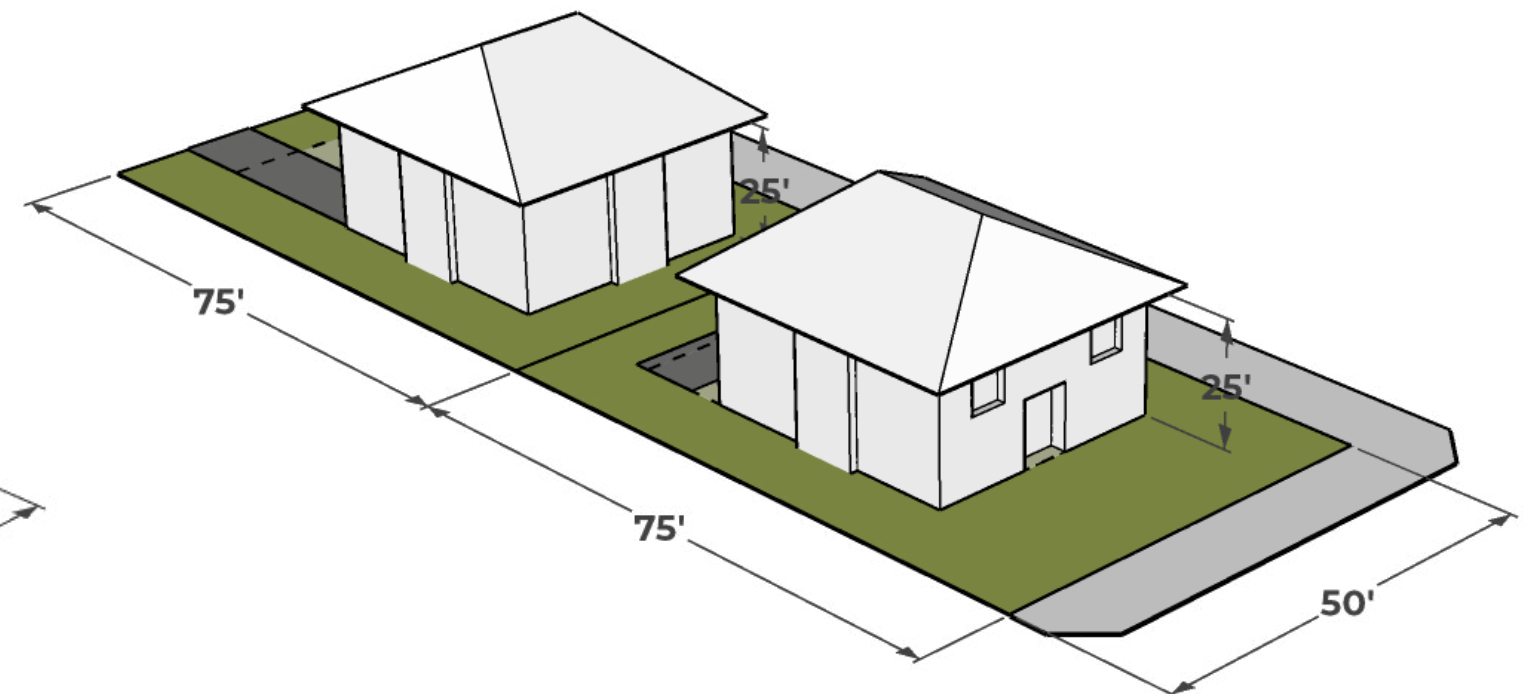


## Reducing the minimum lot size to 3,750 sf reduces the potential sale price by 27% to about \$340,000

Lower land costs per unit allow for more affordable home prices and smaller lots can encourage smaller units.



**EXISTING ZONING**



**REDUCED MINIMUM LOT SIZE**



## Typical existing block in Lander

- 50' x 150' lots
- Some homes on double lots
- Some vacant lots

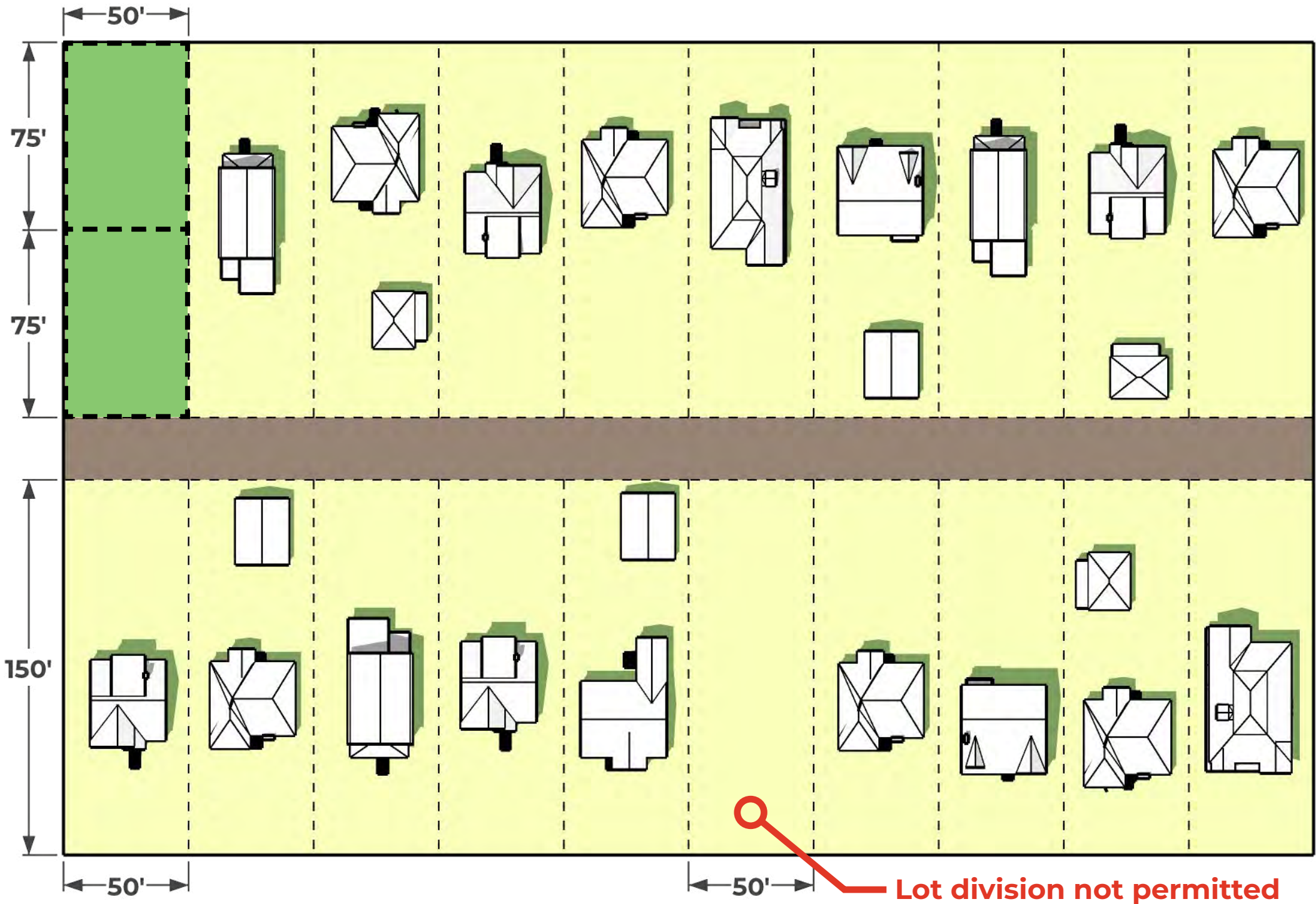




# Recommendation: Allow smaller lots on corners in existing neighborhoods

## R-2

- Minimum lot size: 3,750 square feet
- All lots must still have 50 feet of street frontage (no alley-access only lots)
- No change to minimum setbacks

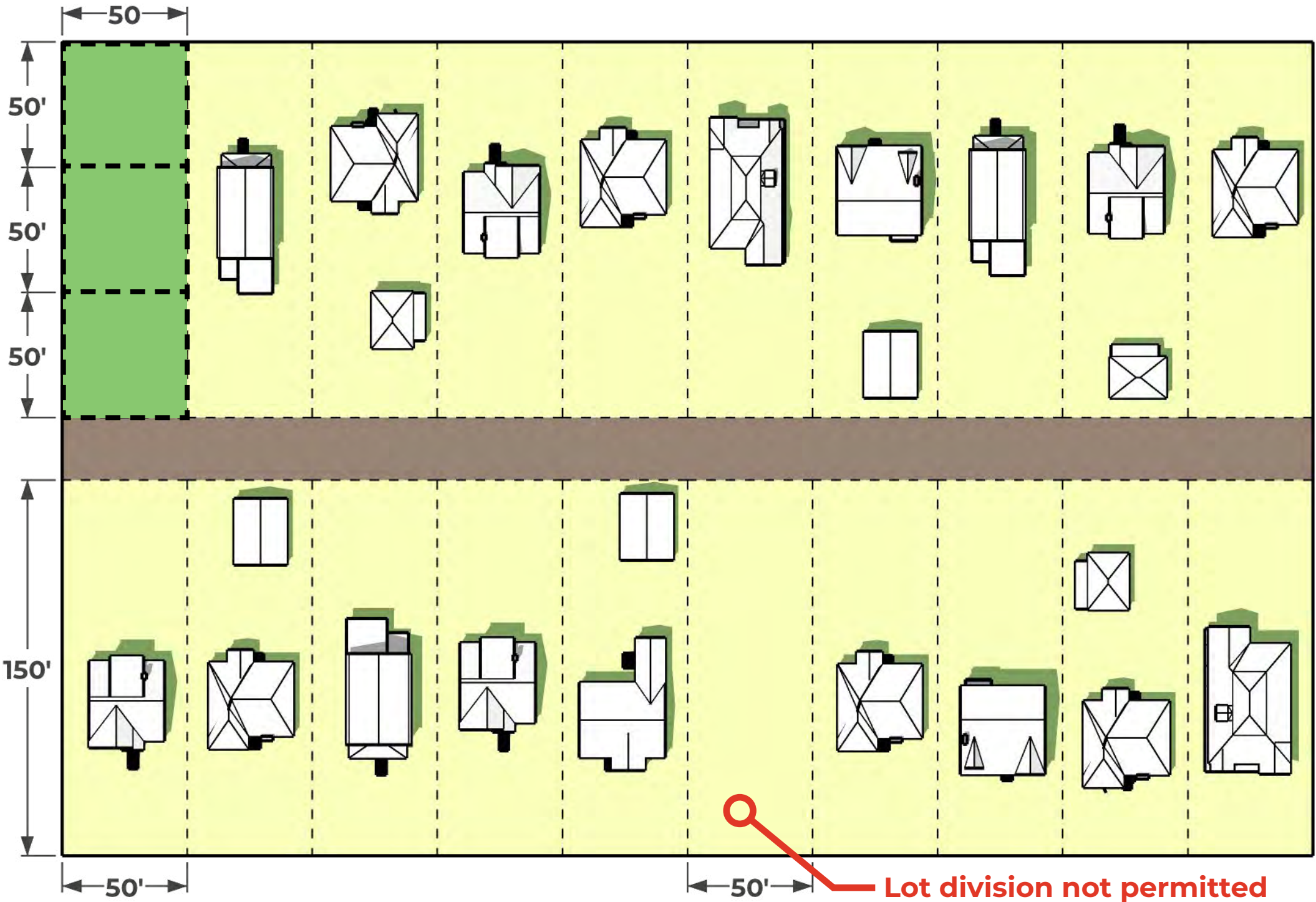




# Recommendation: Allow smaller lots on corners in existing neighborhoods

R-3 R-5 R-MED

- Minimum lot size: 2,500 square feet
- All lots must still have 50 feet of street frontage (no alley-access only lots)
- No change to minimum setbacks

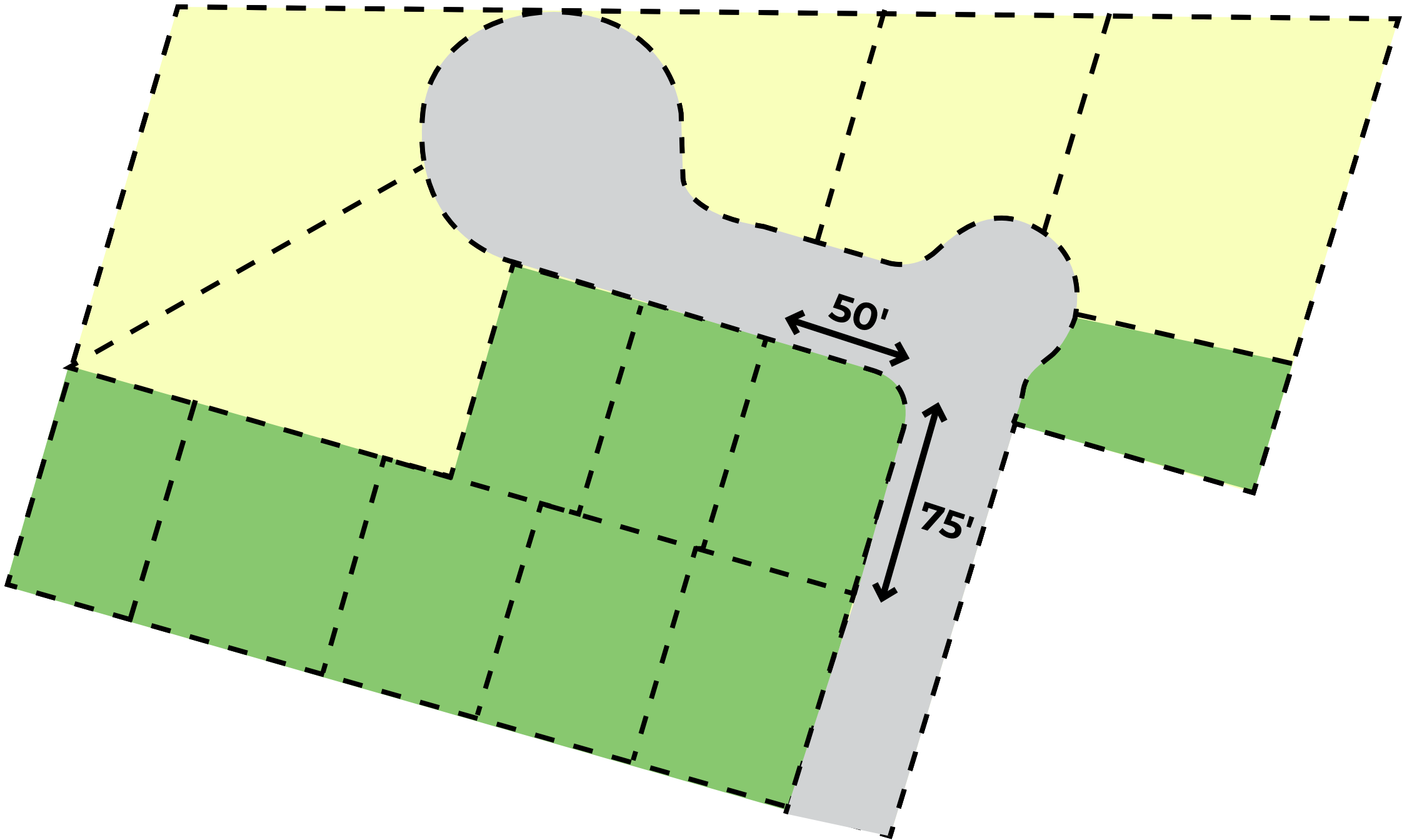




# Recommendation: Allow smaller lots in new subdivisions

**R-2** **R-3** **R-5** **R-MED**

- Minimum lot size: 3,750 square feet
- No change to minimum lot width of 50 feet
- No change to minimum setbacks





**Small lot single family homes currently exist in Lander**



N. 9th Street: 4,300 sf





**Small lot single family homes currently exist in Lander**

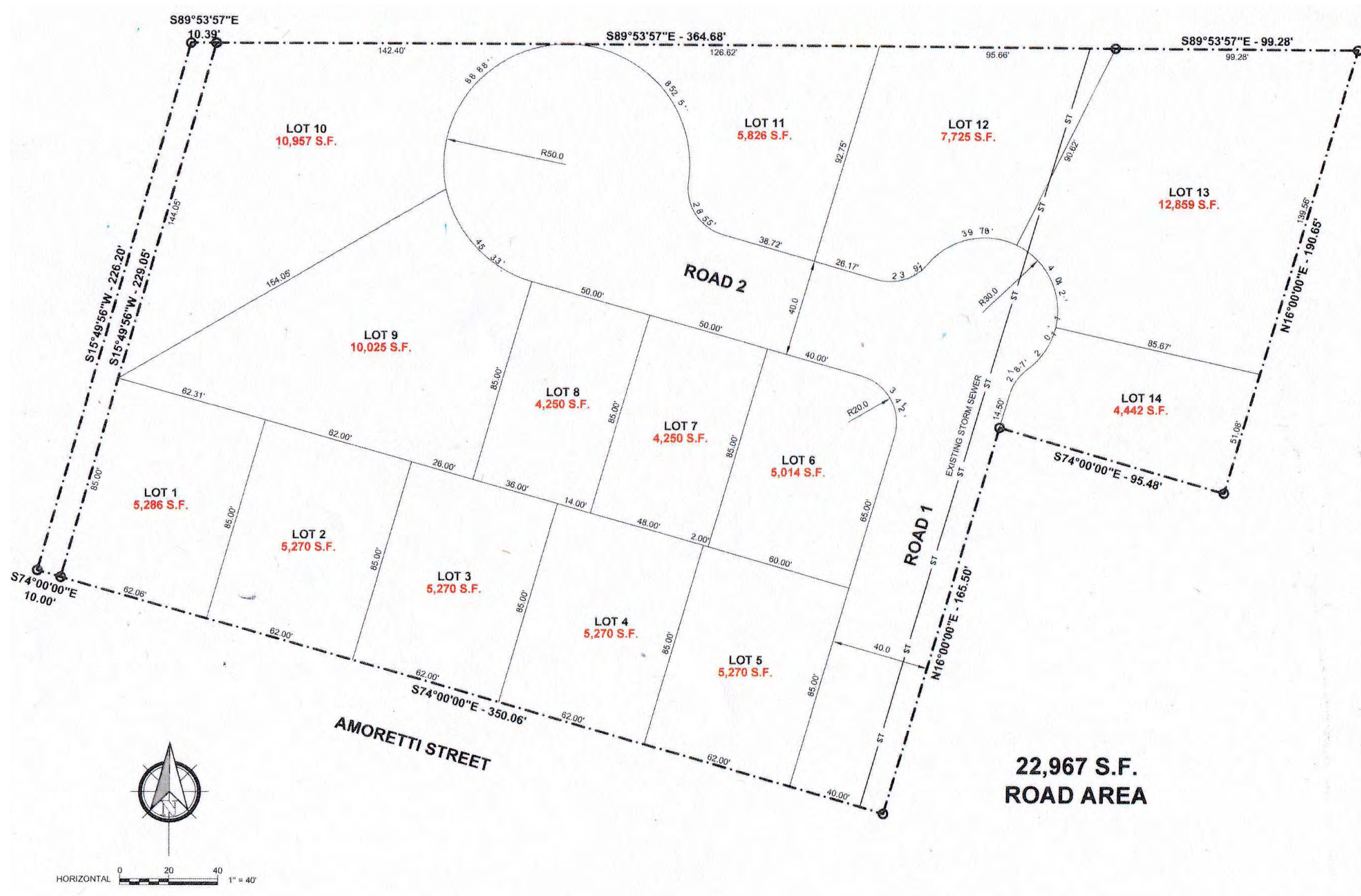


N. 5th Street: 3,750 sf





## A recent subdivision was denied due to minimum lot size standards



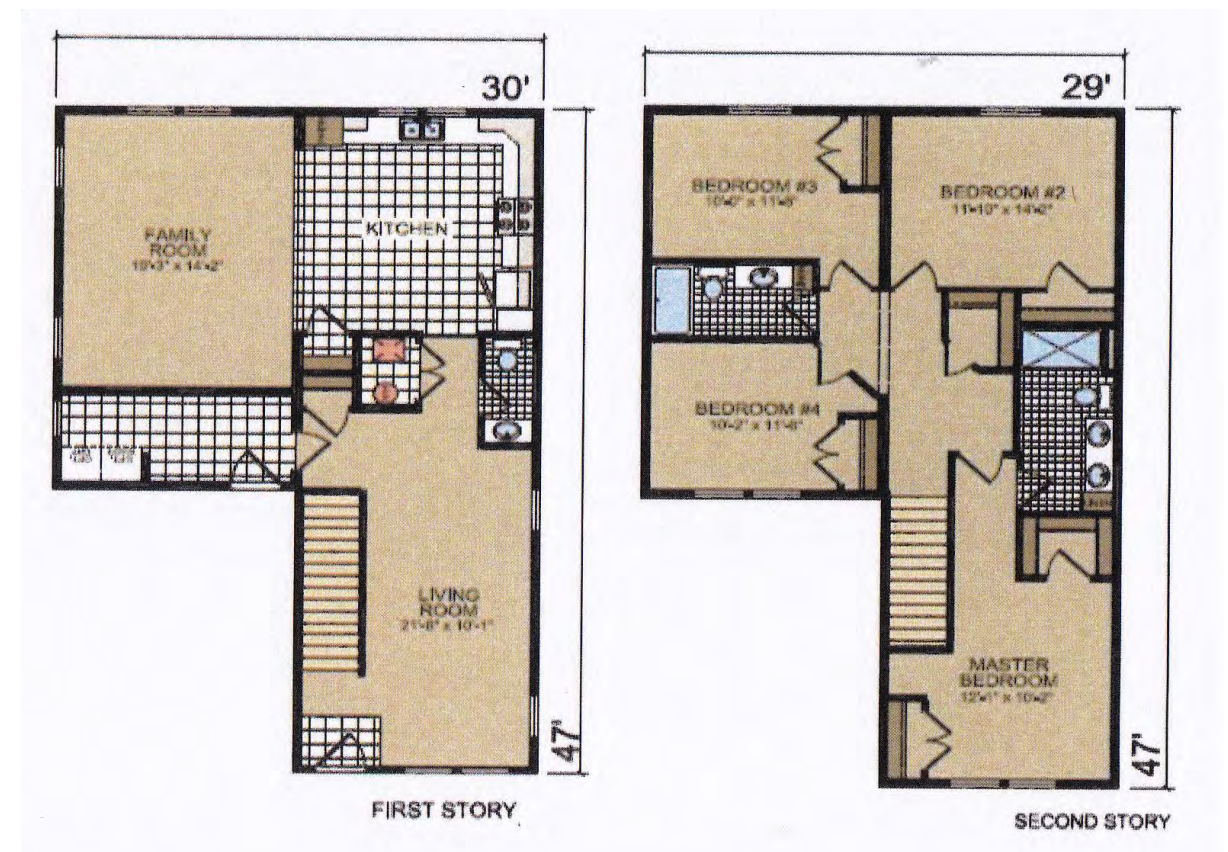
- Lot sizes ranged from 4,250 sf to 12,859 sf
- 10 of 14 lots did not meet minimum lot size standard of 6,000 square feet
- Project was canceled because it was not financially feasible with larger lot sizes and fewer homes



## Example home plans from proposed subdivision



- 4 bed/3 bath
- Home size: 2,220 sf
- Lot size: 4,250 sf (50' x 85')

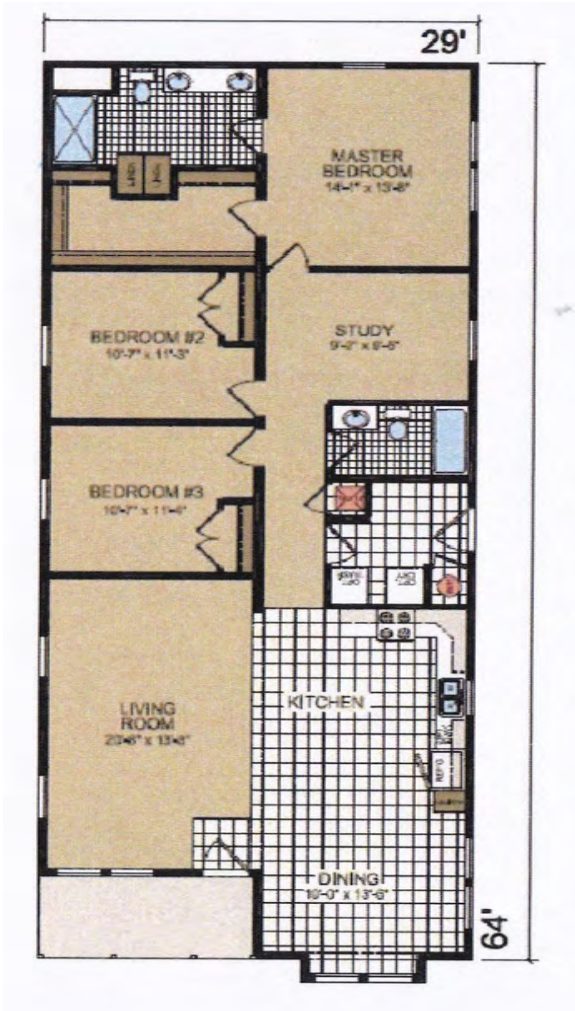




# Example home plans from proposed subdivision



- 3 bed/2 bath
- Home size: 1,856 sf
- Lot size: 4,250 sf (50' x 85')

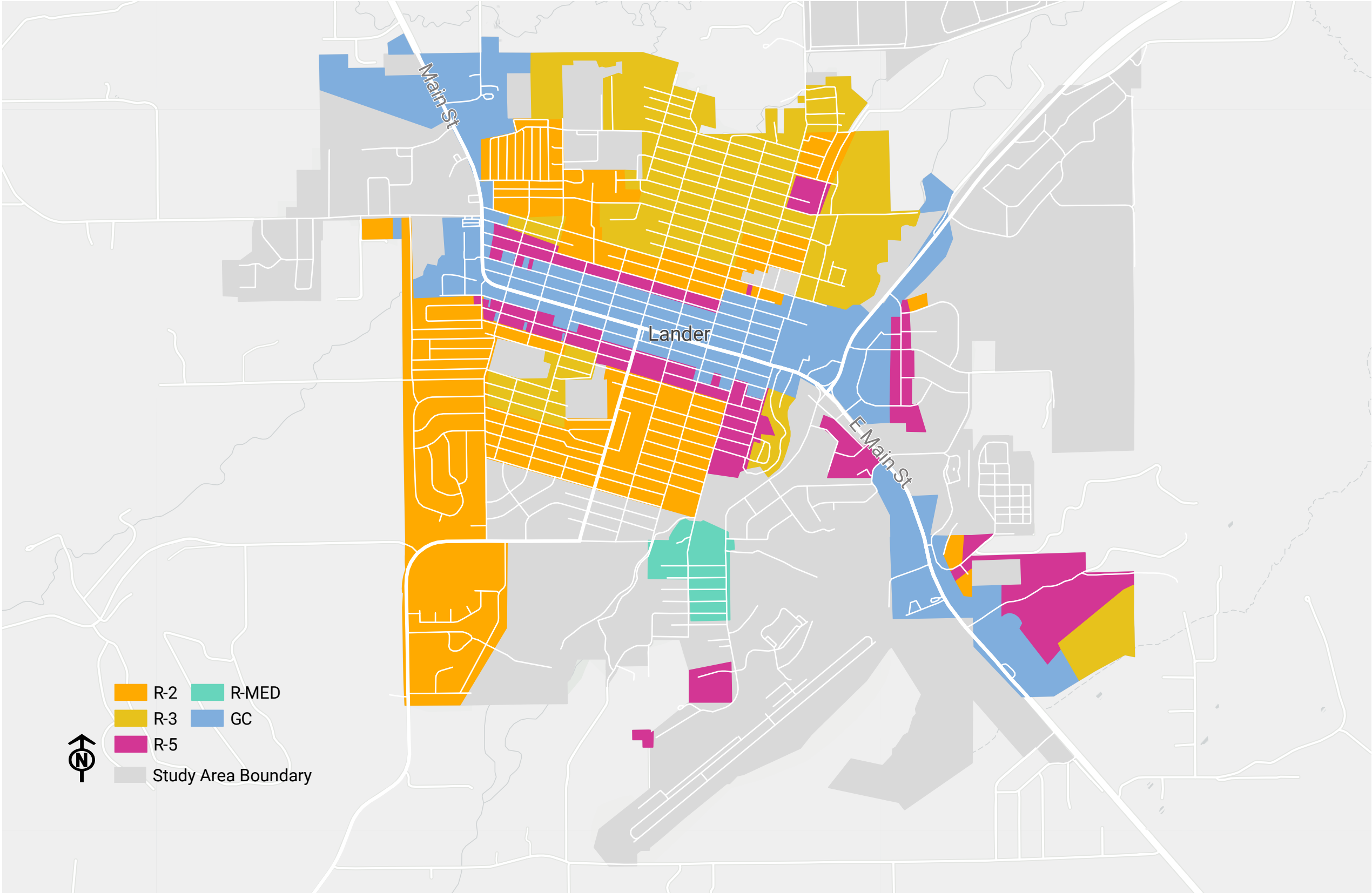




# **3 Allow cottage cluster housing in some zones**

**R-2 R-3 R-5 R-MED GC**







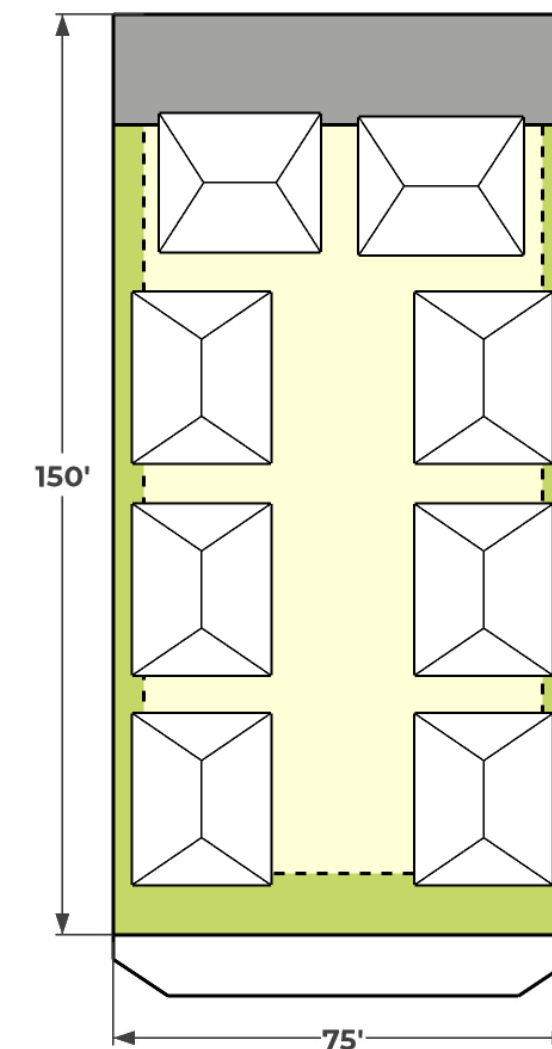
COTTAGE CLUSTER HOUSING





## Homes in a cottage cluster project in Lander could be priced at about \$220,000

This is affordable to a household earning about \$52,000/year, which is roughly equivalent to the median household income in Lander.

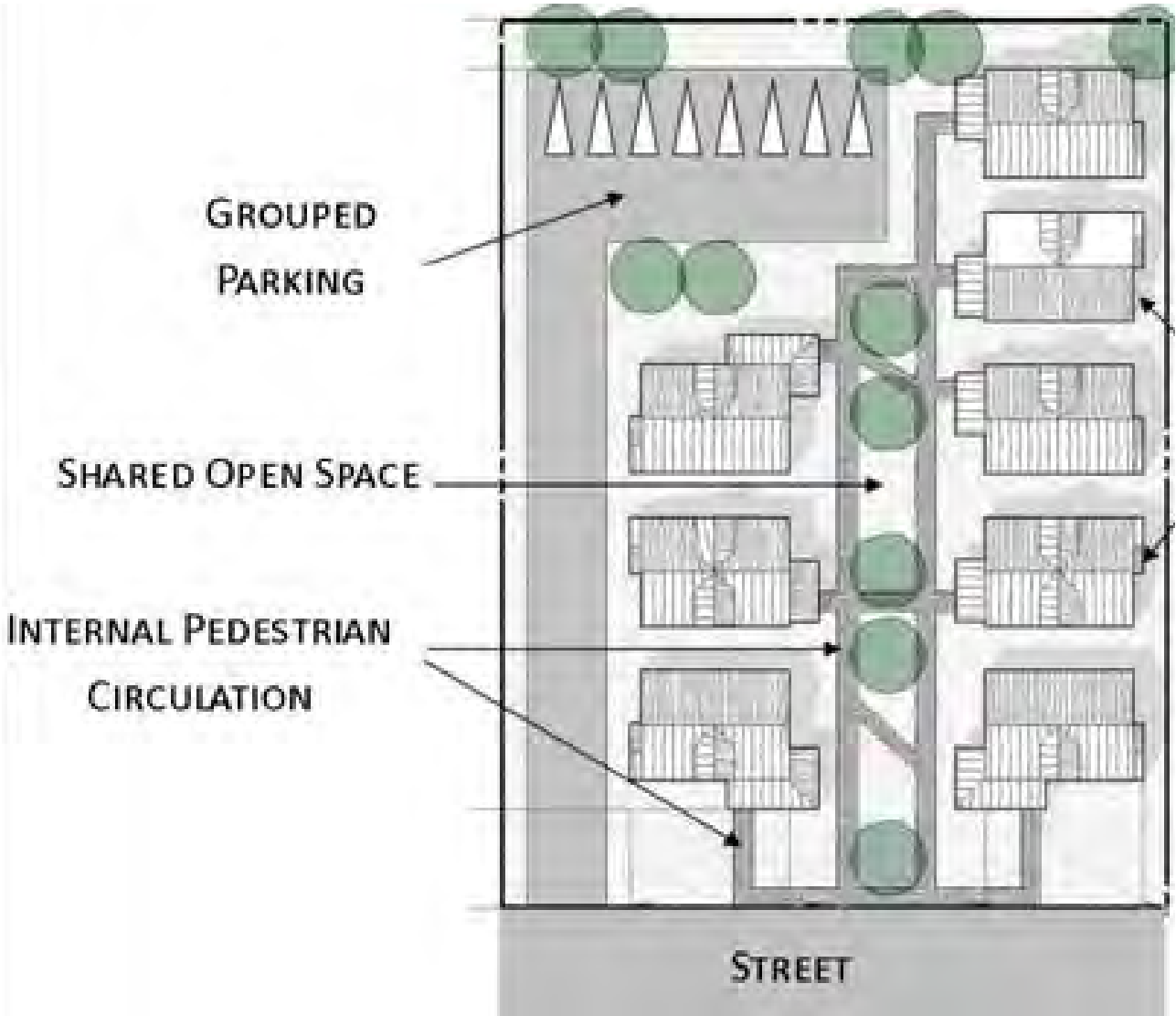




# Recommendation: Allow cottage cluster housing in some zones subject to special standards

Development and design standards codify site planning principles that make for successful and compatible cottage communities

Minimum lot area	1,200 sf per cottage, no less than 7,500 sf
Number of cottages	Minimum of 4, maximum of 16
Maximum floor area per cottage	1,200 - 1,600 sf (depending on zone)
Parking	<ul style="list-style-type: none"> <li>• One space per unit</li> <li>• No individual driveways</li> </ul>
Common open space	<ul style="list-style-type: none"> <li>• Minimum width of 20 feet</li> <li>• Minimum area of 100 sf per unit</li> </ul>





## **Recommendation: Allow cottage cluster housing in some zones subject to special standards**

Development and design standards codify site planning principles that make for successful and compatible cottage communities

- Centrally located, visible open space
- Porches or patios with every home
- Walkways provided throughout the site
- Manufactured homes and "tiny homes" not permitted





# **4 Provide opportunities for a wider range of housing types in some zones**

**R-2 R-3 R-5 R-MED**



Duplex



Triplex/Fourplex





**Small multiplex (6-12 units)**





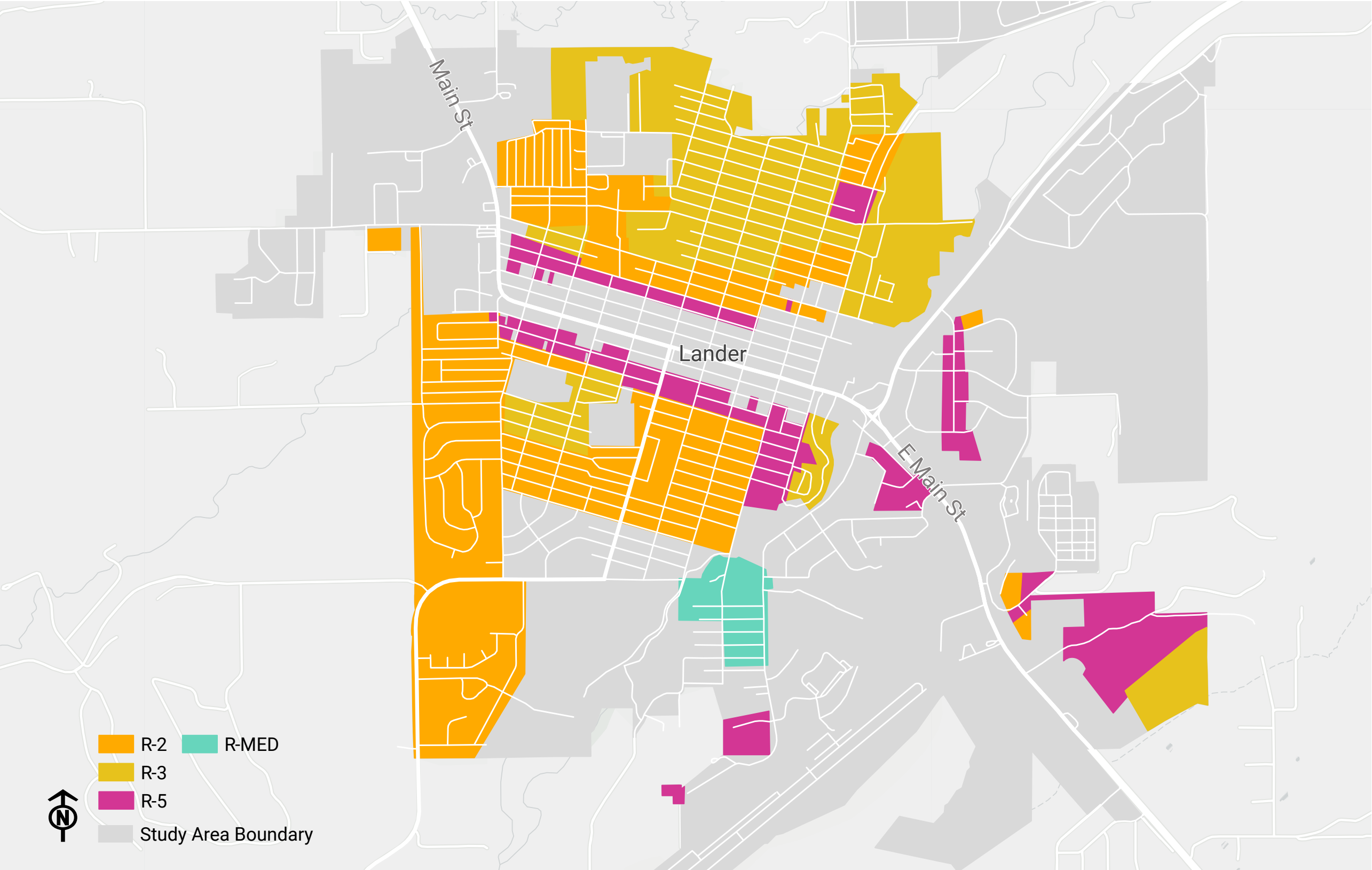
R-2

R-3

R-5

R-MED

ADDITIONAL HOUSING TYPES

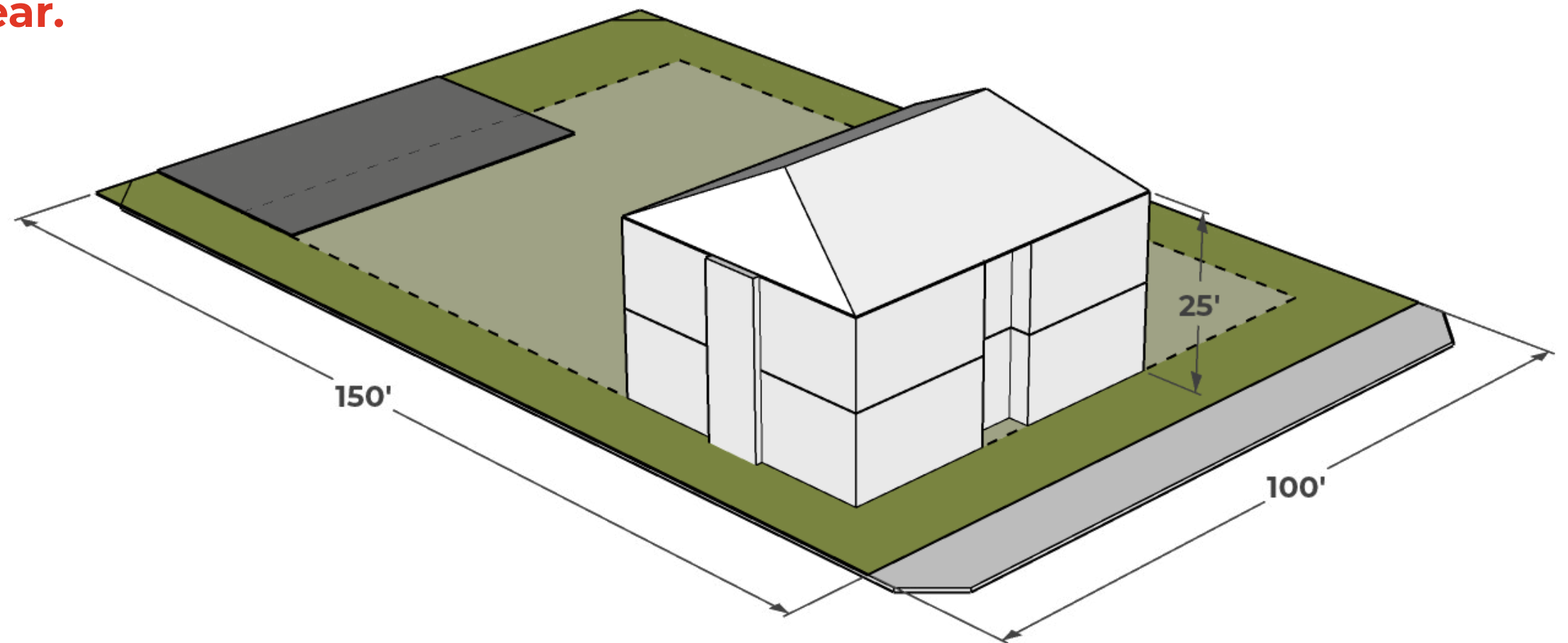




**R-3 ZONE** FOURPLEX

**Rents in these apartments would need to be about **\$1,850/month** for this development to be viable.**

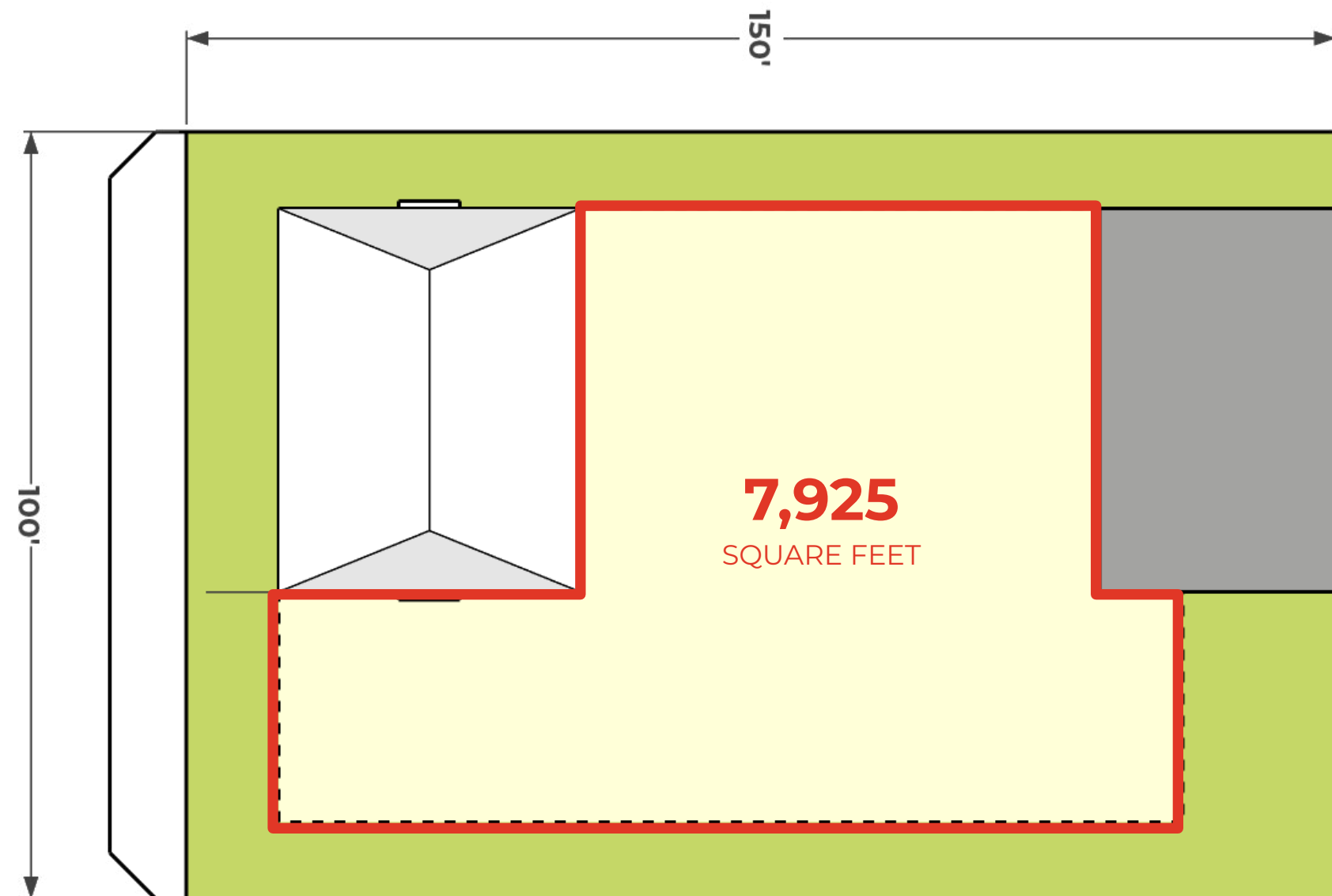
This is affordable to a household that earns about **\$73,000/year.**





**Due to the minimum lot size requirement, **53%** of the lot is underutilized.**

This land area is worth about \$55,000.

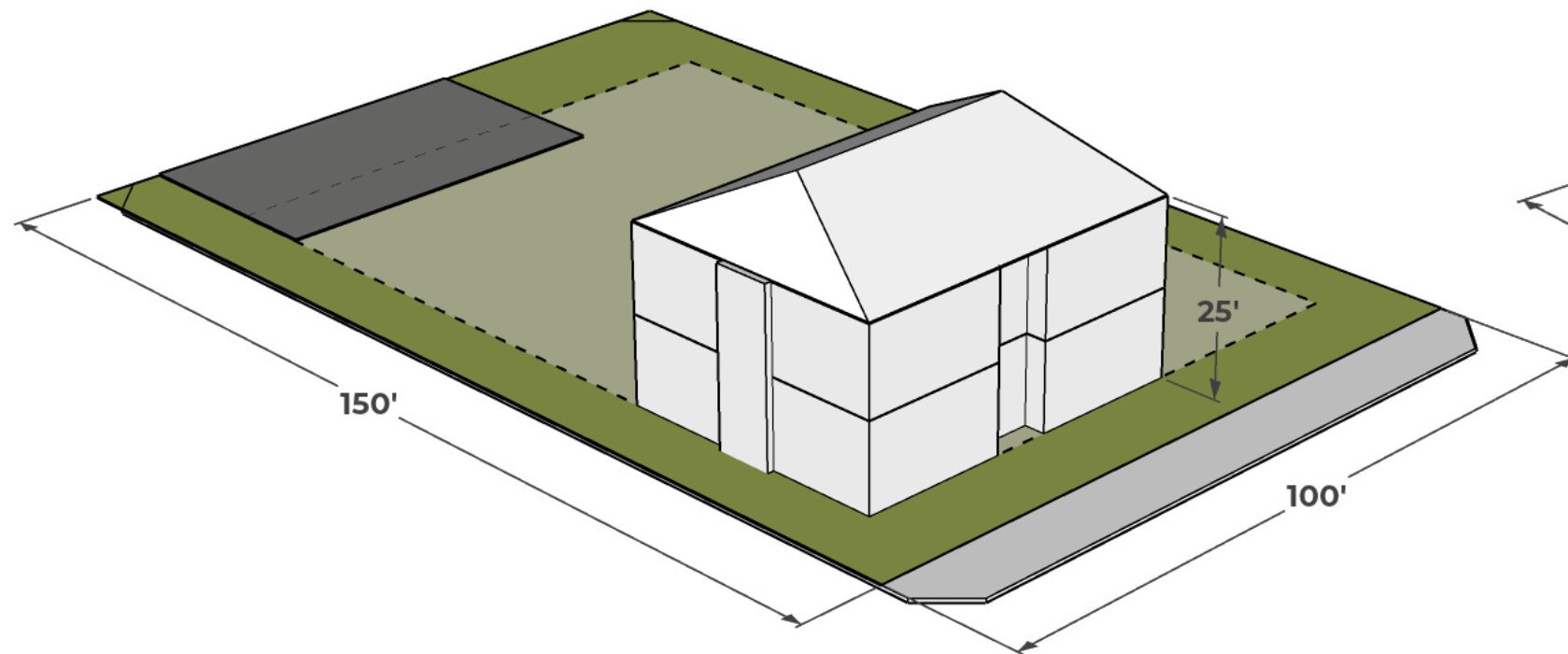




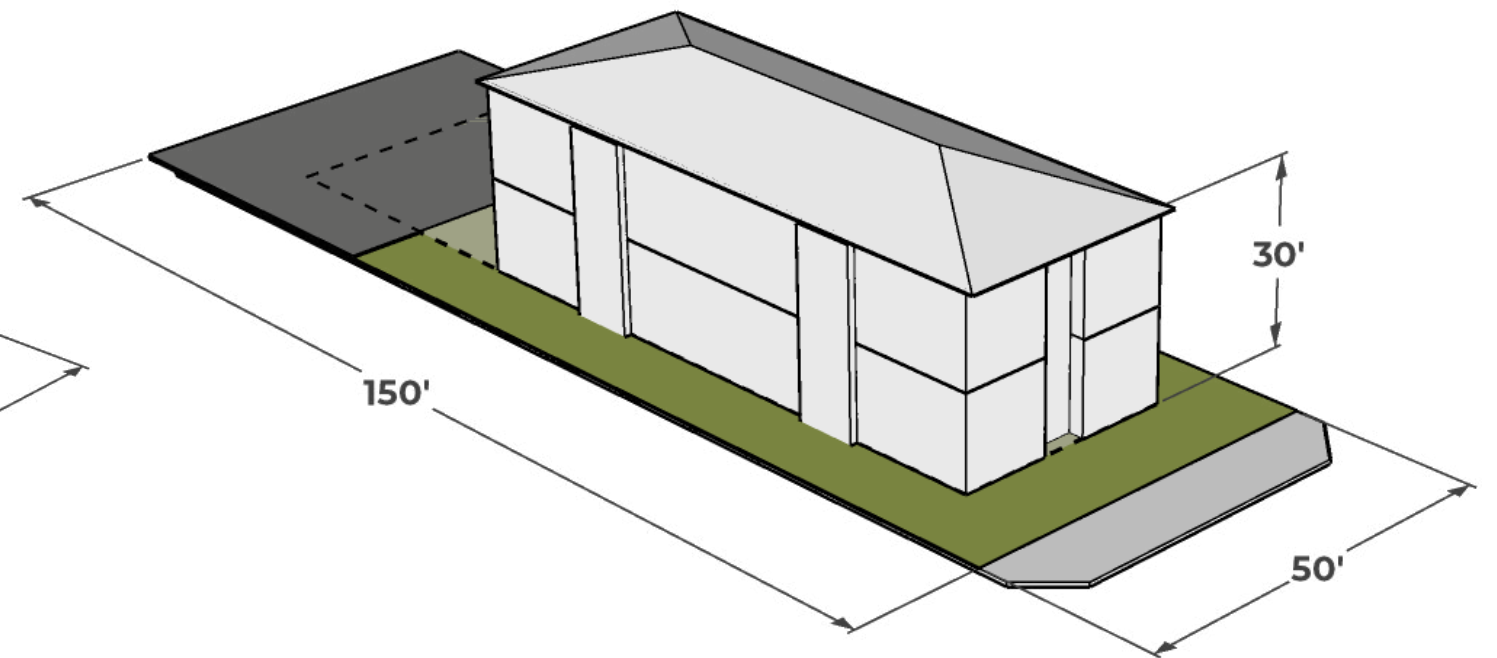
## Reducing the minimum lot size to allow a 6-plex on a standard lot reduces achievable rents by 21%

This change make it more feasible to build the housing at market rents

**EXISTING ZONING**



**REDUCED MIN LOT SIZE**

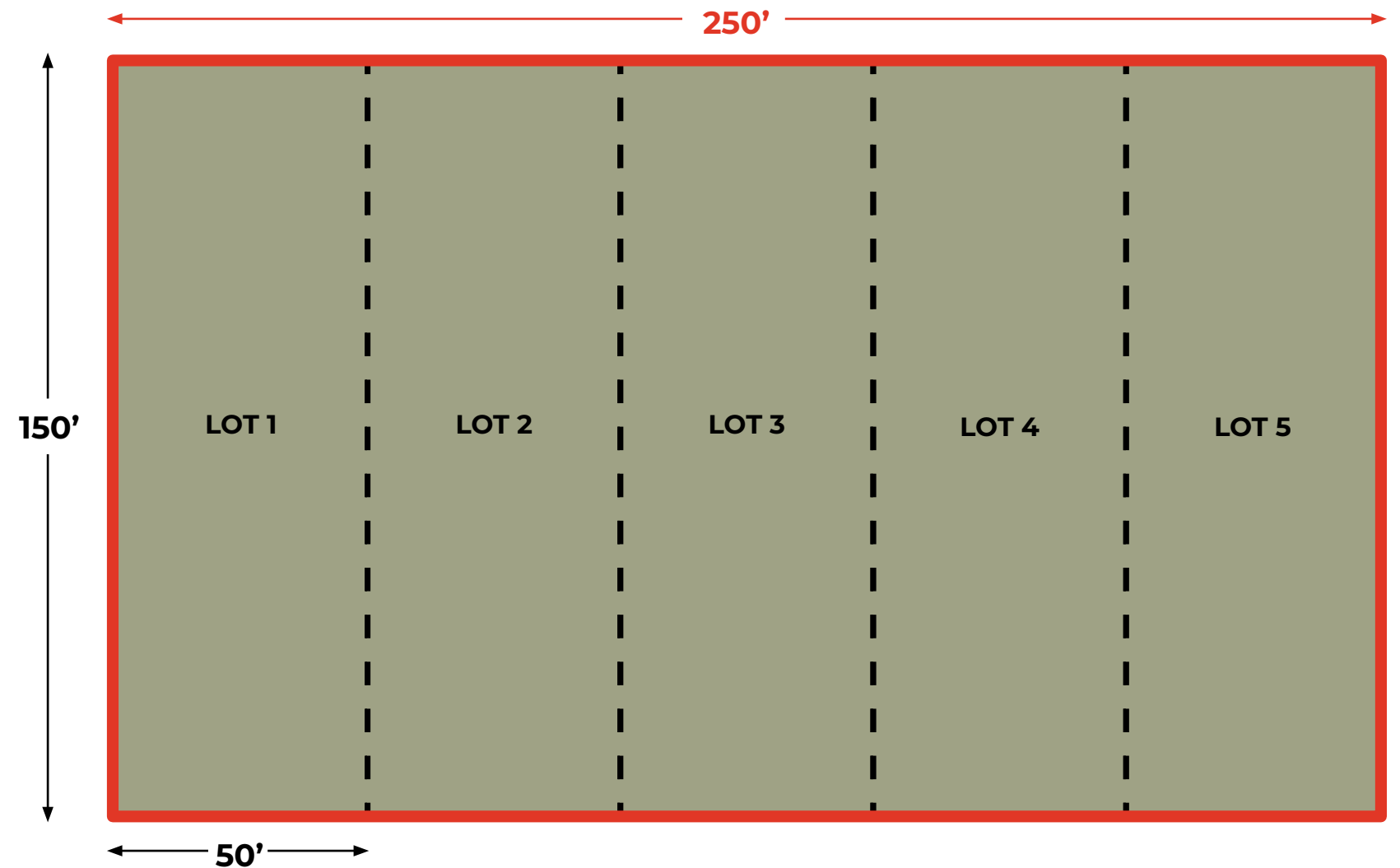
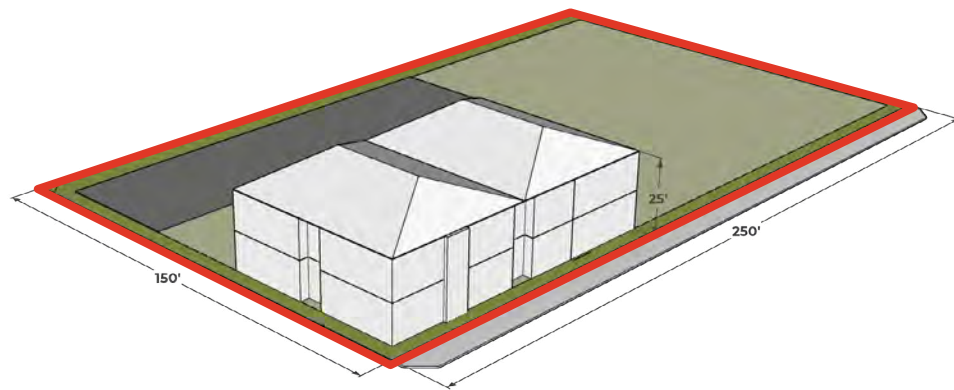




## R5 ZONE MULTIPLEX

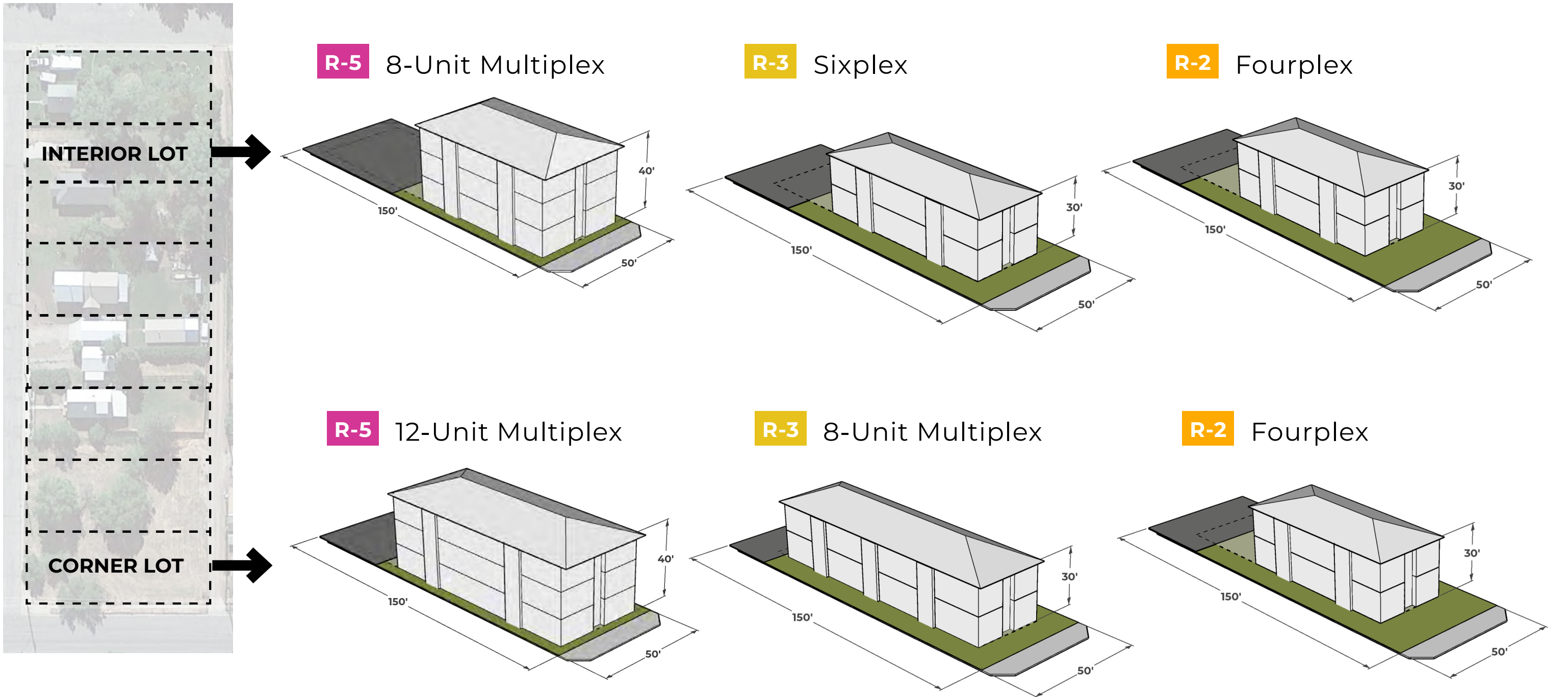
**A developer would need to acquire up to 5 adjacent lots in order to construct this building.**

This is a significant barrier because it is unlikely that a lot this large is available or multiple property owners will sell simultaneously.





# Recommendation: Reduce minimum lot size standards to make development multi-unit housing more feasible





# **5 Apply building form standards to ensure new housing is compatible with existing housing**

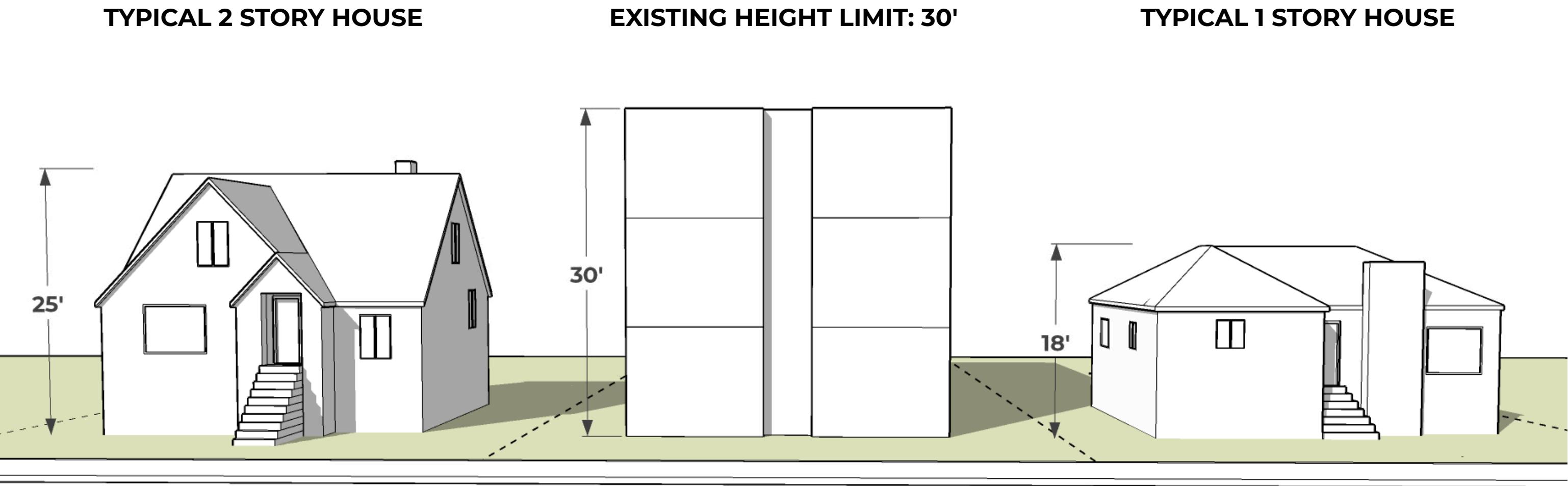
**R-2**

**R-3**

**R-MED**



The existing code would allow buildings that are not compatible in scale to existing 1-2 story houses



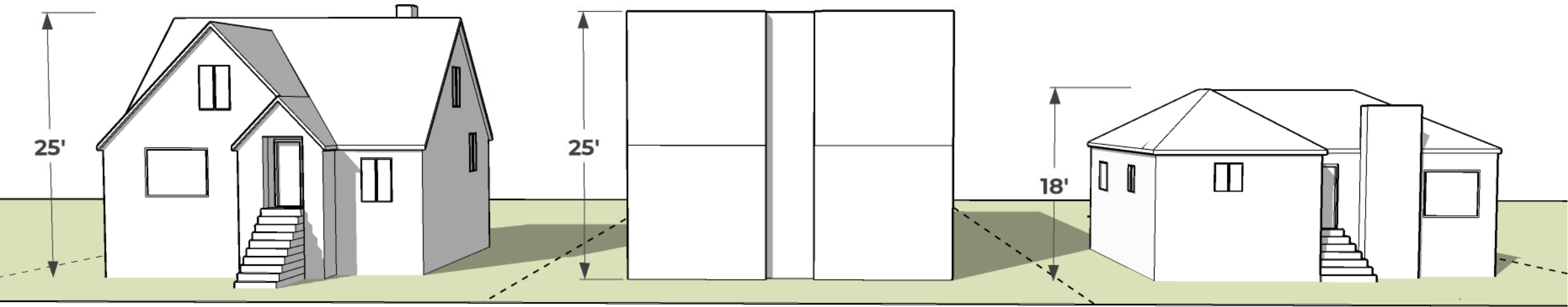


The proposed changes would ensure buildings are more compatible in scale to existing houses

TYPICAL 2 STORY HOUSE

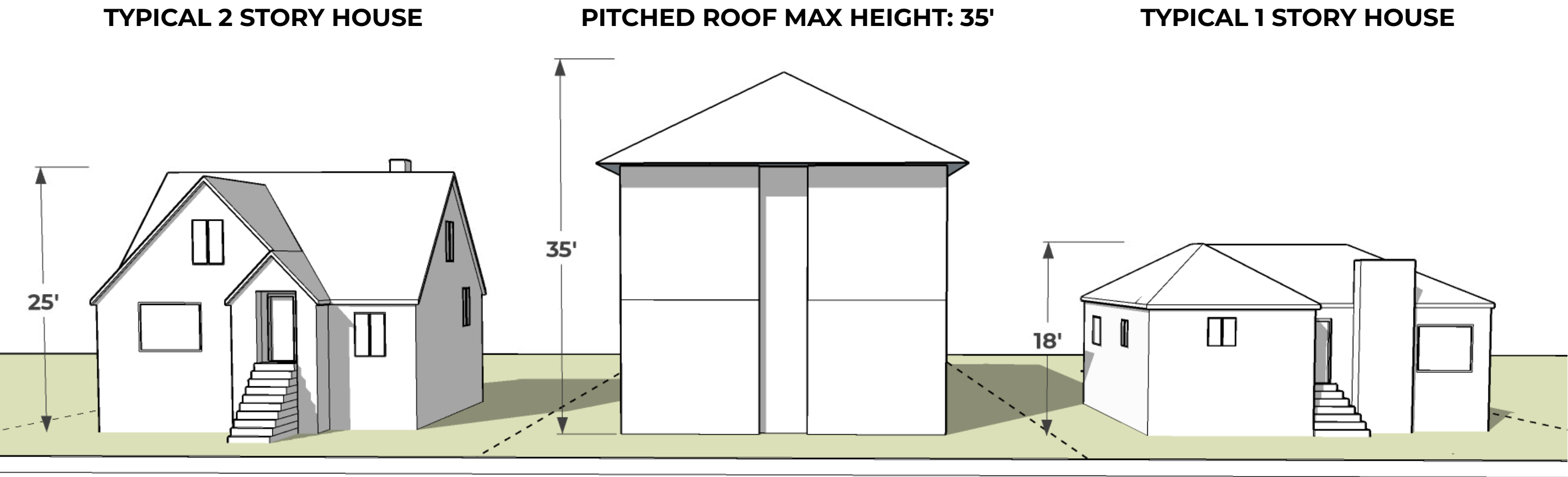
FLAT ROOF MAX HEIGHT: 25'

TYPICAL 1 STORY HOUSE





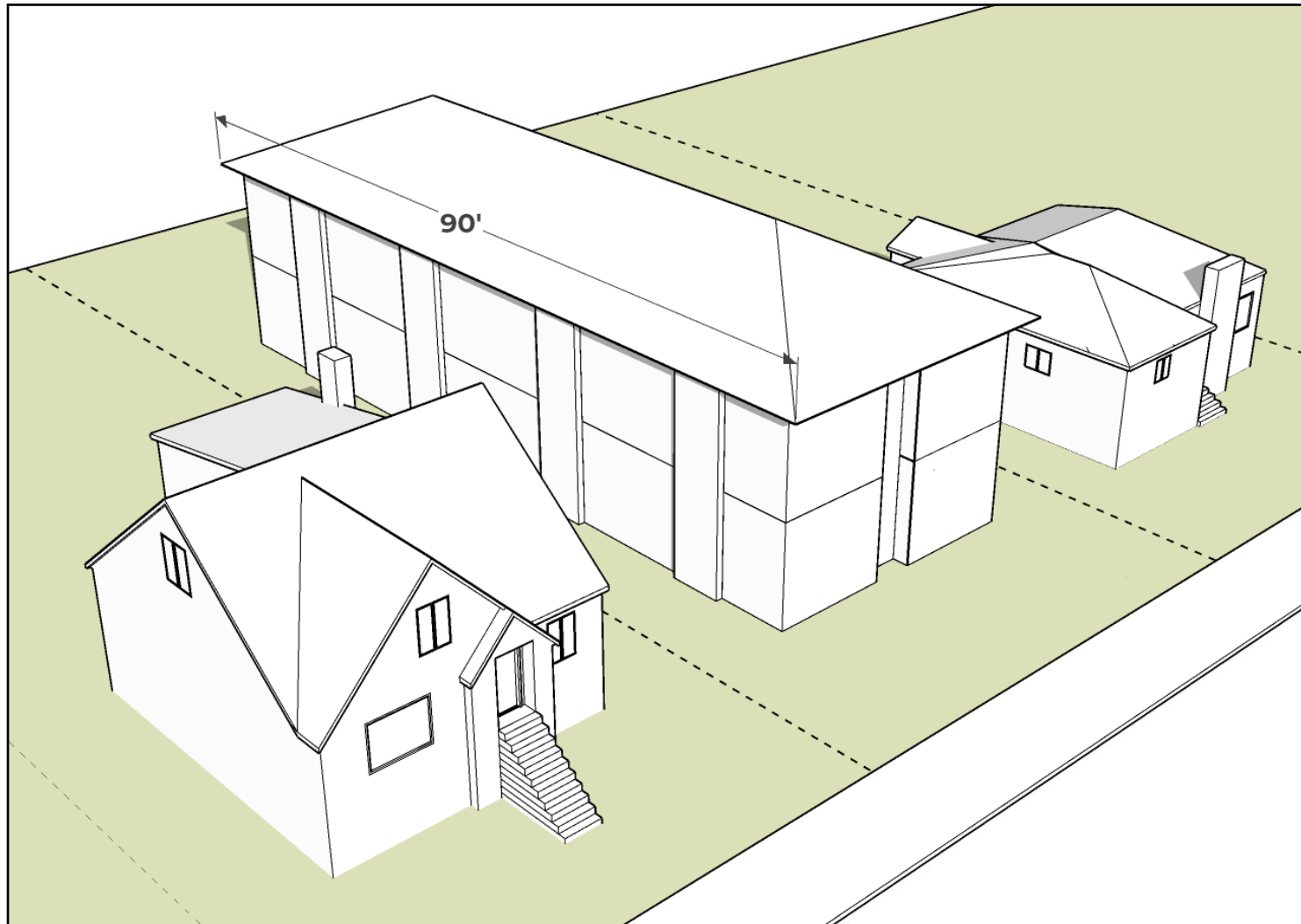
The proposed changes would ensure buildings are more compatible in scale to existing houses



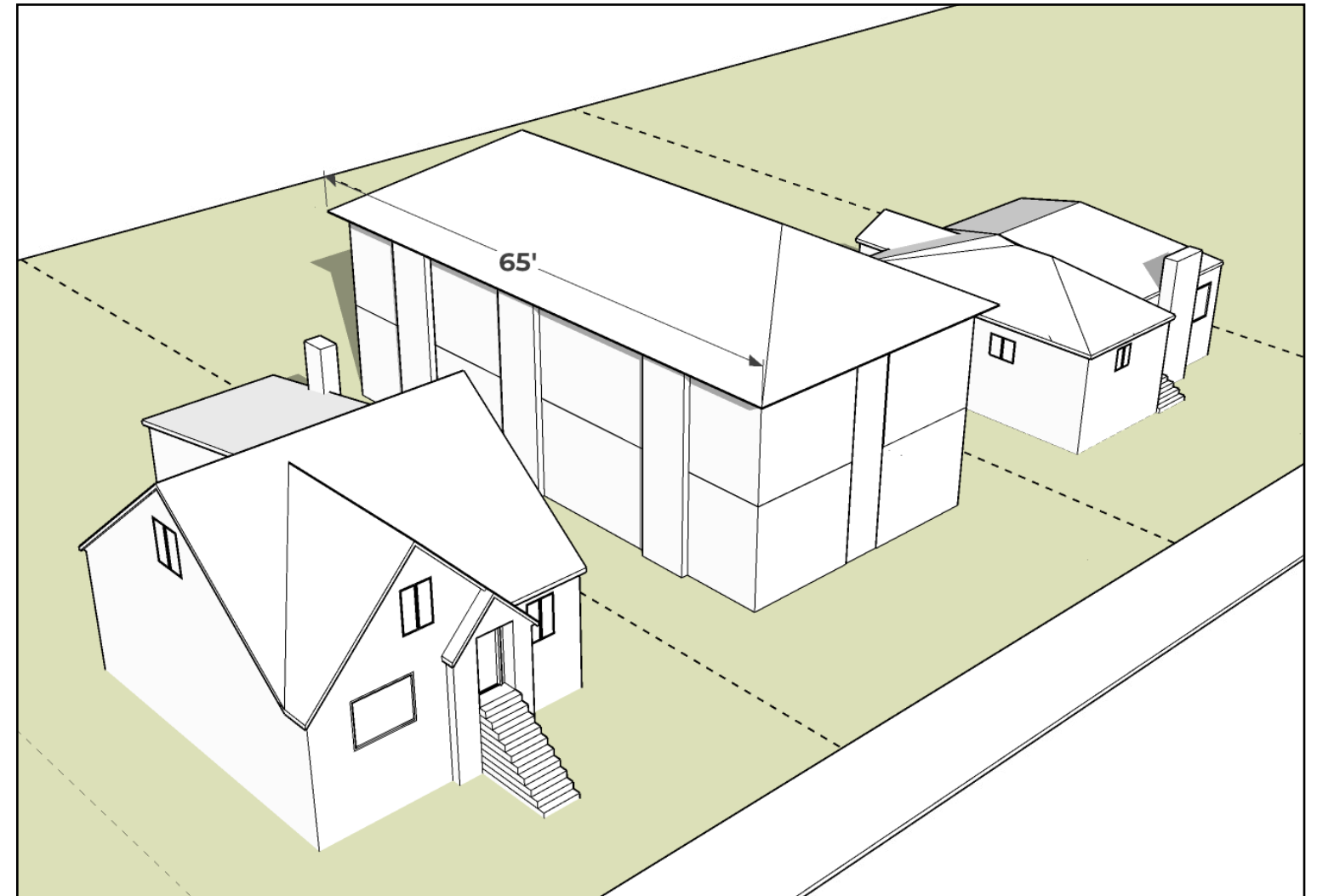


## The proposed code would limit building depth and width to ensure compatibility with existing houses

EXISTING CODE: NO MAX DEPTH



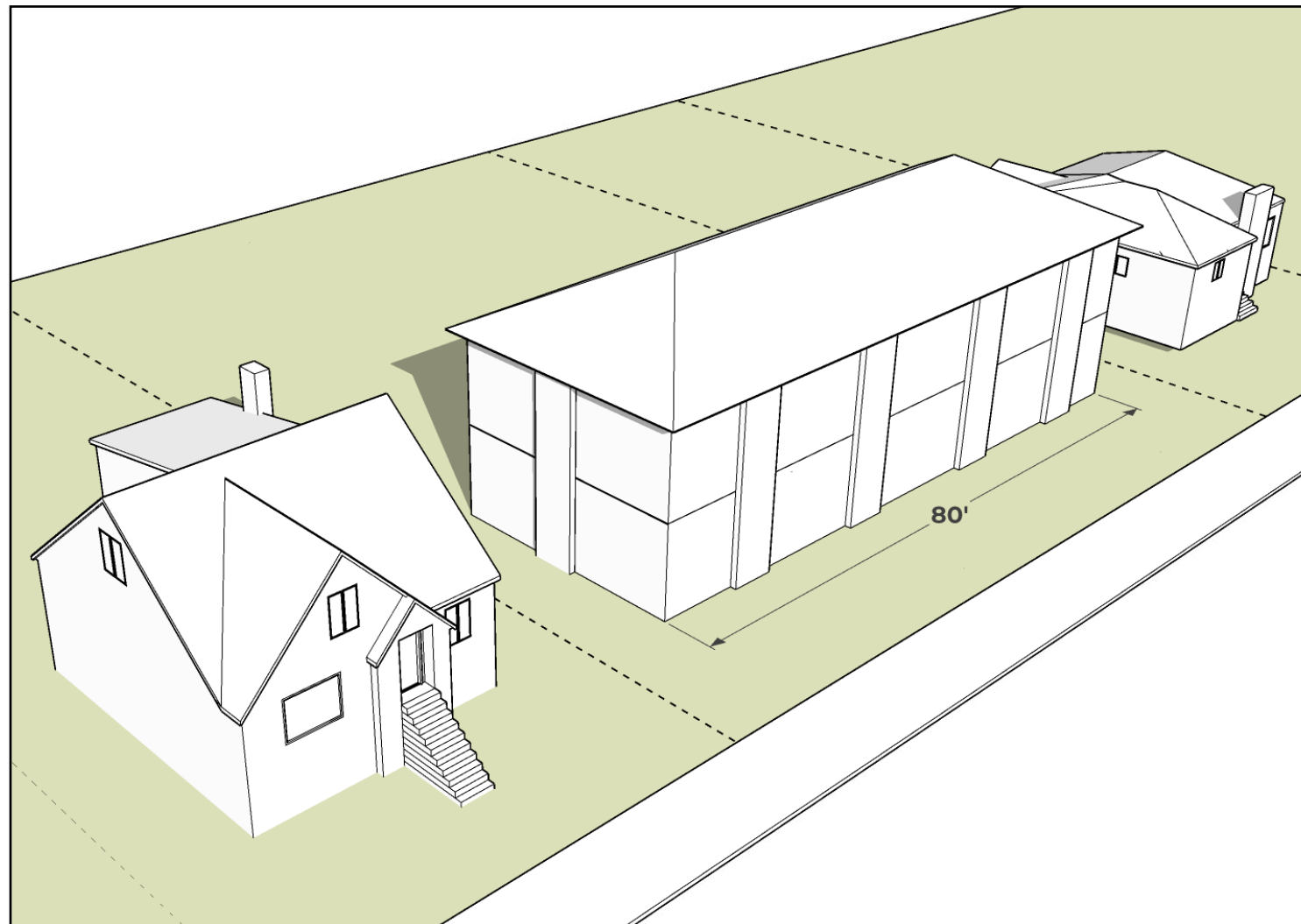
PROPOSED CODE: MAX DEPTH 65'



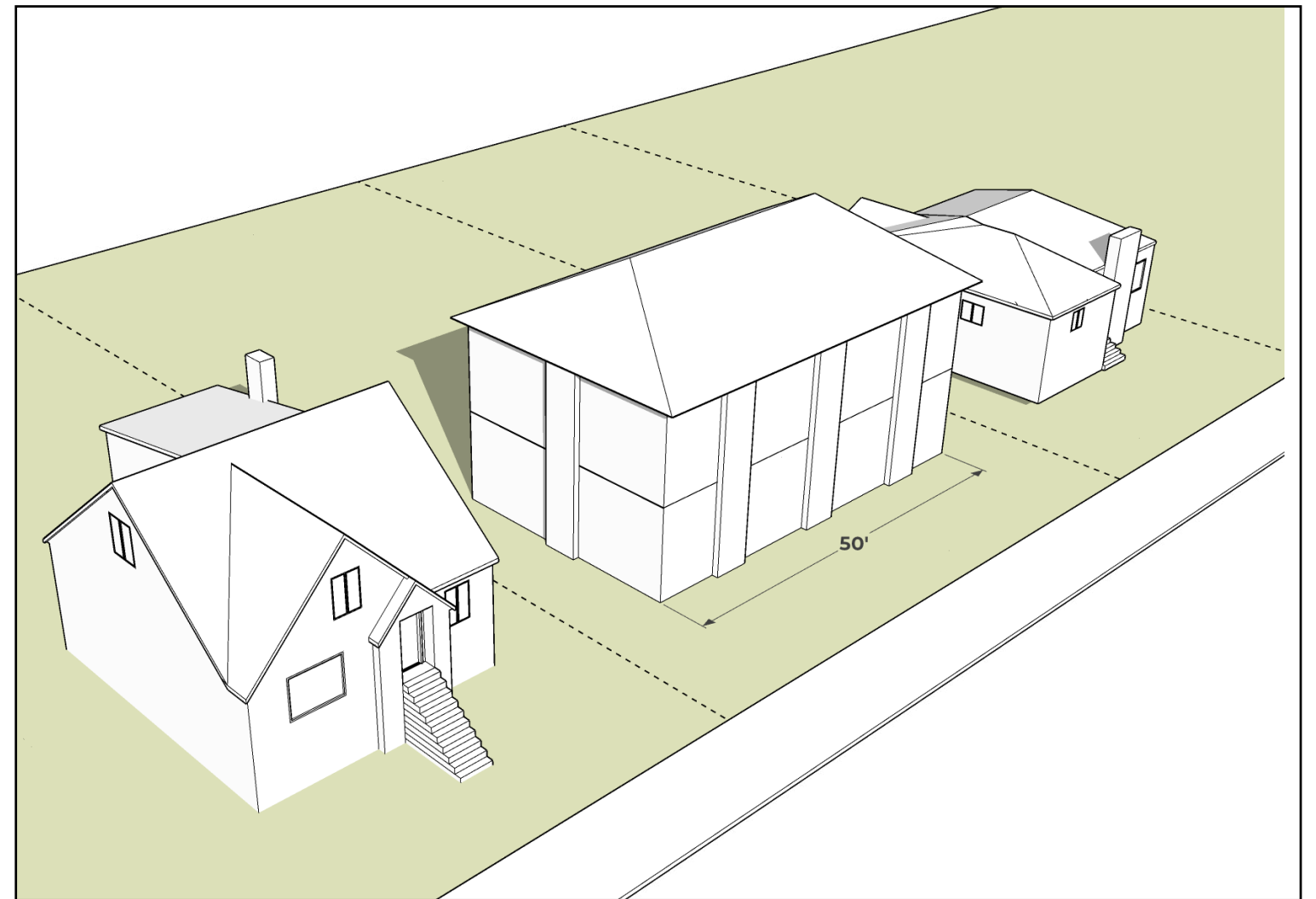


## The proposed code would limit building depth and width to ensure compatibility with existing houses

EXISTING CODE: NO MAX WIDTH



PROPOSED CODE: MAX WIDTH 50'





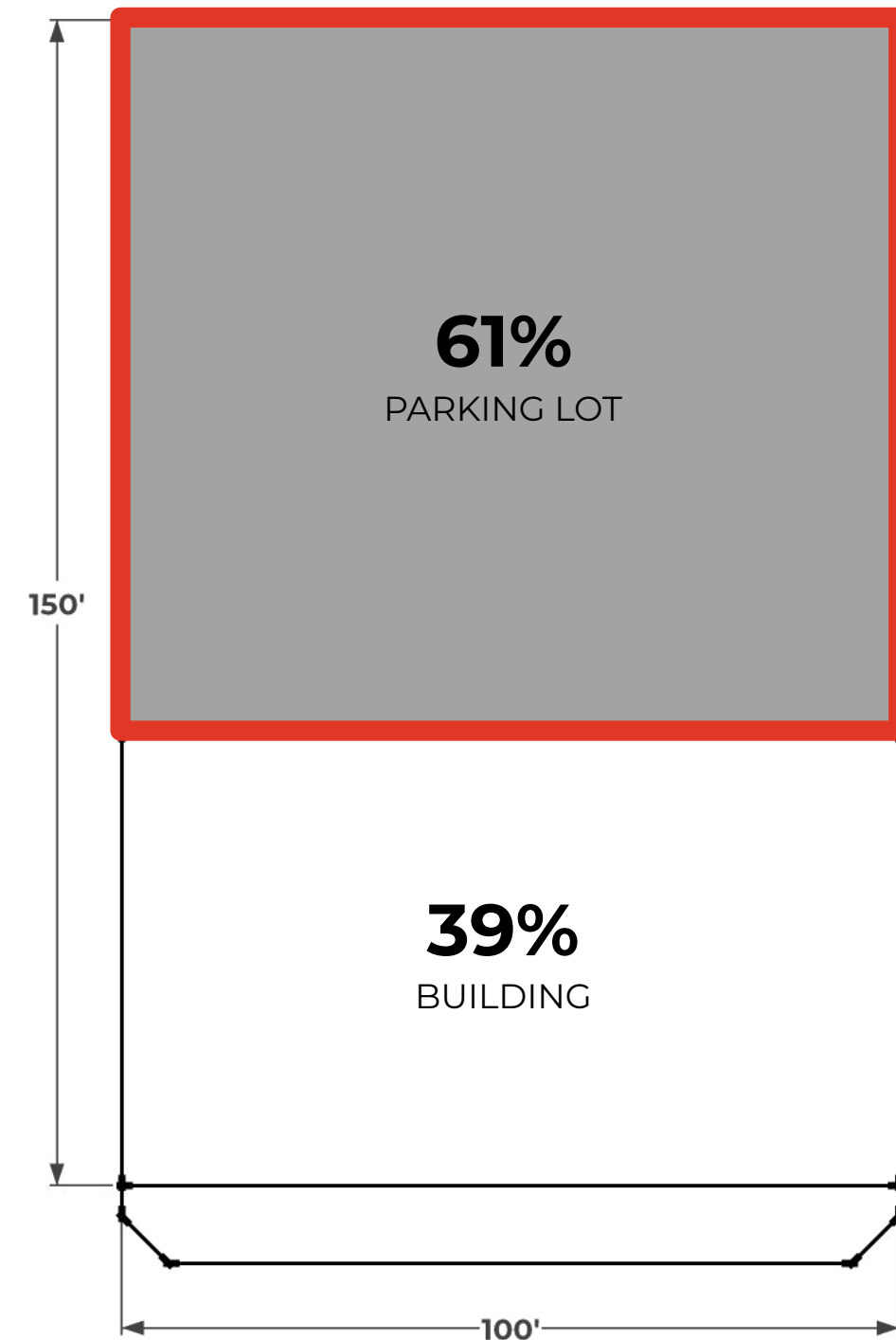
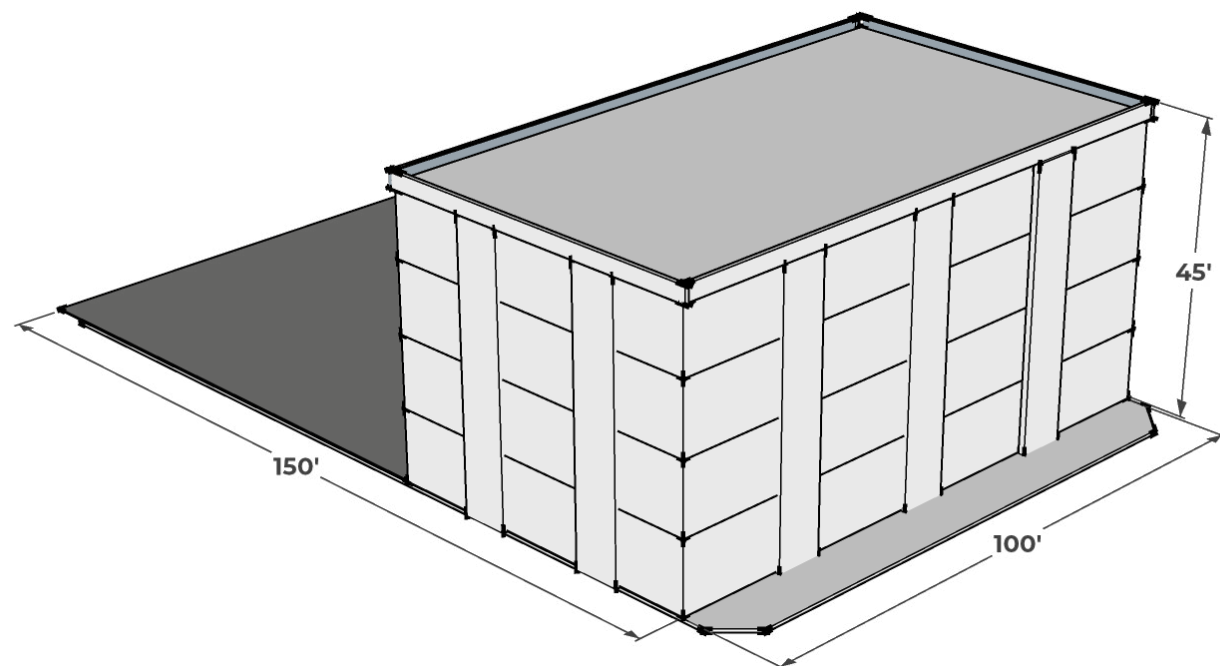
# **⑥ Provide more flexibility for accommodating parking with new housing**

**ALL ZONES**



## Off-street parking requirements result in **61%** of this lot being used for parking.

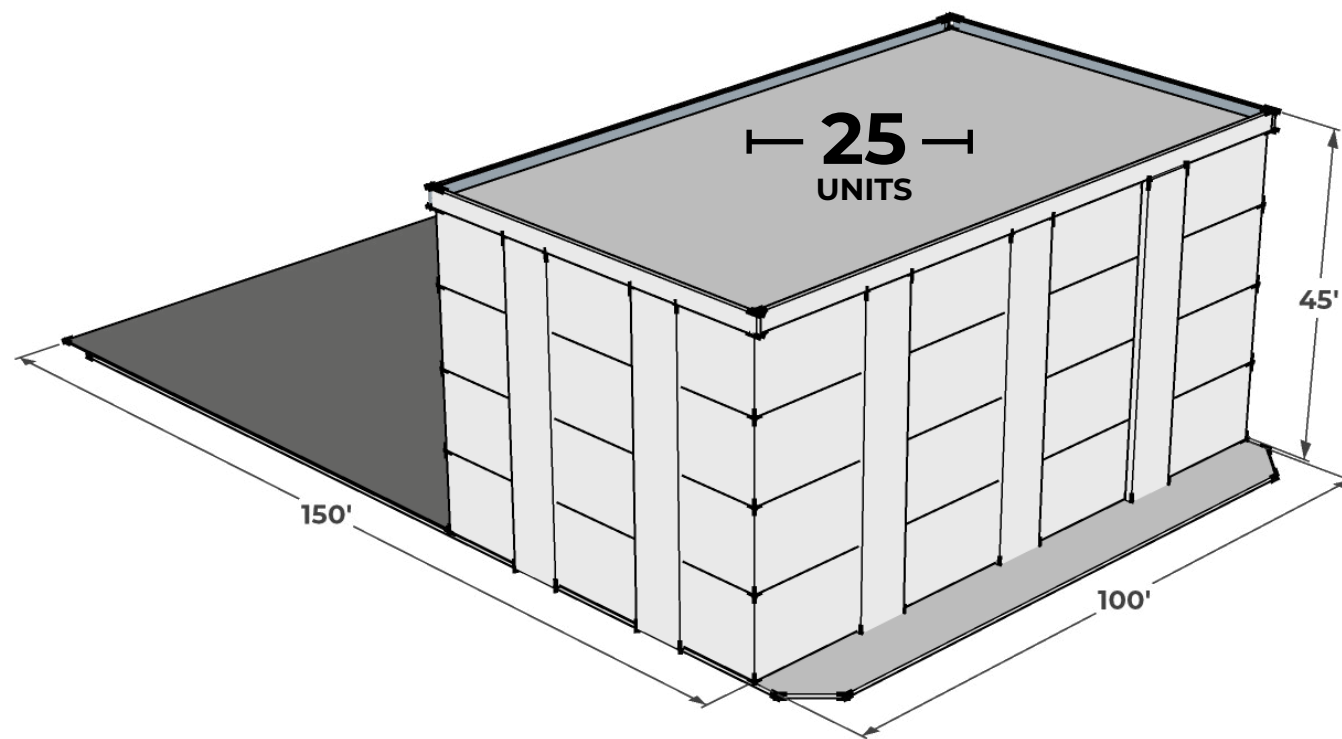
This land area is worth about \$64,000 and it would cost about \$87,000 to construct the parking lot.



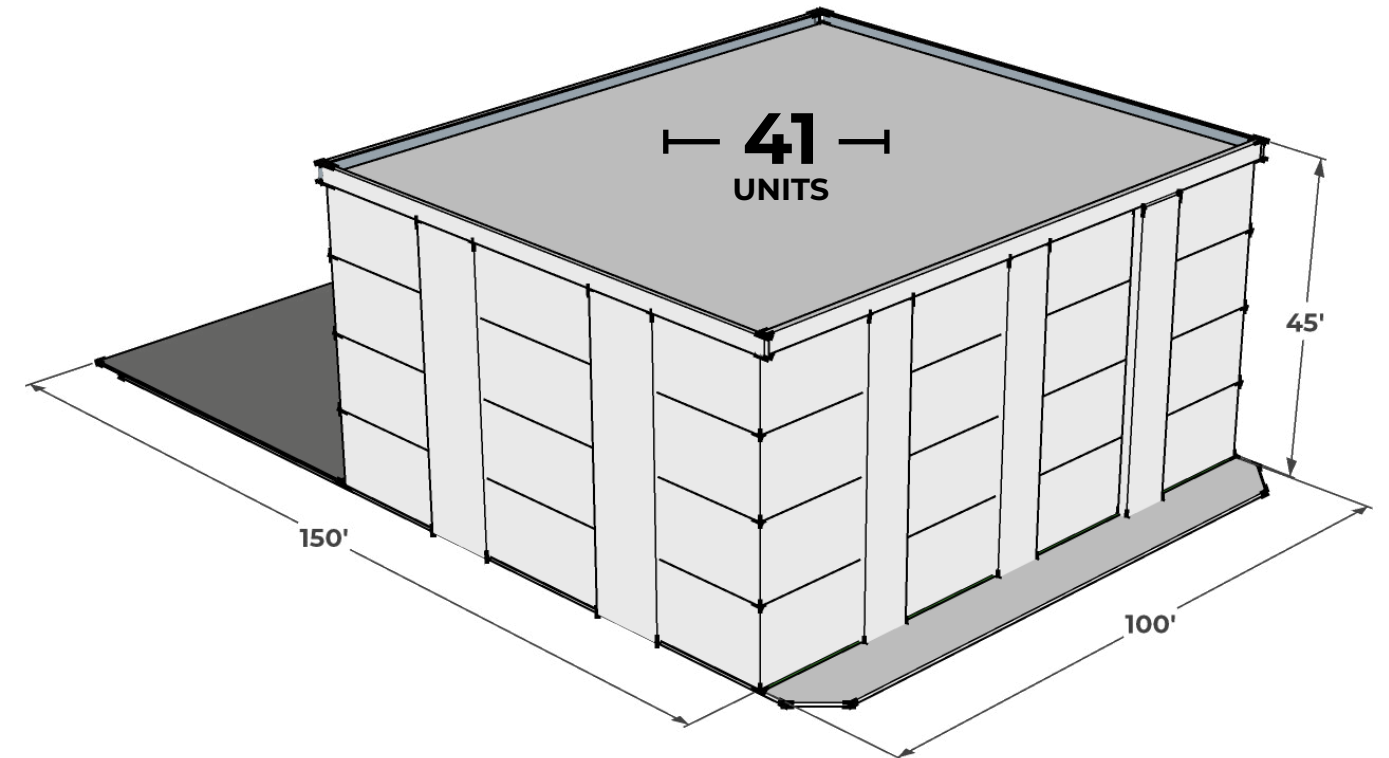


## Reducing parking requirements reduces potential rents from \$1,600 to \$1,300 per month

It is possible to build more units, and more units allows a lower rental rate per unit.



**EXISTING ZONING**



**REDUCED PARKING**



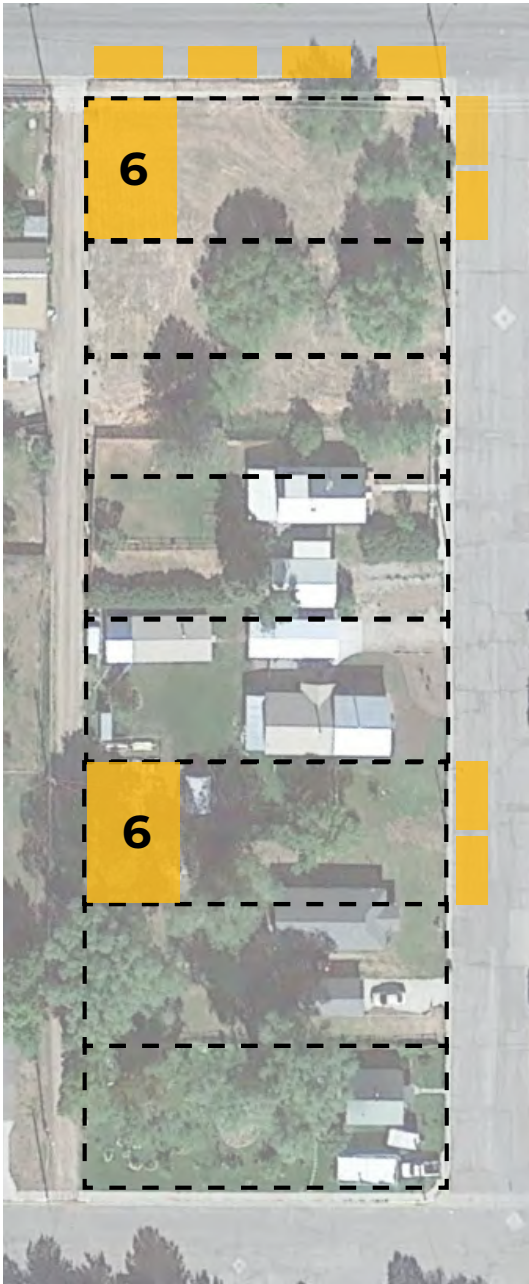
Recommendation: Reduce off-street parking requirements for new housing and allow a credit for on-street parking adjacent to the site

ZONE	MINIMUM OFF-STREET PARKING SPACES REQUIRED		CREDIT FOR ON-STREET PARKING	
	EXISTING	PROPOSED	EXISTING	PROPOSED
GC	<ul style="list-style-type: none"><li>1-BR: 1 space</li><li>2-BR: 1.5 spaces</li><li>3-BR: 1.75 spaces</li><li>4-BR: 2 spaces</li></ul>	<ul style="list-style-type: none"><li>Downtown Area: None</li><li>Elsewhere: 0.5 spaces per unit</li></ul>	None	1 space for every 25 feet of street frontage
ALL OTHER ZONES		1 space per unit		



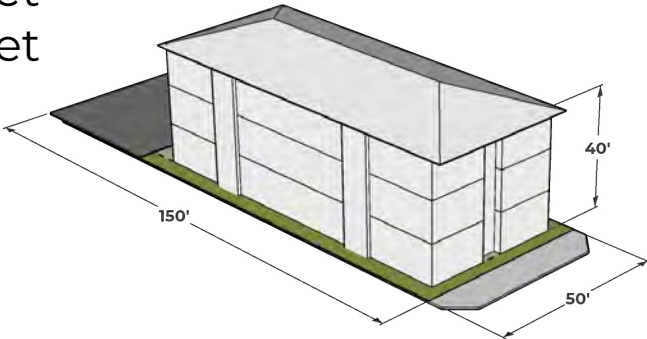
# Reducing off-street parking requirements would enable development small multi-unit buildings in more places

R-5



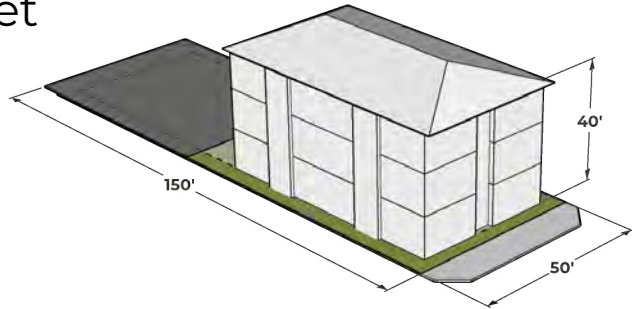
**12-plex on corner lot**

- 12 spaces required
- 6 off-street
- 6 on-street

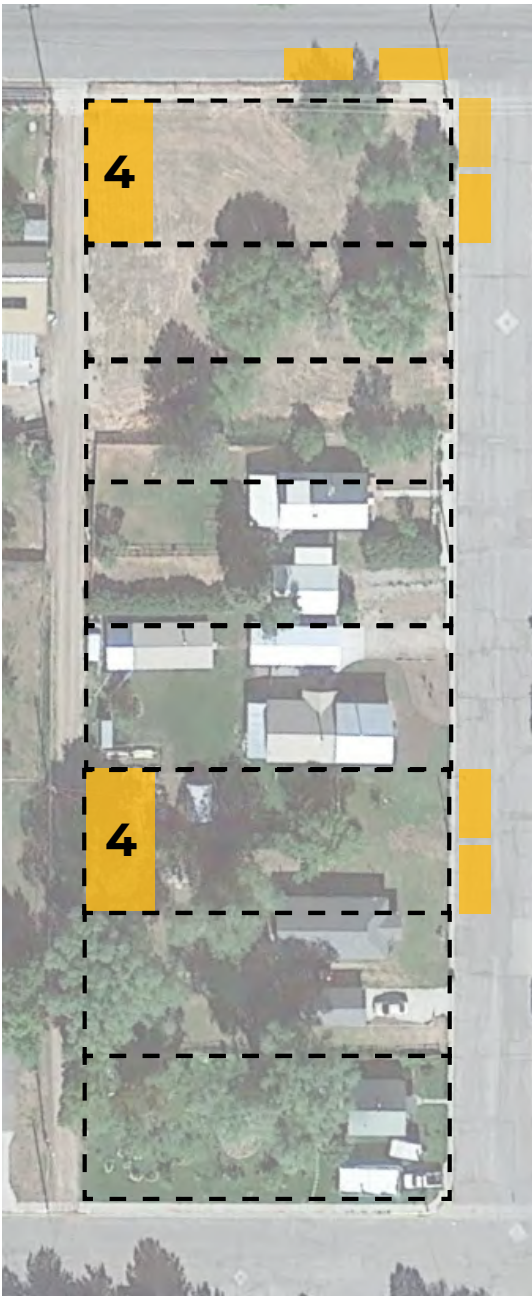


**8-plex on interior lot**

- 8 spaces required
- 6 off-street
- 2 on-street

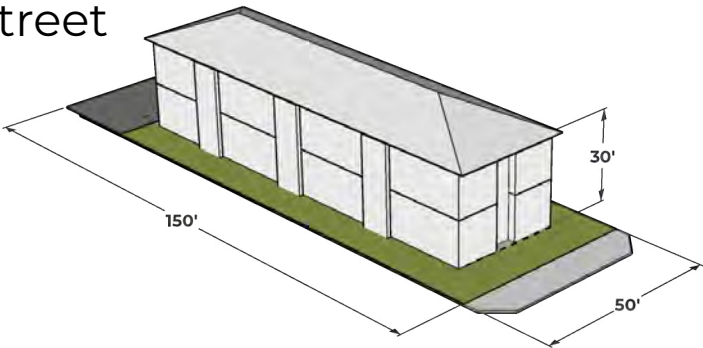


R-3



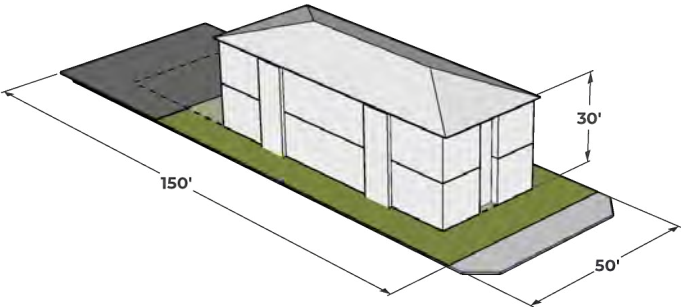
**8-plex on corner lot**

- 8 spaces required
- 4 off-street
- 4 on-street



**6-plex on interior lot**

- 6 spaces required
- 4 off-street
- 2 on-street





# Questions and Discussion



# Appendix: Pro-Forma Analysis Results



# Key Financial Inputs

Tailored to the Lander housing market

## UNIT SIZES AND MARKET RENTS

UNIT TYPE	SIZE (SF)	MARKET RENT / SF	MARKET RENT
3 Bedroom	1,250	\$1.12	\$1,400
2 Bedroom	1,000	\$1.30	\$1,300
1 Bedroom	750	\$1.20	\$900
Studio	500	\$1.50	\$750

## TARGET RATE OF RETURN

RETURN TYPE	TARGET RATE
Internal Rate of Return (IRR)	12%
Cash-on-Cash	10%

## HARD COSTS

COST TYPE	COST
Residential Construction	\$155 / SF
Parking Construction	\$3,000/space
Land	\$7 / SF

## SOFT COSTS

COST TYPE	COST
Impact Fees	3%
Property Tax Rate	7.5%
Assessment Ratio	9.5%
Other Soft Costs	~ 15%

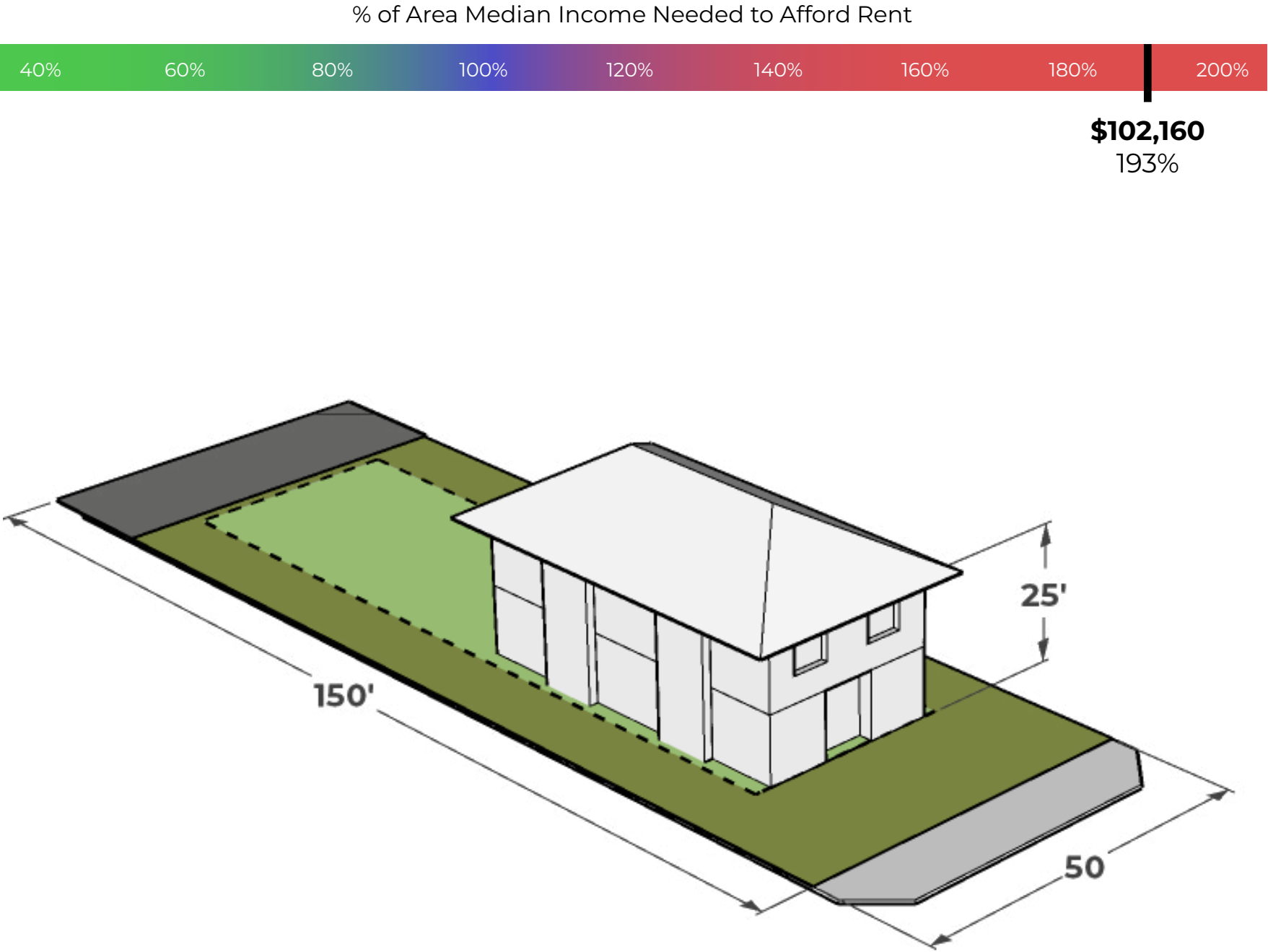


CITYWIDE

STANDARD LOT HOUSE

PHYSICAL FORM	ZONING STANDARD	FEASIBILITY TEST	% CHANGE
Lot Size (sf)	6,000	6,000	0%
Lot Cost	-	\$42,000	-
Housing Units	-	1	-
Avg. Unit Size (sf)	-	2,000	-
Building Height (ft)	40	25	-38%
FAR (floor area ratio)	-	0.3	-
Setbacks (front-side-rear)	20-10-20	20-10-20	0%
Building Coverage	50%	22%	-56%
Parking Lot Coverage	-	9%	-
Landscape Coverage	-	69%	-
Parking Spaces	2	2	0%
Parking Ratio (Spaces/Unit)	1.75	1.75	0%

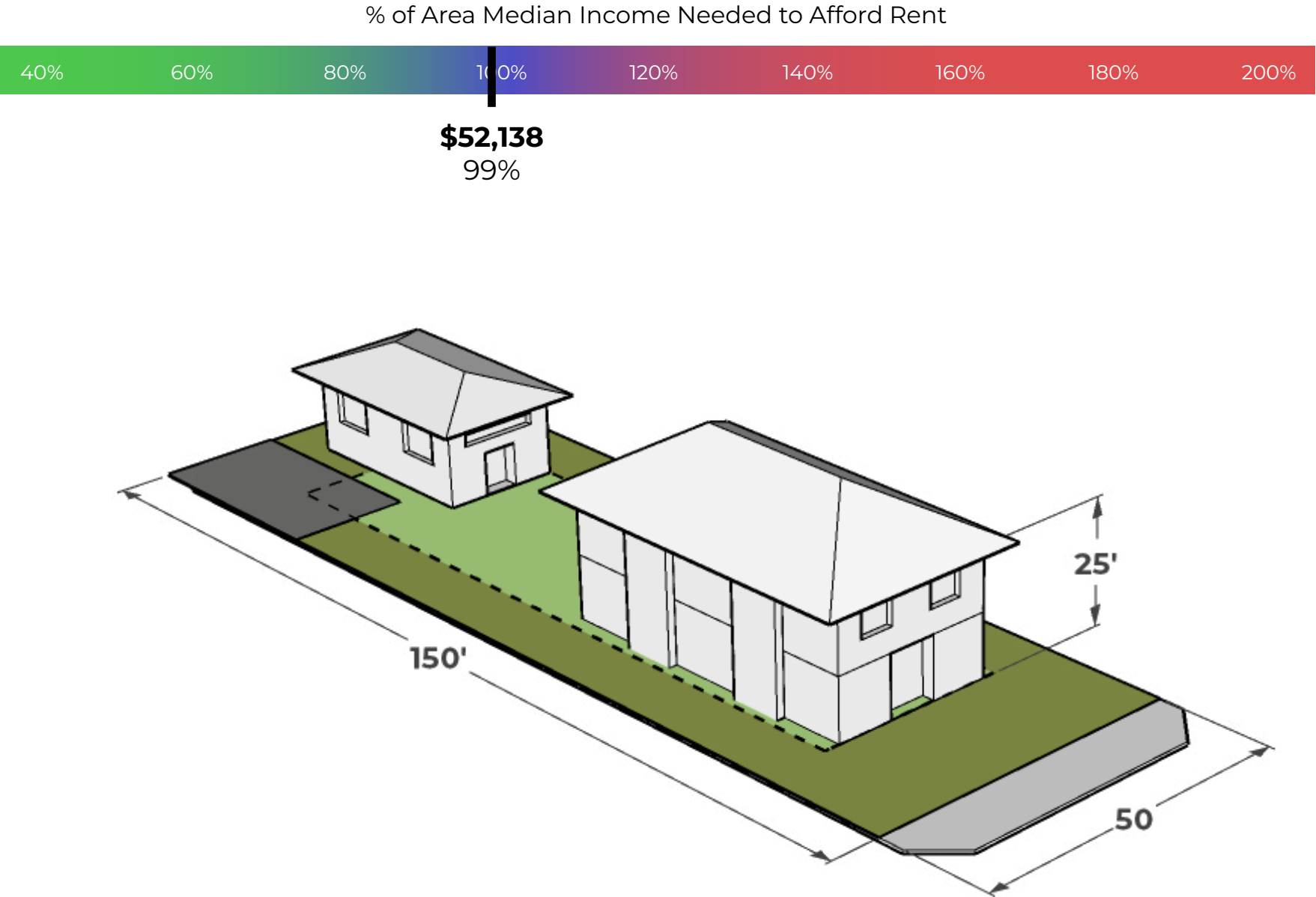
FINANCIALS	MARKET PRICES	FEASIBILITY TEST	% CHANGE
Sale Price	\$250,000	\$471,190	88%
Monthly Mortgage	\$1,484	\$2,554	-
Income Needed to Afford	\$59,362	\$102,160	-
Percent of AMI	112%	193%	-
Project Rate of Return	-41.6%	10.0%	124%





PHYSICAL FORM	EXISTING HOUSE	HOUSE + ADU	% CHANGE
Lot Size (sf)	6,000	6,000	0%
Lot Cost	\$42,000	\$42,000	0%
Housing Units	1	2	100%
Unit Size - Main House (sf)	2,000	2,000	0%
Unit Size - ADU (sf)	-	800	-
Building Height (ft)	25	25	0%
FAR (floor area ratio)	0.3	0.5	0%
Setbacks (front-side-rear)	20-10-20	20-10-20	-
Building Coverage	22%	35%	59%
Parking Lot Coverage	9%	9%	0%
Landscape Coverage	69%	56%	-19%
Parking Spaces	2	2	0%
Parking Ratio (Spaces/Unit)	1.75	1	-43%

FINANCIALS	EXISTING HOUSE	HOUSE + ADU	% CHANGE
Property Value	\$275,000	\$461,855	-
Monthly Mortgage	\$1,491	\$2,503	68%
ADU Rental Revenue	\$0	\$1,200	-
Net Mortgage Cost	\$1,491	\$1,303	-13%
Income Needed to Afford	\$59,624	\$52,138	-
Percent of AMI	113%	99%	-



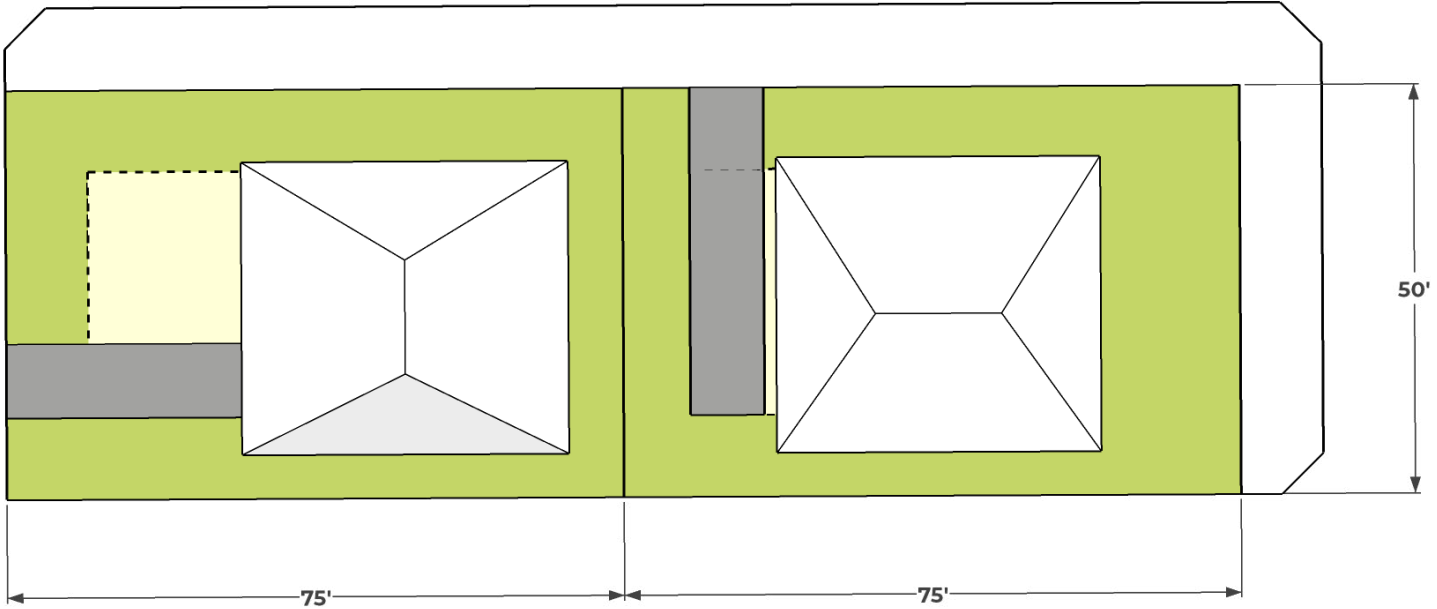
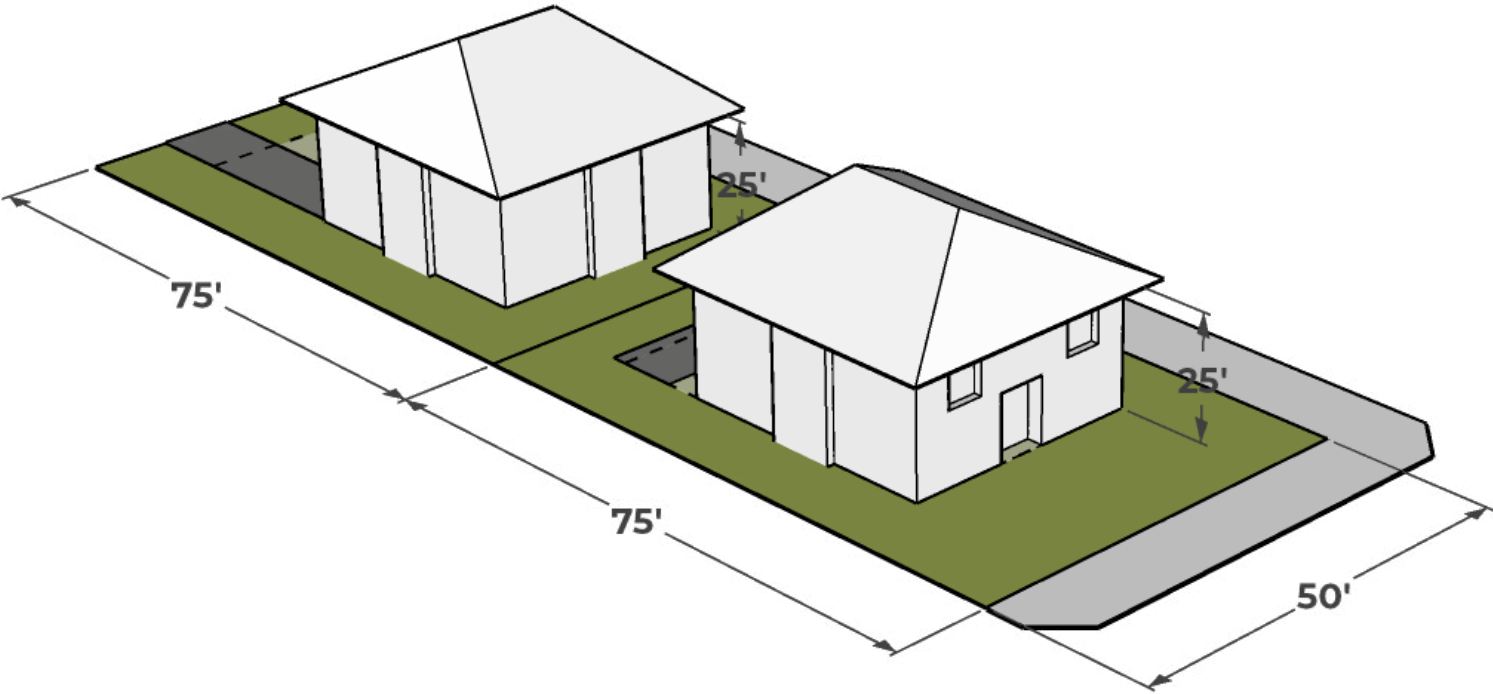


% of Area Median Income Needed to Afford Rent



PHYSICAL FORM	ZONING STANDARD	STANDARD LOT HOUSE	SMALL LOT HOUSE	% CHANGE
Lot Size (sf)	6,000	6,000	3,500	-42%
Lot Cost	-	\$42,000	\$24,500	-42%
Housing Units	-	1	1	0%
Avg. Unit Size (sf)	-	2,000	1,500	-25%
Building Height (ft)	40	25	25	0%
FAR (floor area ratio)	-	0.3	0.4	29%
Setbacks (front-side-rear)	20-10-20	20-10-20	20-10-20	0%
Building Coverage	50%	22%	29%	32%
Parking Lot Coverage	-	9%	9%	0%
Landscape Coverage	-	69%	62%	-10%
Parking Spaces	2	2	1	-50%
Parking Ratio (Spaces/Unit)	1.75	1.75	1	-43%

FINANCIALS	MARKET PRICES	STANDARD LOT HOUSE	SMALL LOT HOUSE	% CHANGE
Sale Price	\$250,000	\$471,190	\$342,438	-27%
Monthly Mortgage	\$1,484	\$2,554	\$2,033	-
Income Needed to Afford	\$59,362	\$102,160	\$81,320	-
Percent of AMI	112%	193%	154%	-
Project Rate of Return	-41.6%	10.0%	10.0%	-



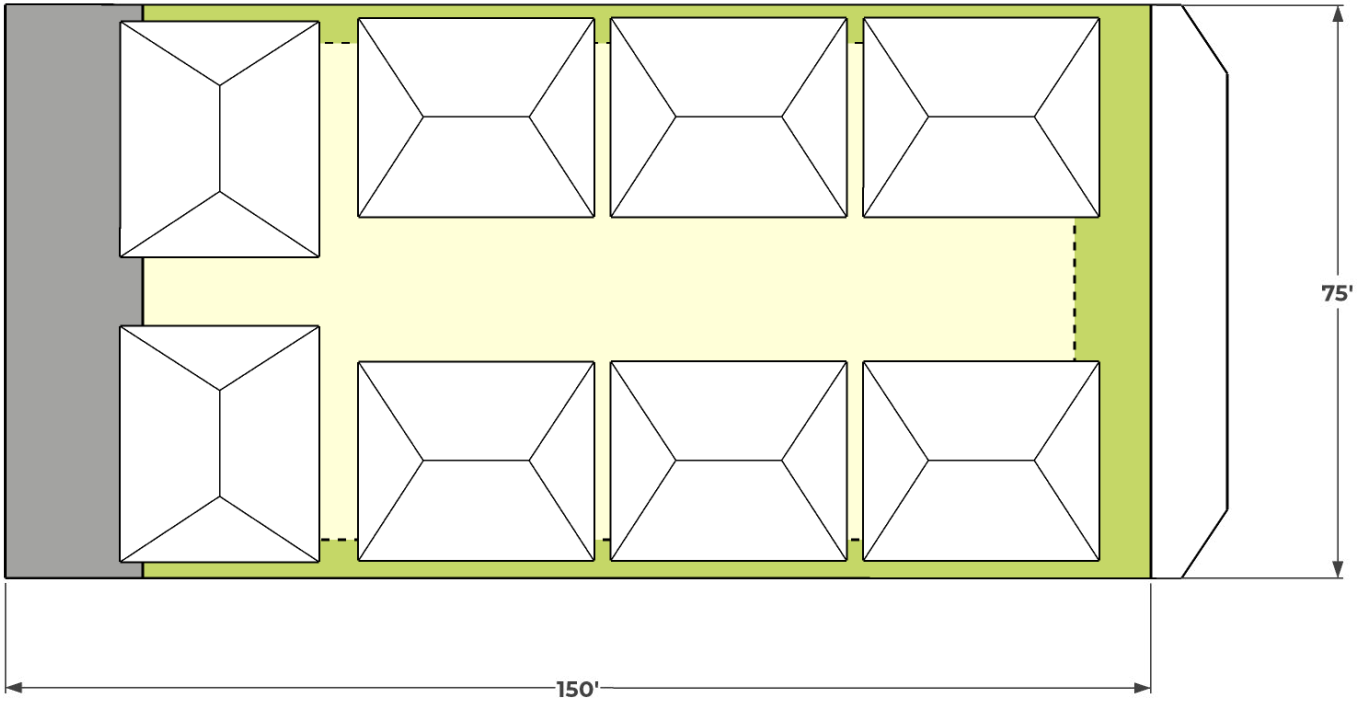


% of Area Median Income Needed to Afford Rent



PHYSICAL FORM	ZONING STANDARD	STANDARD LOT HOUSE	COTTAGE CLUSTER	% CHANGE
Lot Size (sf)	6,000	6,000	11,250	88%
Lot Cost	-	\$42,000	\$78,750	88%
Housing Units	-	1	8	700%
Avg. Unit Size (sf)	-	2,000	1,000	-50%
Building Height (ft)	40	25	20	-20%
FAR (floor area ratio)	-	0.3	0.7	113%
Setbacks (front-side-rear)	20-10-20	20-10-20	5-5-10	--
Building Coverage	50%	22%	48%	118%
Parking Lot Coverage	-	9%	22%	144%
Landscape Coverage	-	69%	30%	-57%
Parking Spaces	2	2	1	-50%
Parking Ratio (Spaces/Unit)	1.75	1.75	1	-43%

FINANCIALS	MARKET PRICES	STANDARD LOT HOUSE	COTTAGE CLUSTER	% CHANGE
Sale Price	\$250,000	\$471,190	\$221,068	-53%
Monthly Mortgage	\$1,484	\$2,554	\$1,312	-
Income Needed to Afford	\$59,362	\$102,160	\$52,480	-
Percent of AMI	112%	193%	99%	-
Project Rate of Return	-41.6%	10.0%	10.0%	-



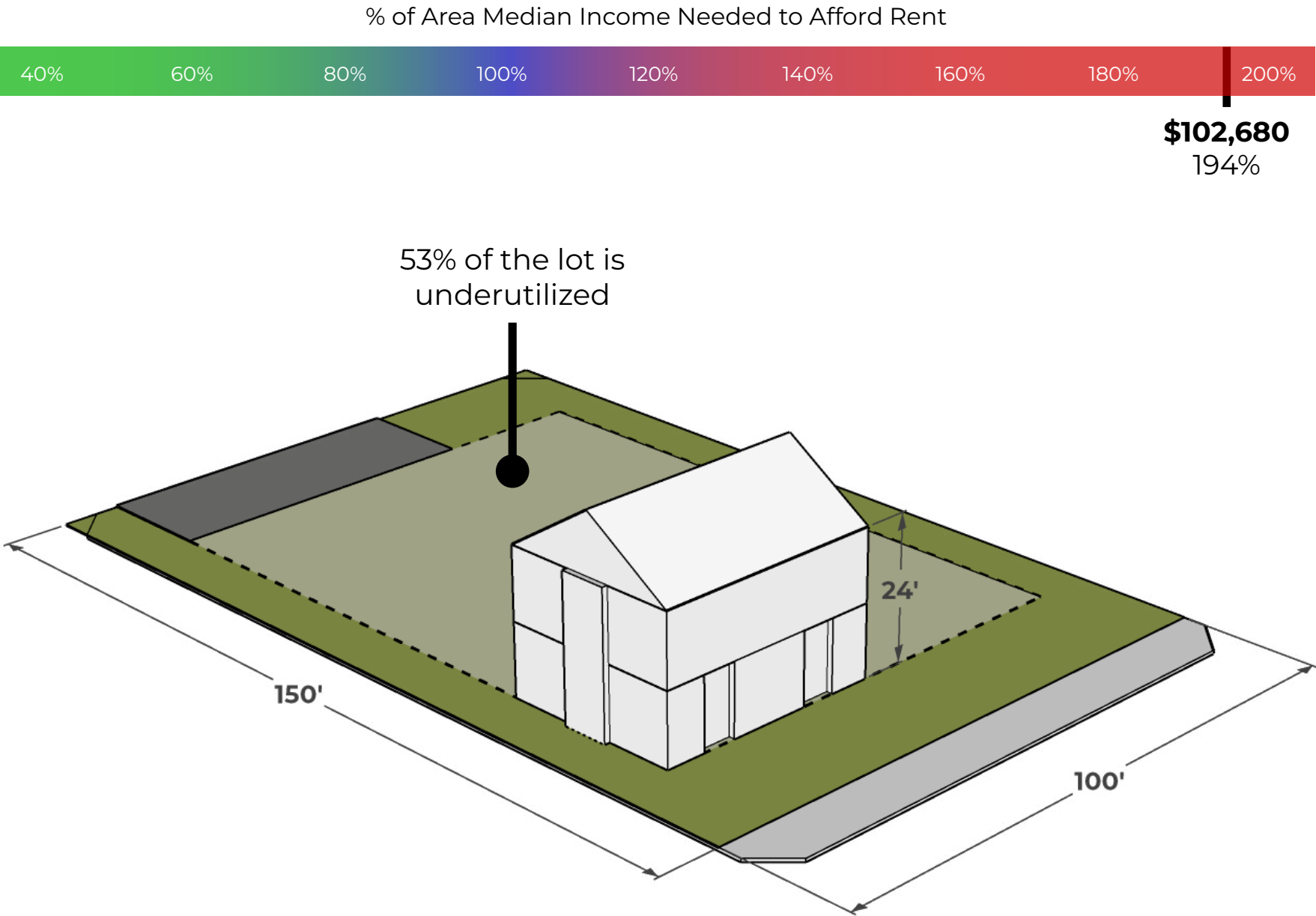


R-2 ZONE

DUPLEX

PHYSICAL FORM	ZONING STANDARD	FEASIBILITY TEST	% CHANGE
Lot Size (sf)	8,000	15,000	88%
Lot Cost	-	\$105,000	-
Housing Units	-	2	-
Avg. Unit Size (sf)	-	1,250	-
Building Height (ft)	30	25	-38%
FAR (floor area ratio)	-	0.2	-
Setbacks (front-side-rear)	20-10-20	20-10-20	
Building Coverage	50%	8%	68%
Parking Lot Coverage	-	84%	-
Landscape Coverage	-	8%	-
Parking Spaces	4	4	0%
Parking Ratio (Spaces/Unit)	2.0	2.0	0%

FINANCIALS	MARKET RENTS	FEASIBILITY TEST	% CHANGE
Avg. Monthly Rent	\$1,400	\$2,567	83%
Income Needed to Afford	\$56,000	\$102,680	-
Percent of Median Income	106%	194%	-
Internal Rate of Return (IRR)	2.6%	12.0%	-9.4%
Cash-on-Cash	-2.9%	10.0%	-12.9%



The rental rates required for this development to be feasible are 83% higher than market rents

- Recommended code changes to test:**
- Reduce min lot size to allow up to 4-plex on standard 7,500 sf lot
  - Increase max lot coverage to 60%
  - Reduce parking requirement to 0.5 spaces per unit
  - Allow on-street parking to count towards requirement



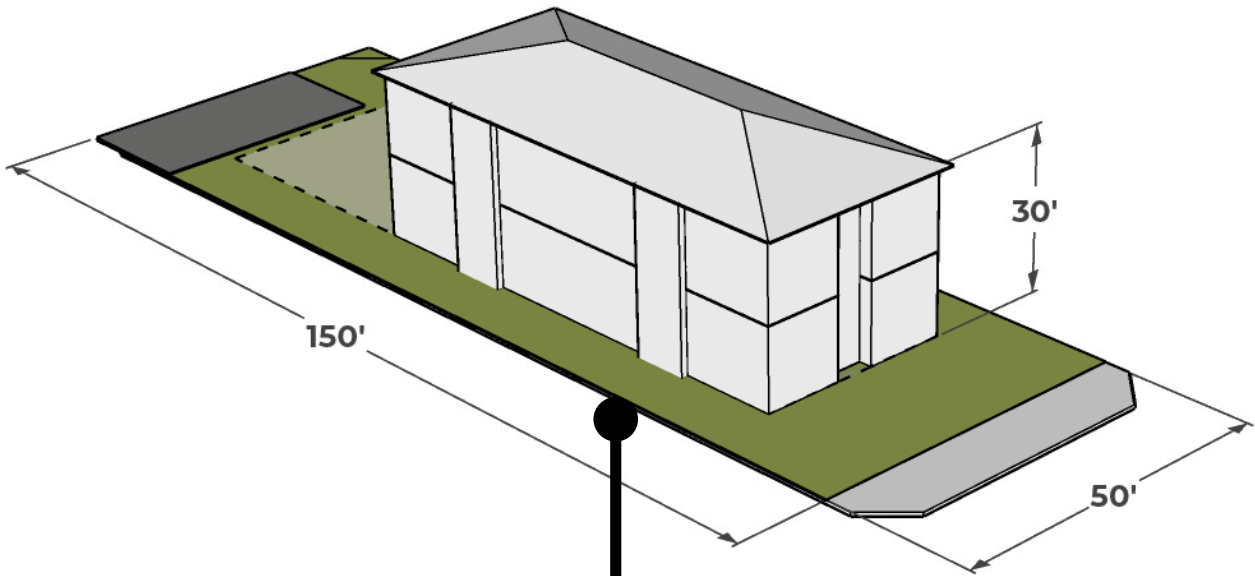
% of Area Median Income Needed to Afford Rent



\$73,880  
140%

PHYSICAL FORM	ZONING STANDARD	FEASIBILITY TEST	REDUCE MIN LOT SIZE	(+) REDUCE PARKING	% CHANGE
Lot Size (sf)	8,000	15,000	7,500	7,500	-50%
Lot Cost	-	\$105,000	\$52,500	\$52,500	-50%
Housing Units	-	2	4	4	+100%
Avg. Unit Size (sf)	-	1,250	938	938	-25%
Building Height (ft)	30	25	25	25	0%
FAR (floor area ratio)	-	0.2	0.6	0.6	+253%
Setbacks (front-side-rear)	28-10-20	28-10-20	28-10-20	28-10-20	0%
Building Coverage	50%	8%	29%	30%	+275%
Parking Lot Coverage	-	84%	21%	8%	0%
Landscape Coverage	-	8%	50%	62%	-26%
Parking Spaces	4	4	5	2	-50%
Parking Ratio (Spaces/Unit)	2.0	2.0	1.38	0.5	-75%

← Equivalent density = 1,875 sf per unit



Side and front setbacks  
limit flexibility for siting  
open space

FINANCIALS	MARKET RENTS	FEASIBILITY TEST	REDUCE MIN LOT SIZE	(+) REDUCE PARKING	% CHANGE
Avg. Monthly Rent	\$1,400	\$2,567	\$1,871	\$1,847	-28%
Income Needed to Afford	\$56,000	\$102,680	\$74,840	\$73,880	-
Percent of Median Income	106%	194%	142%	140%	-
Internal Rate of Return (IRR)	2.6%	12.0%	12.0%	12.0%	-
Cash-on-Cash	-2.9%	10.0%	10.0%	10.0%	-

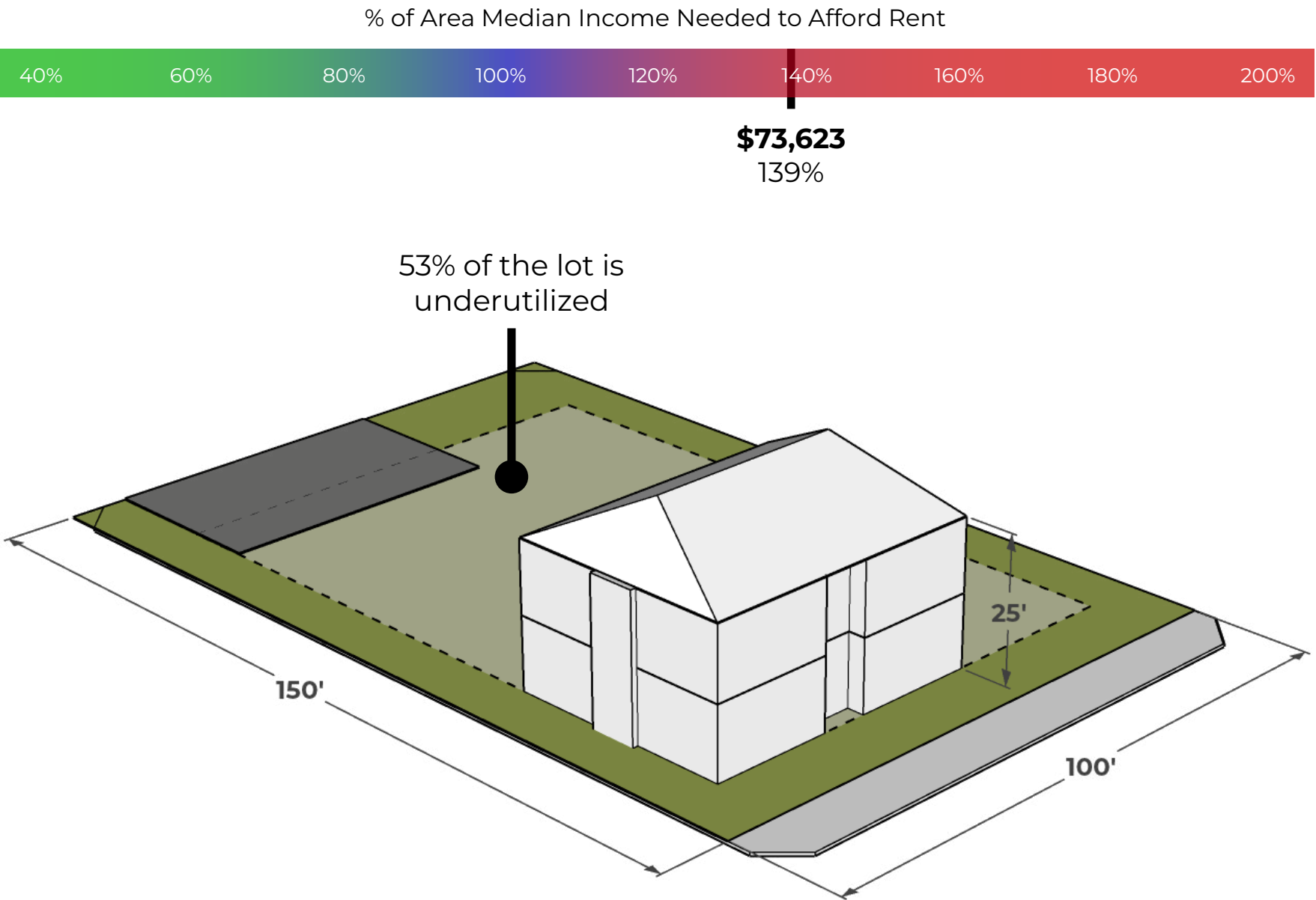


R-3 ZONE

FOURPLEX

PHYSICAL FORM	ZONING STANDARD	FEASIBILITY TEST	% CHANGE
Lot Size (sf)	10,000	15,000	50%
Lot Cost	-	\$105,000	-
Housing Units	-	4	-
Avg. Unit Size (sf)	-	838	-
Building Height (ft)	30	25	-38%
Gross Floor Area (sf)	-	3,941	-
Setbacks (front-side-rear)	12-10-20	12-10-20	-
Building Coverage	50%	13%	-74%
Parking Lot Coverage	-	10%	-
Landscape Coverage	-	77%	-
Parking Spaces	5	5	0%
Parking Ratio (Spaces/Unit)	1.25	1.25	0%

FINANCIALS	EXISTING CONDITION	FEASIBILITY TEST	% CHANGE
Avg. Monthly Rent	\$1,061	\$1,841	73%
Income Needed to Afford	\$42,445	\$73,623	-
Percent of Median Income	80%	139%	-
Internal Rate of Return (IRR)	3.4%	12.0%	-8.6%
Cash-on-Cash	-2.0%	10.0%	-12.0%



The rental rates required for this development to be feasible are 73% higher than market rents

- Recommended code changes to test:**
- Reduce min lot size to allow up to 6-plex on standard 7,500 sf lot
  - Increase max lot coverage to 70%
  - Reduce parking requirement to 0.5 spaces per unit
  - Allow on-street parking to count towards requirement



R-3 ZONE

MULTIPLEX

% of Area Median Income Needed to Afford Rent

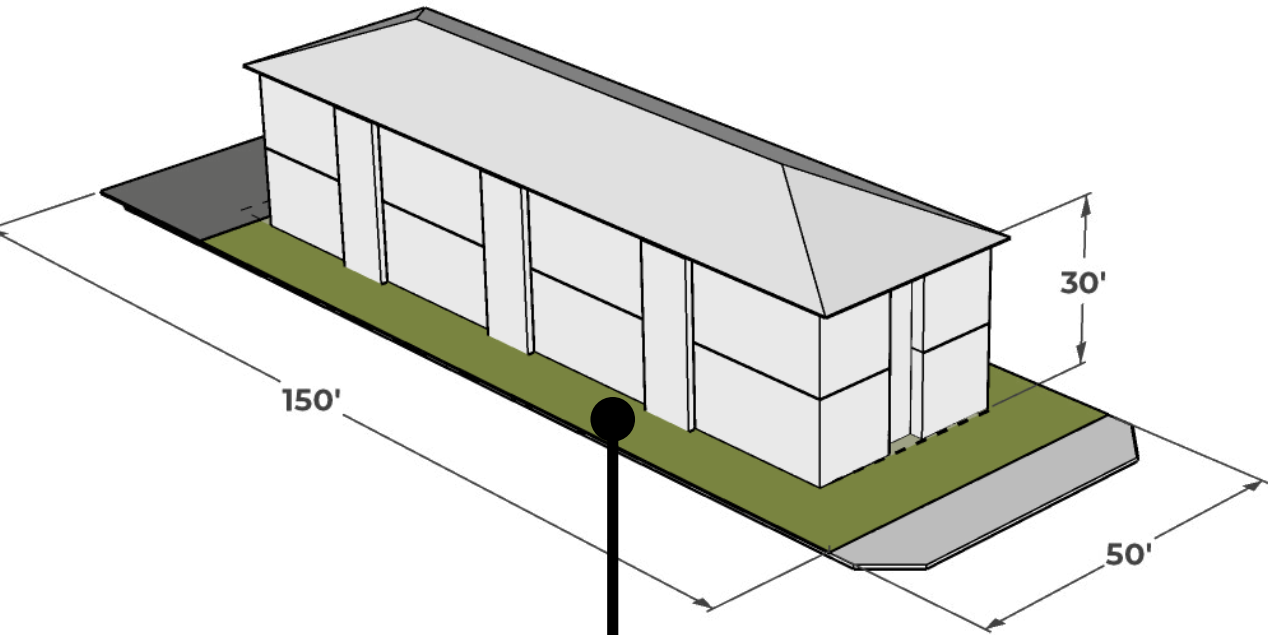


\$57,880

109%

PHYSICAL FORM	ZONING STANDARD	FEASIBILITY TEST	REDUCE MIN LOT SIZE	(+) REDUCE PARKING	% CHANGE
Lot Size (sf)	10,000	15,000	7,500	7,500	-50%
Lot Cost	-	\$105,000	\$52,500	\$52,500	-50%
Housing Units	-	4	6	8	100%
Avg. Unit Size (sf)	-	838	725	725	-13%
Building Height (ft)	30	25	30	30	20%
FAR (floor area ratio)	-	0.3	0.6	0.9	238%
Setbacks (front-side-rear)	20-10-20	20-10-20	20-10-20	20-10-20	0%
Building Coverage	50%	13%	32%	44%	238%
Parking Lot Coverage	-	10%	29%	16%	60%
Landscape Coverage	-	77%	39%	40%	-48%
Parking Spaces	5	5	7	4	-20%
Parking Ratio (Spaces/Unit)	1.25	1.25	1.17	0.50	-60%

← Equivalent density = 937 sf per unit



Side and front setbacks limit flexibility for siting open space

FINANCIALS	MARKET RENTS	FEASIBILITY TEST	REDUCE MIN LOT SIZE	(+) REDUCE PARKING	% CHANGE
Avg. Monthly Rent	\$1,061	\$1,841	\$1,447	\$1,398	-24%
Income Needed to Afford	\$42,445	\$73,623	\$57,880	\$55,920	-
Percent of Median Income	80%	139%	109%	106%	-
Internal Rate of Return (IRR)	3.4%	12.0%	12.0%	12.0%	-
Cash-on-Cash	-2.0%	10.0%	10.0%	10.0%	-

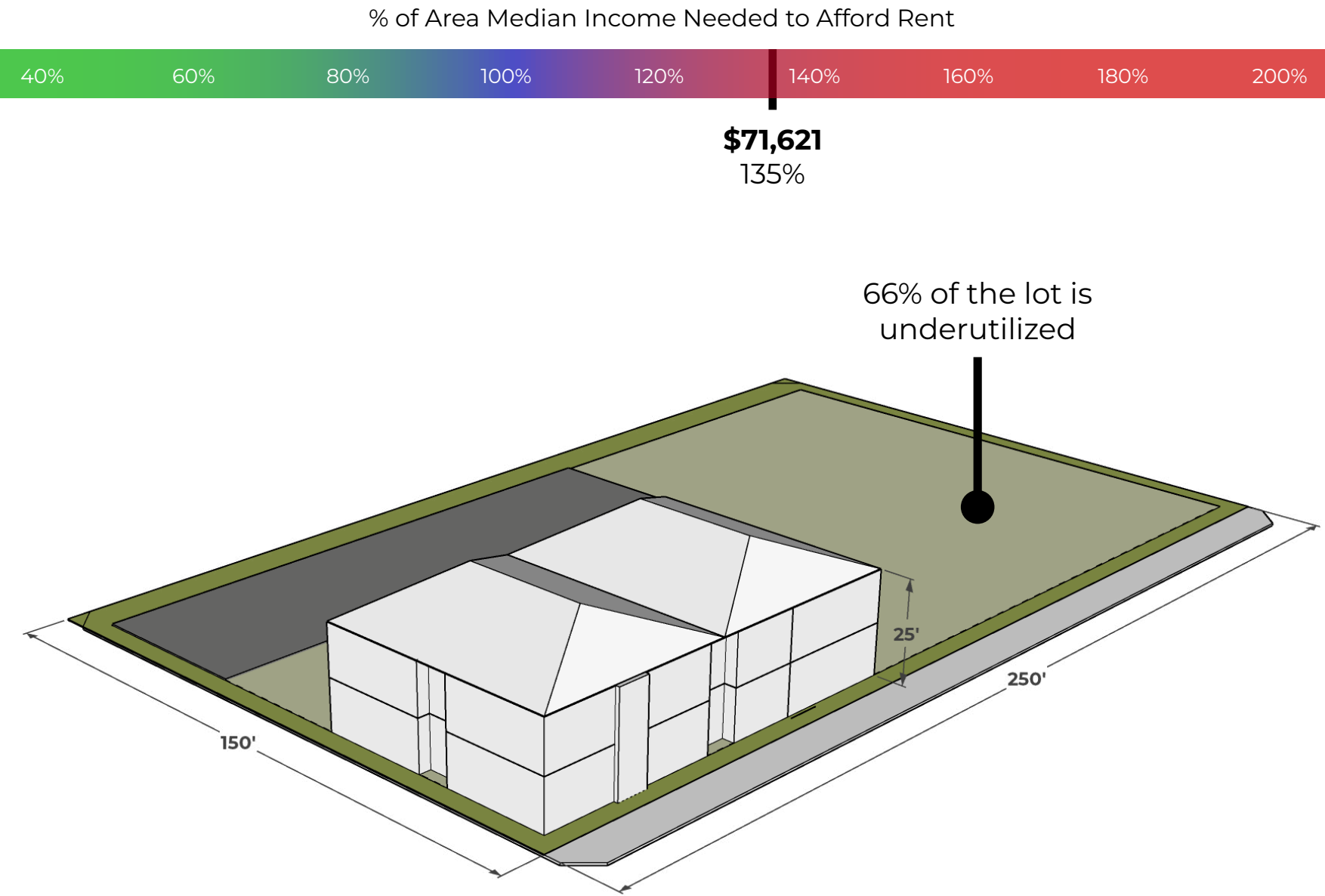


R5 ZONE

MULTIPLEX

PHYSICAL FORM	ZONING STANDARD	FEASIBILITY TEST	% CHANGE
Lot Size (sf)	35,000	37,500	7%
Lot Cost	-	\$262,500	-
Housing Units	-	12	-
Avg. Unit Size (sf)	-	838	-
Building Height (ft)	40	25	-38%
Gross Floor Area (sf)	-	11,824	-
Setbacks (front-side-rear)	12-5-10	12-5-10	-
Building Coverage	60%	16%	-73%
Parking Lot Coverage	-	12%	-
Landscape Coverage	-	72%	-
Parking Spaces	15	15	0%
Parking Ratio (Spaces/Unit)	1.25	1.25	0%

FINANCIALS	MARKET RENTS	FEASIBILITY TEST	% CHANGE
Avg. Monthly Rent	\$1,050	\$1,791	71%
Income Needed to Afford	\$42,000	\$71,621	-
Percent of Median Income	79%	135%	-
Internal Rate of Return (IRR)	3.8%	12.0%	-8.2%
Cash-on-Cash	-1.5%	10.0%	-11.5%



The rental rates required for this development to be feasible are 71% higher than market rents

**Recommended code changes to test:**

- Reduce min lot size to allow up to 8-plex on standard 7,500 sf lot
- Increase max lot coverage to 80%
- Reduce parking requirement to 0.5 spaces per unit
- Allow on-street parking to count towards requirement



R5 ZONE

MULTIPLEX

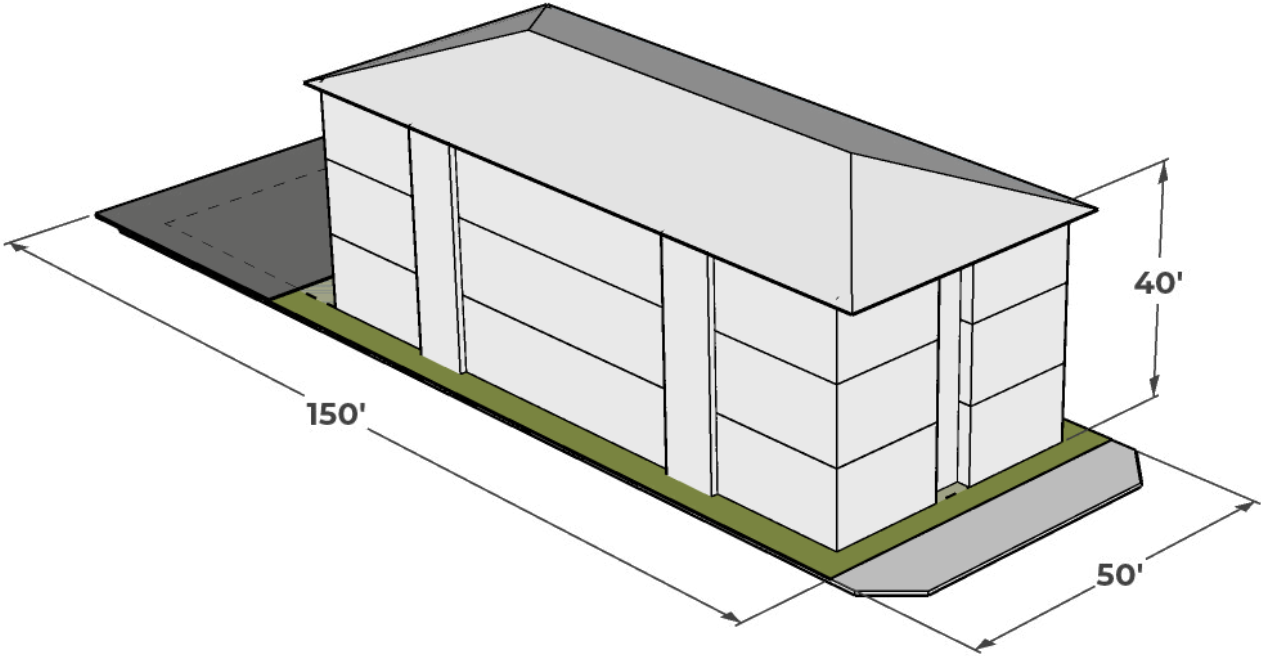
% of Area Median Income Needed to Afford Rent



\$56,360  
107%

PHYSICAL FORM	ZONING STANDARD	FEASIBILITY TEST	REDUCE MIN LOT SIZE	(+) REDUCE PARKING	% CHANGE
Lot Size (sf)	35,000	37,500	7,500	7,500	-80%
Lot Cost	-	\$262,500	\$52,500	\$52,500	-80%
Housing Units	-	12	9	13	+8%
Avg. Unit Size (sf)	-	838	750	750	-11%
Building Height (ft)	40	25	35	35	+40%
FAR (floor area ratio)	-	0.3	1.1	1.5	+400%
Setbacks (front-side-rear)	12-5-10	12-5-10	12-5-10	12-5-10	0%
Building Coverage	60%	16%	36%	51%	+219%
Parking Lot Coverage	-	12%	43%	28%	+133%
Landscape Coverage	-	72%	21%	21%	-71%
Parking Spaces	15	15	10	7	-53%
Parking Ratio (Spaces/Unit)	1.25	1.25	1.11	0.54	-57%

← Equivalent density = 576 sf per unit



FINANCIALS	MARKET RENTS	FEASIBILITY TEST	REDUCE MIN LOT SIZE	(+) REDUCE PARKING	% CHANGE
Avg. Monthly Rent	\$1,050	\$1,791	\$1,446	\$1,409	-21%
Income Needed to Afford	\$42,000	\$71,621	\$57,840	\$56,360	-
Percent of Median Income	79%	135%	109%	107%	-
Internal Rate of Return (IRR)	3.8%	12.0%	12.0%	12.0%	-
Cash-on-Cash	-1.5%	10.0%	10.0%	10.0%	-

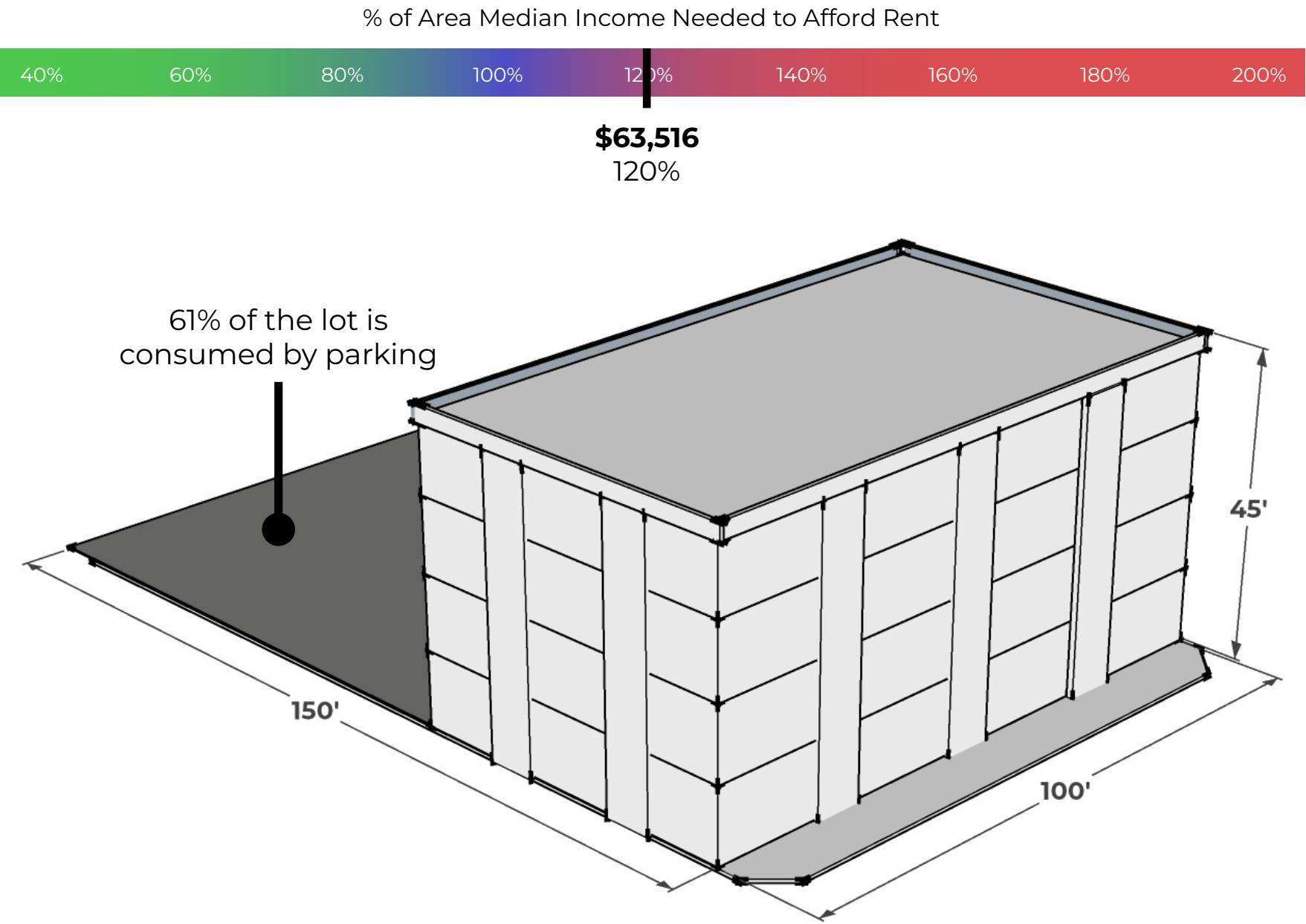


GC ZONE

4-STORY APARTMENTS

PHYSICAL FORM	ZONING STANDARD	FEASIBILITY TEST	% CHANGE
Lot Size (sf)	-	15,000	-
Lot Cost	-	\$105,000	-
Housing Units	-	24	-
Avg. Unit Size (sf)	-	838	-
Building Height (ft)	45	45	0%
FAR (floor area ratio)	-	1.6	-
Setbacks (front-side-rear)	8-0-0	8-0-0	0%
Building Coverage	-	39%	-
Parking Lot Coverage	-	61%	-
Landscape Coverage	-	0%	-
Parking Spaces	30	30	0%
Parking Ratio (Spaces/Unit)	1.25	1.25	0%

FINANCIALS	MARKET RENTS	FEASIBILITY TEST	% CHANGE
Avg. Monthly Rent	\$1,061	\$1,588	50%
Income Needed to Afford	\$42,440	\$63,516	-
Percent of Median Income	80%	120%	-
Internal Rate of Return (IRR)	5.6%	12.0%	-6.4%
Cash-on-Cash	1.1%	10.0%	-8.9%



The rental rates required for this development to be feasible are 50% higher than market rents

- Recommended code changes to test:**
- Reduce parking requirement to 0.5 spaces per unit
  - Allow on-street parking to count towards requirement
  - Increase height to 55 feet to allow 5-story building

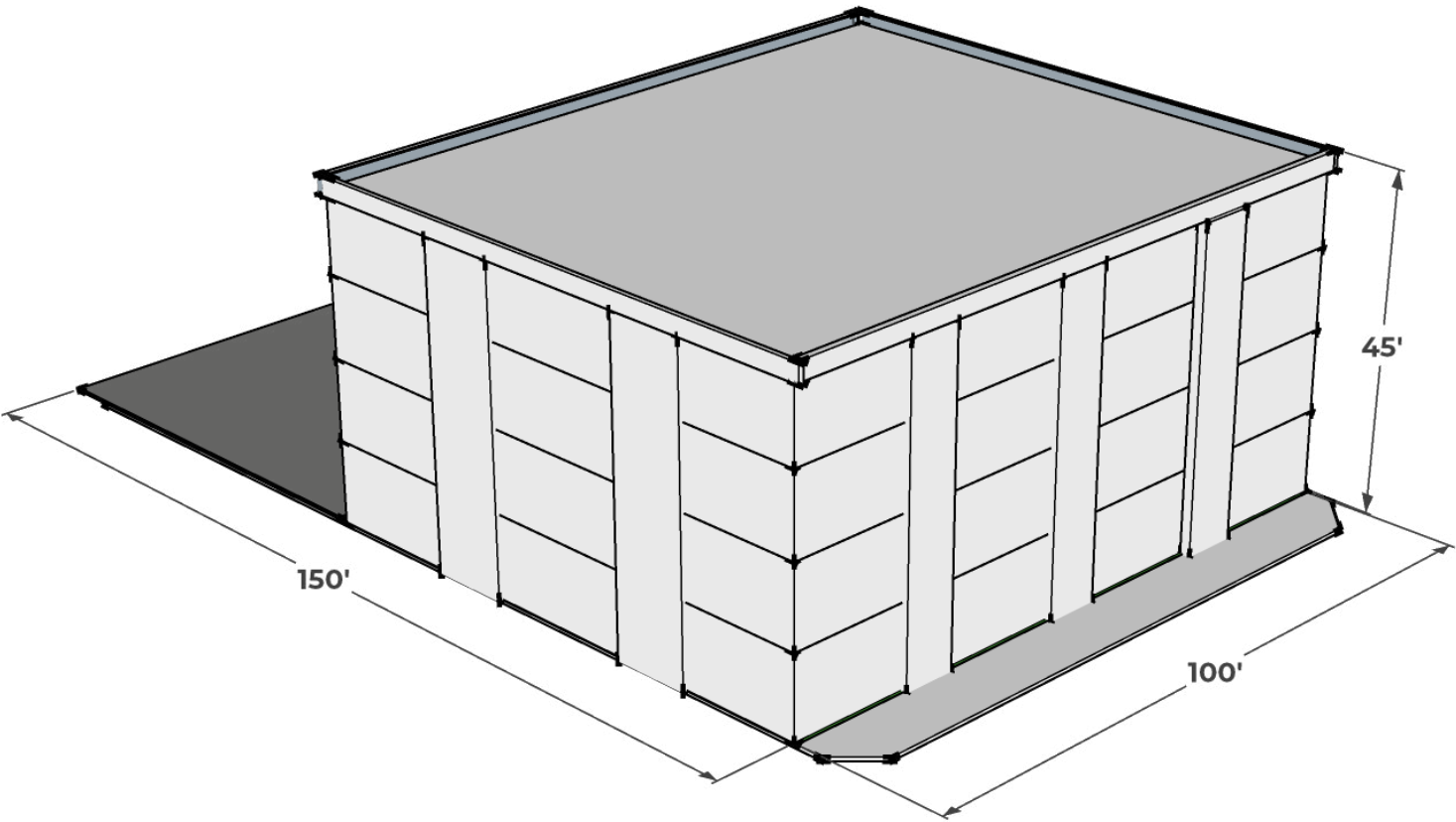


% of Area Median Income Needed to Afford Rent



\$52,160  
99%

PHYSICAL FORM	ZONING STANDARD	FEASIBILITY TEST	REDUCE PARKING	% CHANGE
Lot Size (sf)	-	15,000	15,000	0%
Lot Cost	-	\$105,000	\$105,000	0%
Housing Units	-	24	41	+71%
Avg. Unit Size (sf)	-	838	700	-16%
Building Height (ft)	45	45	45	0%
FAR (floor area ratio)	-	1.6	2.3	+49%
Setbacks (front-side-rear)	8-0-0	8-0-0	8-0-0	0%
Building Coverage	-	39%	58%	+49%
Parking Lot Coverage	-	61%	42%	-31%
Landscape Coverage	-	0%	0%	0%
Parking Spaces	30	30	21	-30%
Parking Ratio (Spaces/Unit)	1.25	1.25	0.50	-60%



FINANCIALS	MARKET RENTS	FEASIBILITY TEST	REDUCE PARKING	% CHANGE
Avg. Monthly Rent	\$1,061	\$1,588	\$1,304	-18%
Income Needed to Afford	\$42,440	\$63,516	\$52,160	-
Percent of Median Income	80%	120%	99%	-
Internal Rate of Return (IRR)	5.6%	12.0%	12.0%	-
Cash-on-Cash	1.1%	10.0%	10.0%	-



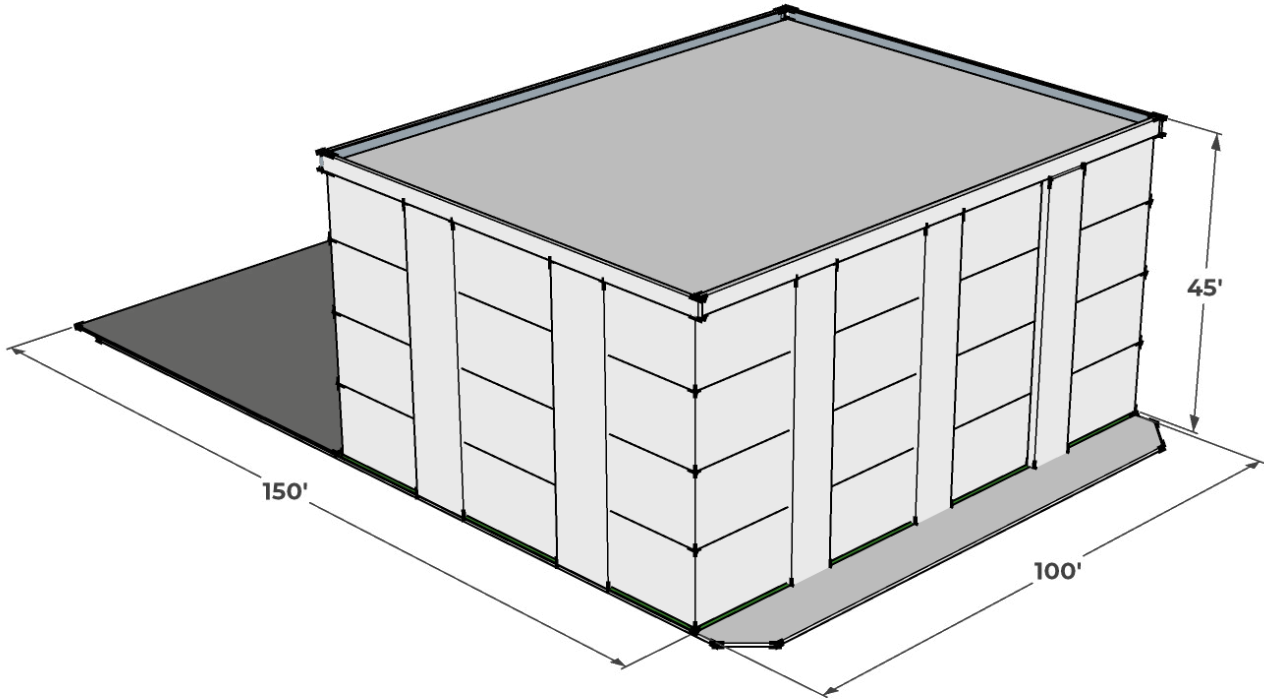
% of Area Median Income Needed to Afford Rent



\$45,160  
85%

PHYSICAL FORM	ZONING STANDARD	FEASIBILITY TEST	REDUCE PARKING	(+) SMALLER UNITS	% CHANGE
Lot Size (sf)	-	15,000	15,000	15,000	0%
Lot Cost	-	\$105,000	\$105,000	\$105,000	0%
Housing Units	-	24	41	45	+88%
Avg. Unit Size (sf)	-	838	700	600	-28%
Building Height (ft)	45	45	45	45	0%
FAR (floor area ratio)	-	1.6	2.3	2.1	+35%
Setbacks (front-side-rear)	8-0-0	8-0-0	8-0-0	8-0-0	0%
Building Coverage	-	39%	58%	53%	+36%
Parking Lot Coverage	-	61%	42%	47%	-23%
Landscape Coverage	-	0%	0%	0%	0%
Parking Spaces	30	30	21	22	-27%
Parking Ratio (Spaces/Unit)	1.25	1.25	0.50	0.50	-60%

← Average unit size reduced from 700 sf to 600 sf



FINANCIALS	MARKET RENTS	FEASIBILITY TEST	REDUCE PARKING	(+) SMALLER UNITS	% CHANGE
Avg. Monthly Rent	\$1,061	\$1,588	\$1,304	\$1,129	-29%
Income Needed to Afford	\$42,440	\$63,516	\$52,160	\$45,160	-
Percent of Median Income	80%	120%	99%	85%	-
Internal Rate of Return (IRR)	5.6%	12.0%	12.0%	12.0%	-
Cash-on-Cash	1.1%	10.0%	10.0%	10.0%	-





Image credit: Wyoming Association of Municipalities



Image credit: Google



Image credit: zillow.com



Image credit: Centerbrook Architects and Planners

LANDER CODE AUDIT PROJECT

# Zoning Code Change Recommendations

April 9, 2020



community  
builders





# KEY RECOMMENDATIONS

## >> PARKING REQUIREMENTS

---

**Reduce to 0.5 off-street spaces per unit and maintain parking exemption in downtown area**

GC

**Reduce to 1 space per unit and allow on-street parking to count**

ALL OTHER ZONES

## >> DEVELOPMENT STANDARDS

---

**General reduction of minimum lot sizes to 3,750 sf**

R-2 R-3  
R-5 R-MED

## >> INFILL DEVELOPMENT

---

**Changes to building height & width and garage design standards to ensure infill development fits with existing neighborhoods**

CITYWIDE STANDARDS

**Allow for cottage housing development**

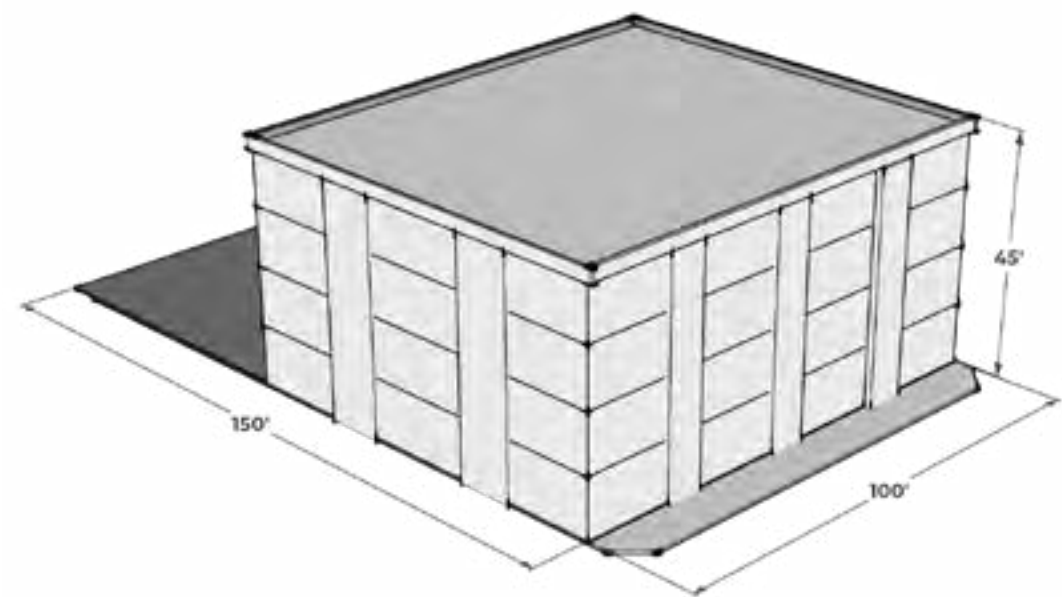
R-2 R-3 GC  
R-5 R-MED

**Allow for accessory dwelling unit development**

R-2 R-3 GC  
R-5 R-MED R-1



**Maintain parking exemption in downtown area**  
**Reduce to 0.5 spaces per unit elsewhere in GC zone**



**Apartment Building - 41 units**

21 spaces required

Required ratio: 0.5 spaces/unit

Effective ratio with on-street spaces: 0.75

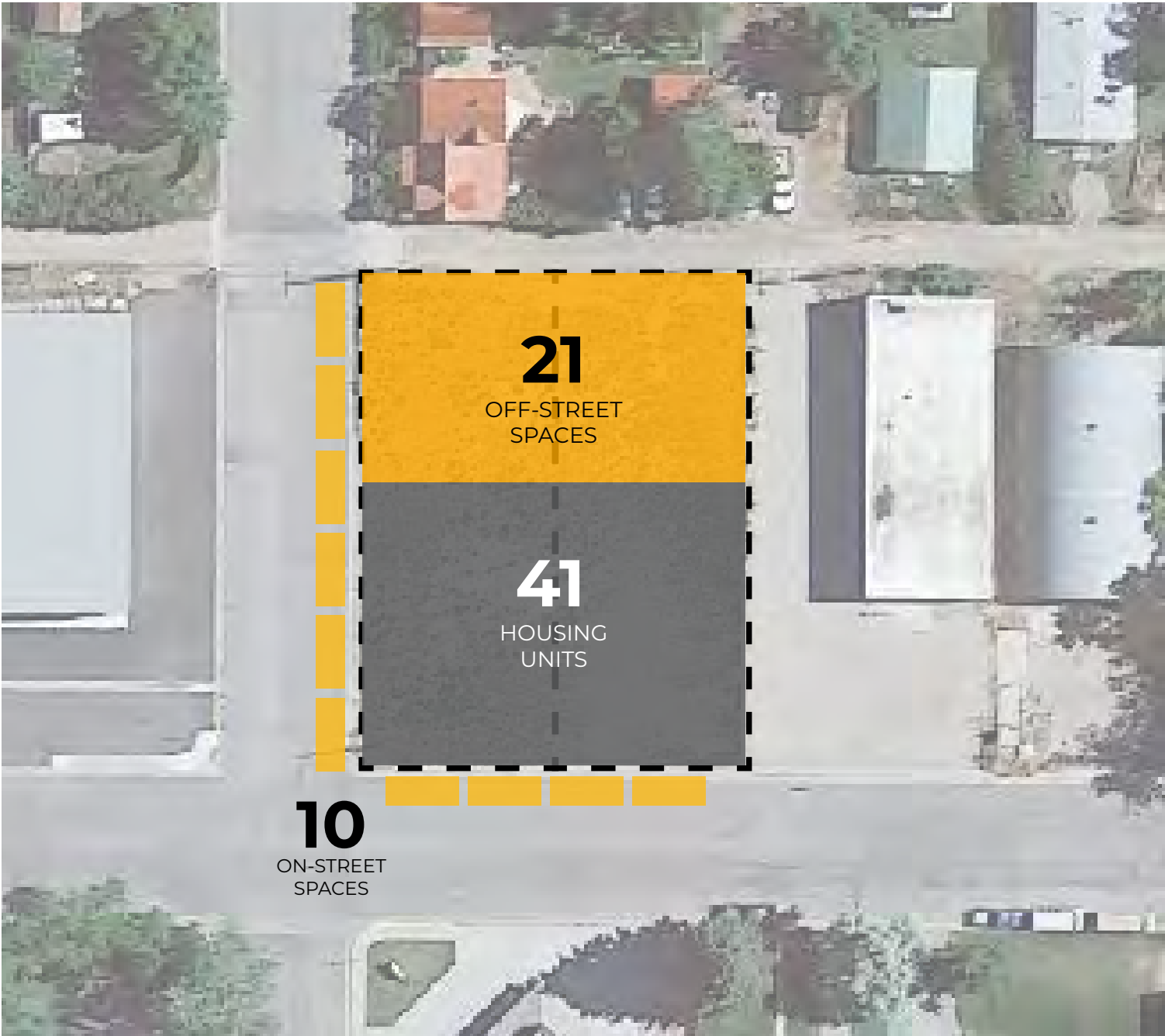
**FEASIBLE RENTS**

1-2 SPACES/UNIT

**\$1,588**

0.5 SPACES/UNIT

**\$1,304**

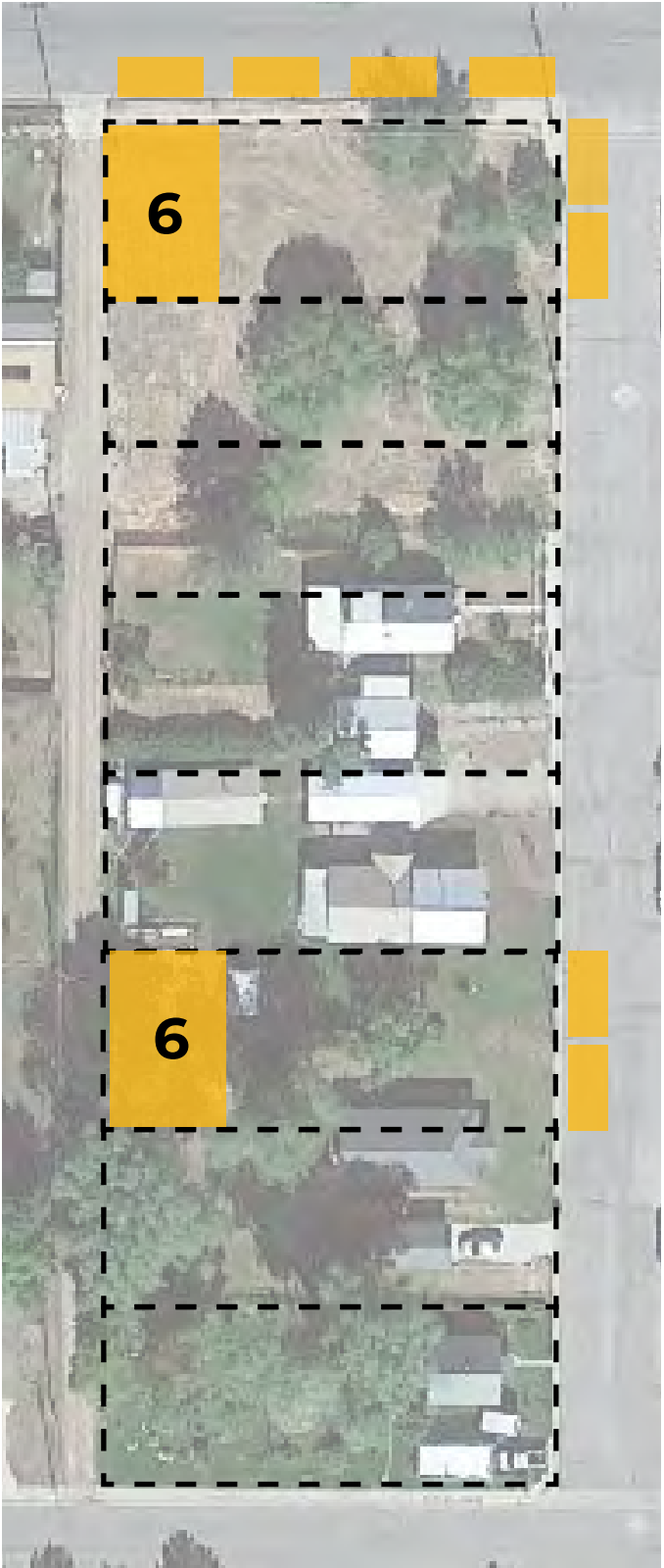




Reduce to 1 space per unit  
Allow on-street parking to count

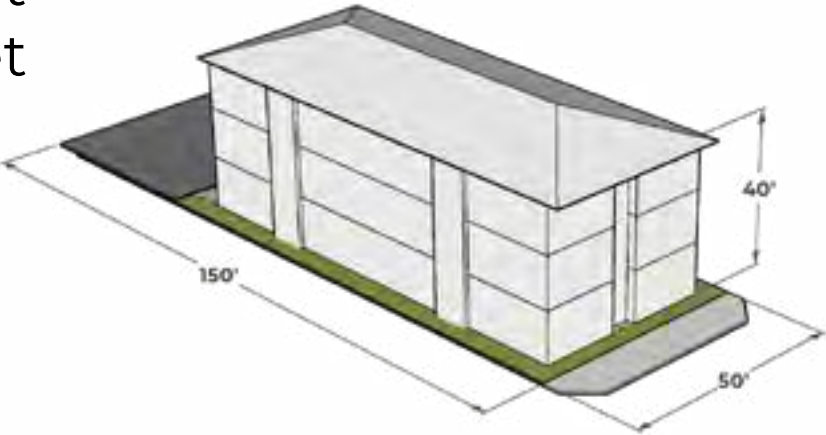
CODE STANDARD	EXISTING	PROPOSED
Minimum Off-Street Parking	1-BR: 1 space 2-BR: 1.5 spaces 3-BR: 1.75 spaces 4-BR: 2 spaces	1 space per unit
On-Street Parking Credit	No	1 space for every 25 feet of street frontage

R-5 EXAMPLE



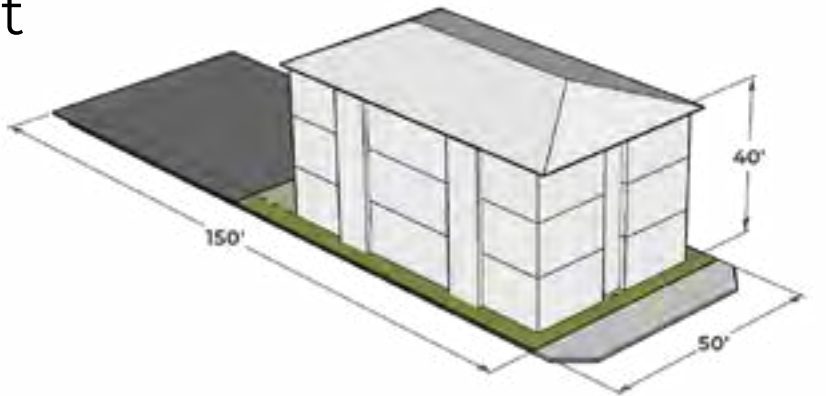
12-plex on corner lot

- 12 spaces required
- 6 off-street
- 6 on-street

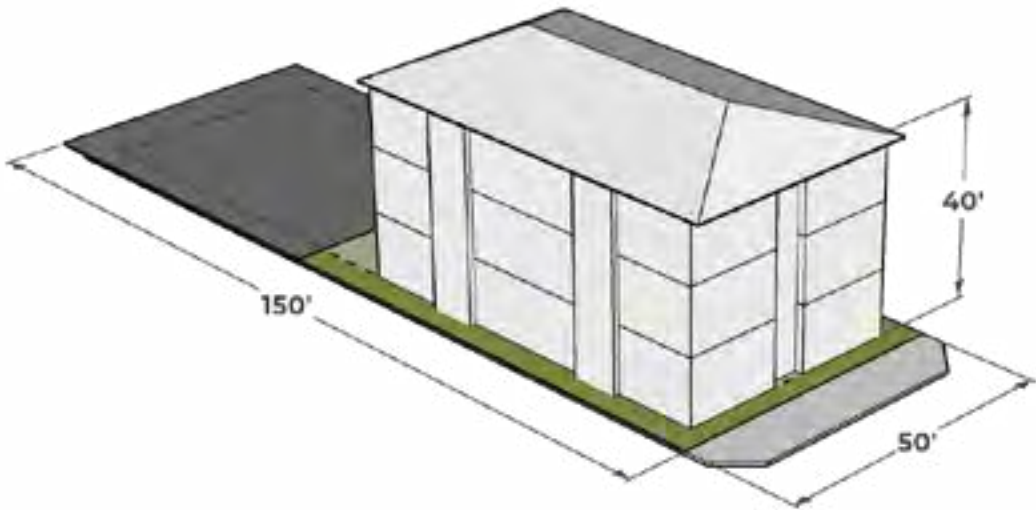
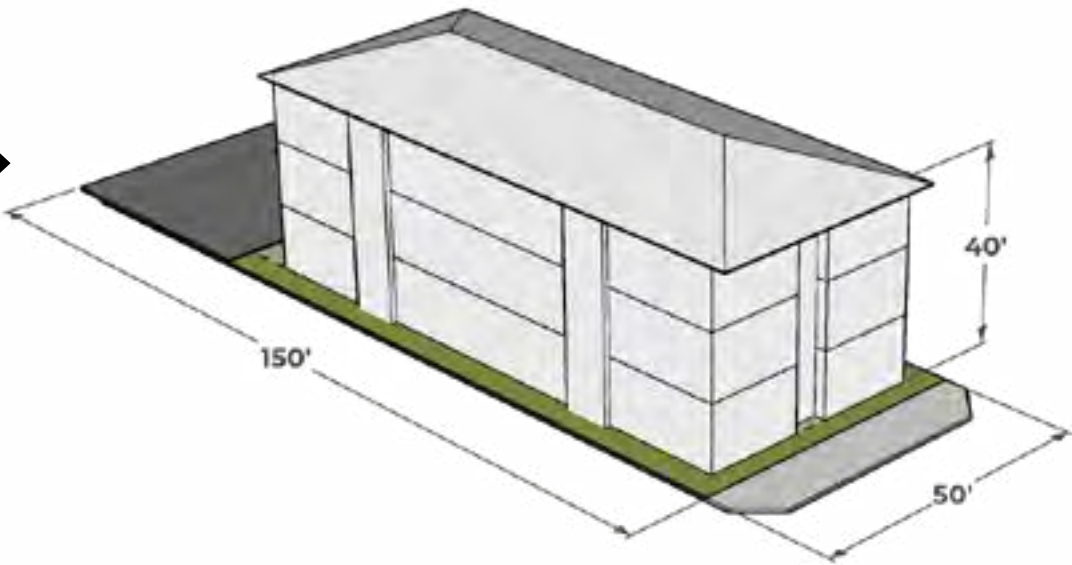


8-plex on interior lot

- 8 spaces required
- 6 off-street
- 2 on-street







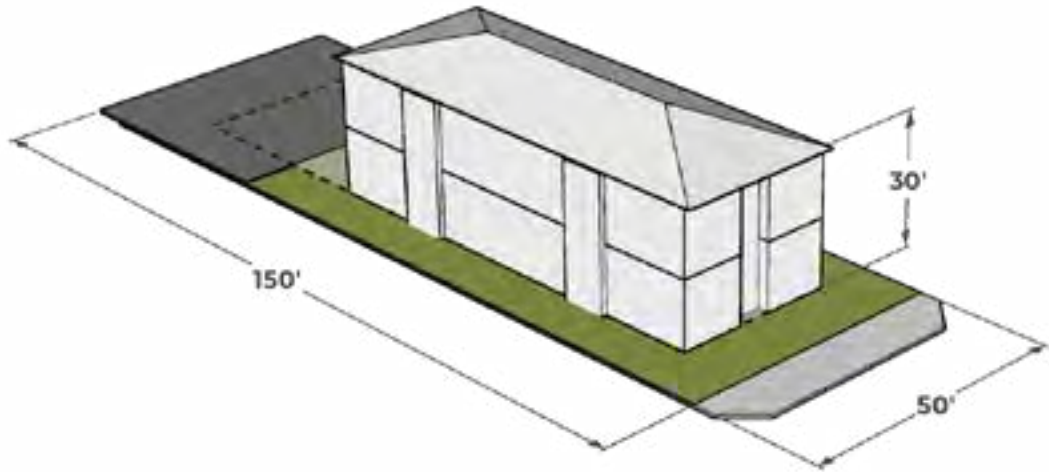
Corner Lots:  
Allow 12-plex on 7,500 sf

CODE STANDARD	EXISTING	PROPOSED
Minimum Lot Size		
Single-Family	5,000 sf	3,000 sf
Duplex	5,000 sf	3,500 sf
Multi-Family	5,000 sf for first 2 units + 3,000 for each add'l unit	625 sf per unit, no less than 3,750 sf
Minimum Setbacks	12-5-10 (front-side-rear)	No change
Maximum Height	40' or 3 stories	No change

Interior Lots:  
Allow 8-plex on 7,500 sf

CODE STANDARD	EXISTING	PROPOSED
Minimum Lot Size		
Single-Family	5,000 sf	3,750 sf
Duplex	5,000 sf	3,750 sf
Multi-Family	5,000 sf for first 2 units + 3,000 for each add'l unit	925 sf per unit, no less than 3,750 sf
Minimum Setbacks	12-5-10 (front-side-rear)	No change
Maximum Height	40' or 3 stories	No change





Corner Lots:  
Allow 8-plex on 7,500 sf

CODE STANDARD	EXISTING	PROPOSED
Minimum Lot Size		
Single-Family	6,000 sf	3,000 sf
Duplex	4,000 sf	3,500 sf
Multi-Family	4,000 sf for first 2 units + 3,000 for each add'l unit	925 sf per unit, no less than 5,000 sf
Minimum Setbacks	20-10-20 (front-side-rear)	No change
Maximum Height	30'	No change

Interior Lots:  
Allow 6-plex on 7,500 sf

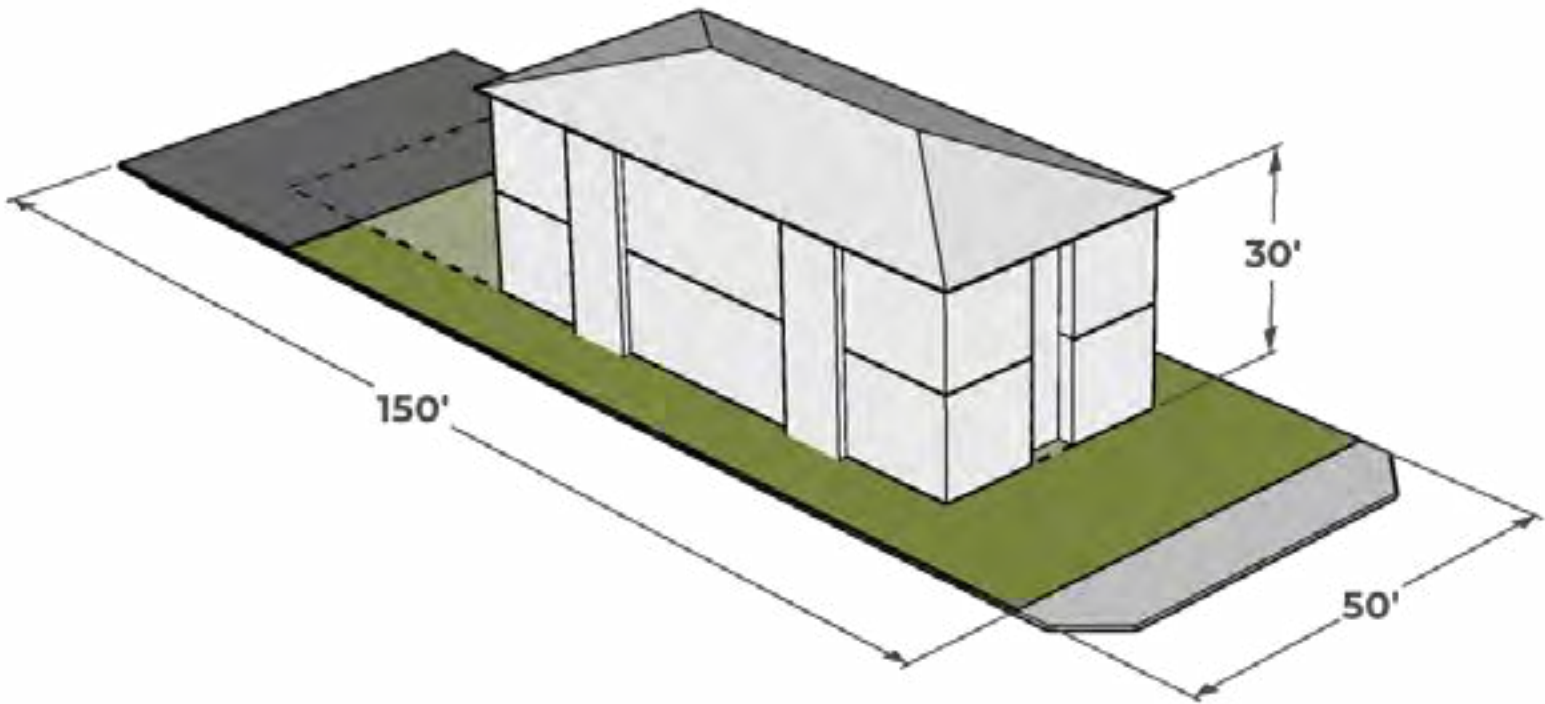
CODE STANDARD	EXISTING	PROPOSED
Minimum Lot Size		
Single-Family	6,000 sf	3,750 sf
Duplex	4,000 sf	3,750 sf
Multi-Family	4,000 sf for first 2 units + 3,000 for each add'l unit	1,250 sf per unit, no less than 3,750 sf
Minimum Setbacks	20-10-20 (front-side-rear)	No change
Maximum Height	30'	No change





All Lots: Allow 4-plex on 7,500 sf

CODE STANDARD	EXISTING	PROPOSED
Minimum Lot Size		
Single-Family	5,000 sf	<b>3,750 sf</b>
Duplex	5,000 sf	<b>3,750 sf</b>
Multi-Family	5,000 sf for first 2 units + 3,000 for each add'l unit	<b>1,875 sf per unit, no less than 3,750 sf</b>
Minimum Setbacks	28-10-20 (front-side-rear)	No change
Maximum Height	30'	No change





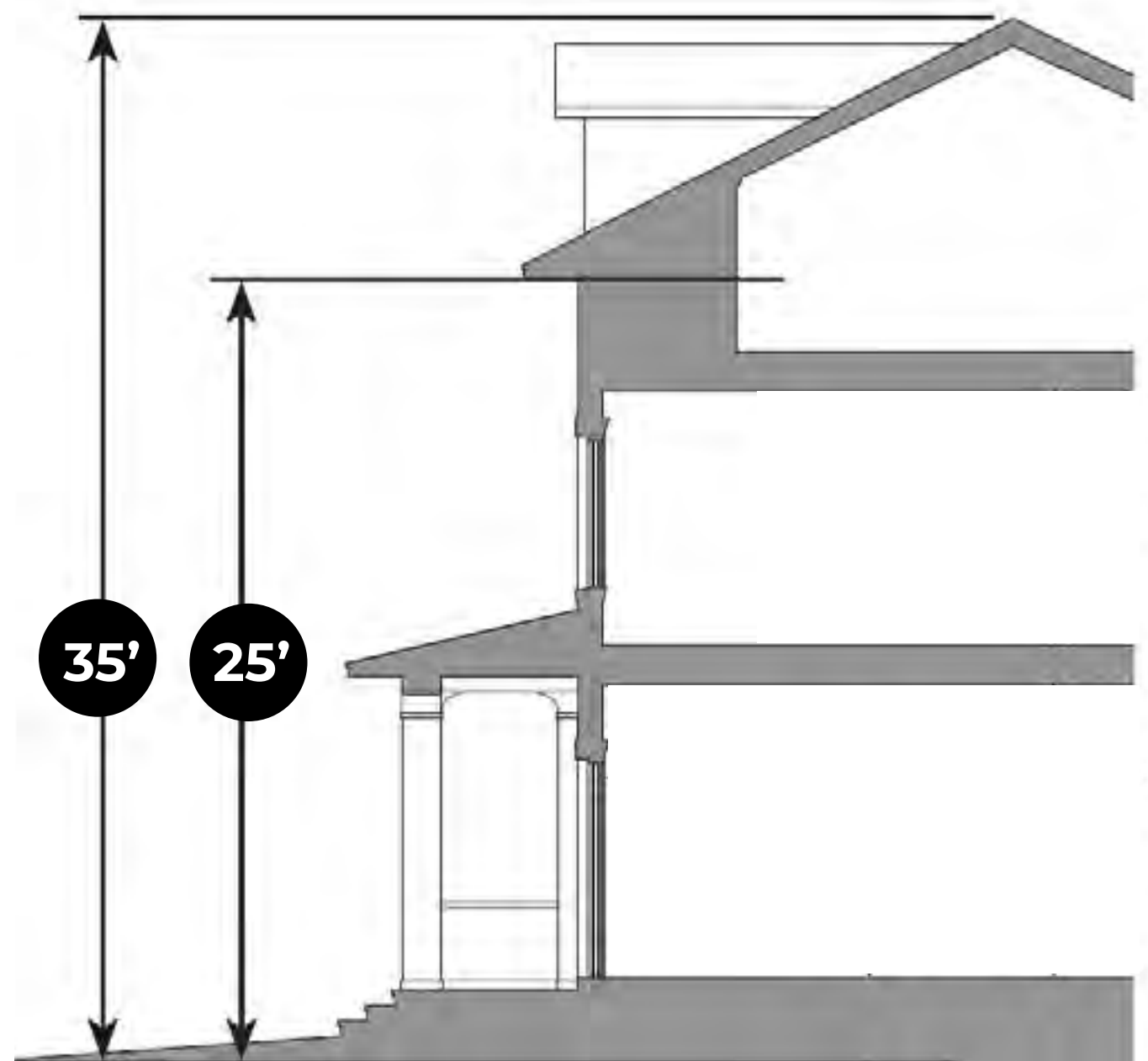
## Simple, form-based standards can help ensure infill development fits in with Lander’s existing neighborhoods

### BUILDING HEIGHT

In the R2 and R3 zone, the max height of 30’ would allow and encourage 3-story buildings with flat roofs

Set maximum height to encourage pitched roofs while allowing 2.5 story buildings:

- 25’ to base of eave or parapet
- 35’ to top of ridge (pitched roof)





## Simple, form-based standards can help ensure infill development fits in with Lander's existing neighborhoods

### BUILDING FORM

Limit building width and depth to ensure multi-unit buildings are not out of scale with smaller, detached houses

- Max width: 55' - 80'
- Max depth: 65' - 80'



Example of an 100' wide apartment building



## Simple, form-based standards can help ensure infill development fits in with Lander's existing neighborhoods

### PARKING AND GARAGES

Require that parking lots be located to the side or rear of the building.

Discourage or prohibit garages from dominating the streetscape by:

- Requiring alley loaded garages
- Limiting the width of garage doors as a ratio of the width of the building
- Requiring garage doors to be recessed behind the facade





## Accessory Dwelling Units (ADUs) are an affordable housing option that can also reduce mortgage costs for homeowners

However, the Lander zoning code does not expressly permit ADUs



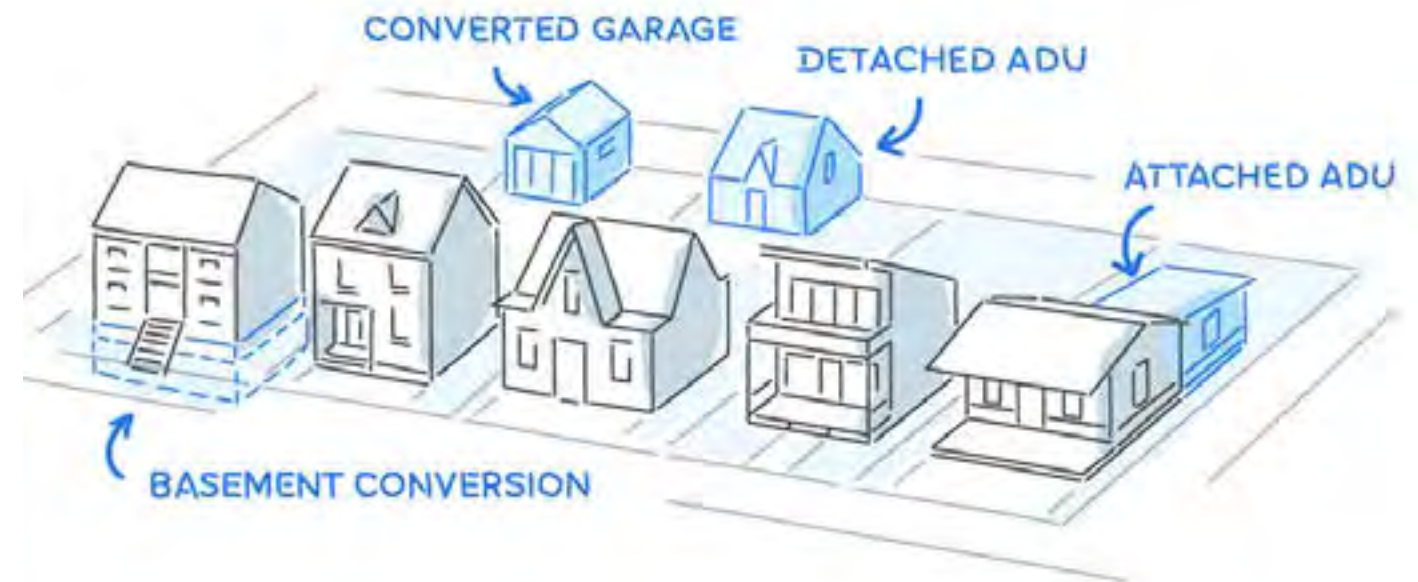
### Benefits of ADUs

- “Gentle” infill - can be nearly invisible to neighbors
- Facilitate multi-generational living
- Generate income for homeowners to offset mortgage payment, especially for first-time homebuyers
- Build on existing lots - no need to demo and redevelop
- Smaller units and energy efficient



## Best Practices for ADU Code Standards

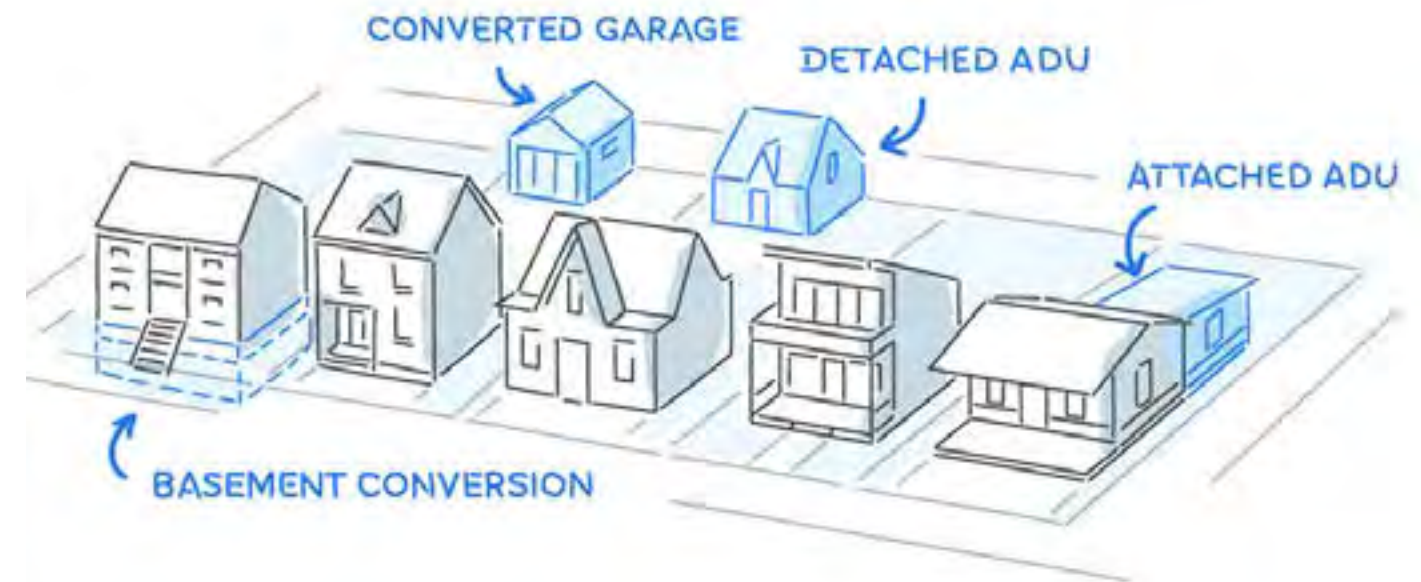
1. Allow in all residential zones
2. No minimum lot size
3. Allow detached, attached, and internal conversions
4. Allow in rear setback areas
5. Limit size to 800-900 square feet, except allow internal ADUs to occupy the entire floor of a house





## Best Practices for ADU Code Standards

5. Do not require the owner to live on site
6. Do not require an additional parking space for the ADU
7. Do not require the ADU to match the design/style of the main house
8. Allow non-conforming structures to be converted to ADUs
9. Do not require separate water/sewer connections





## Cottage cluster housing can deliver attainable housing in a community-oriented setting



### Benefits of Cottage Cluster Housing

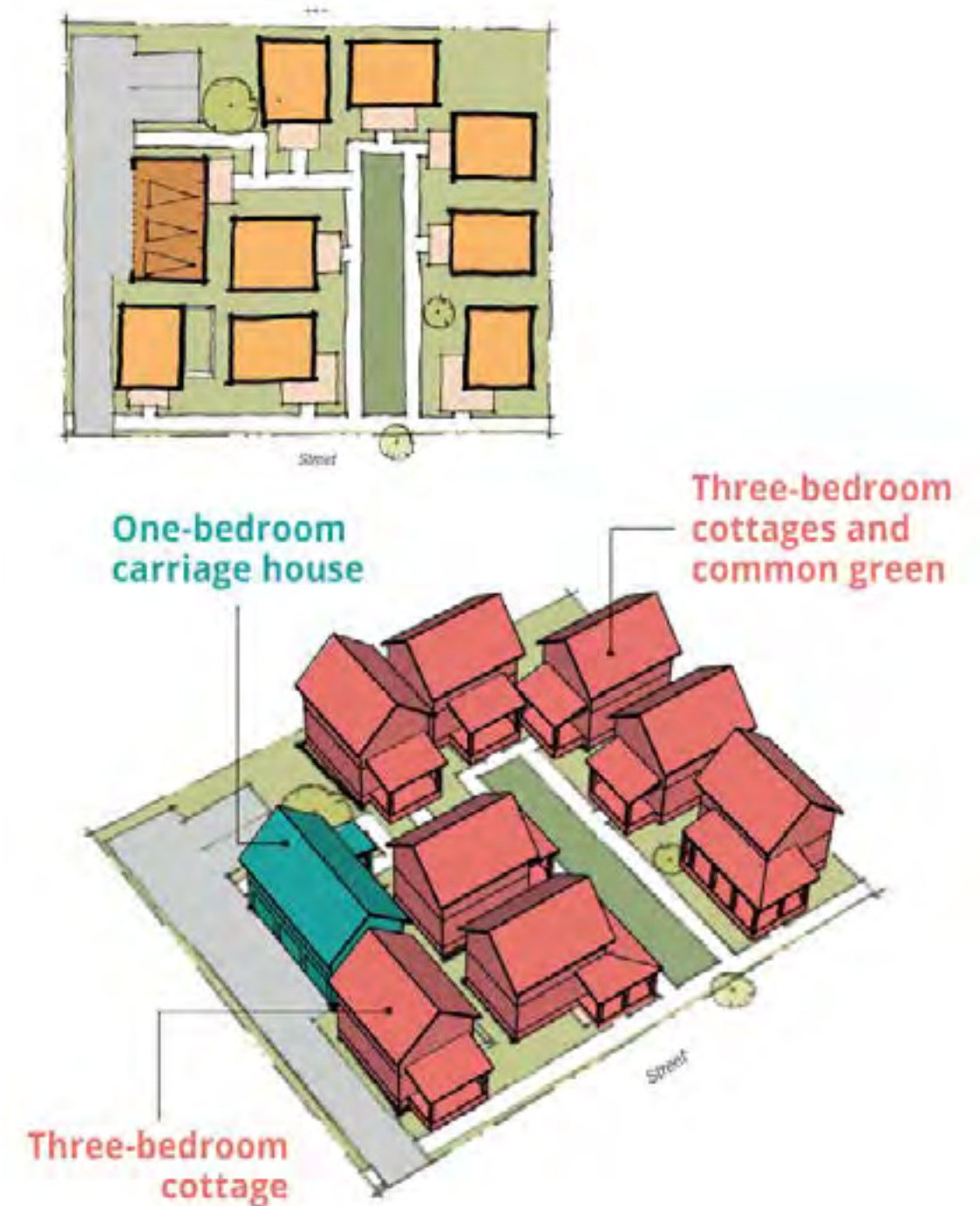
- Smaller, more affordable units
- Retains the feel and character of detached housing
- Communal orientation around a shared green/open space
- Opportunity to build and sell as fee-simple lots





## Best Practices for Cottage Cluster Code Standards

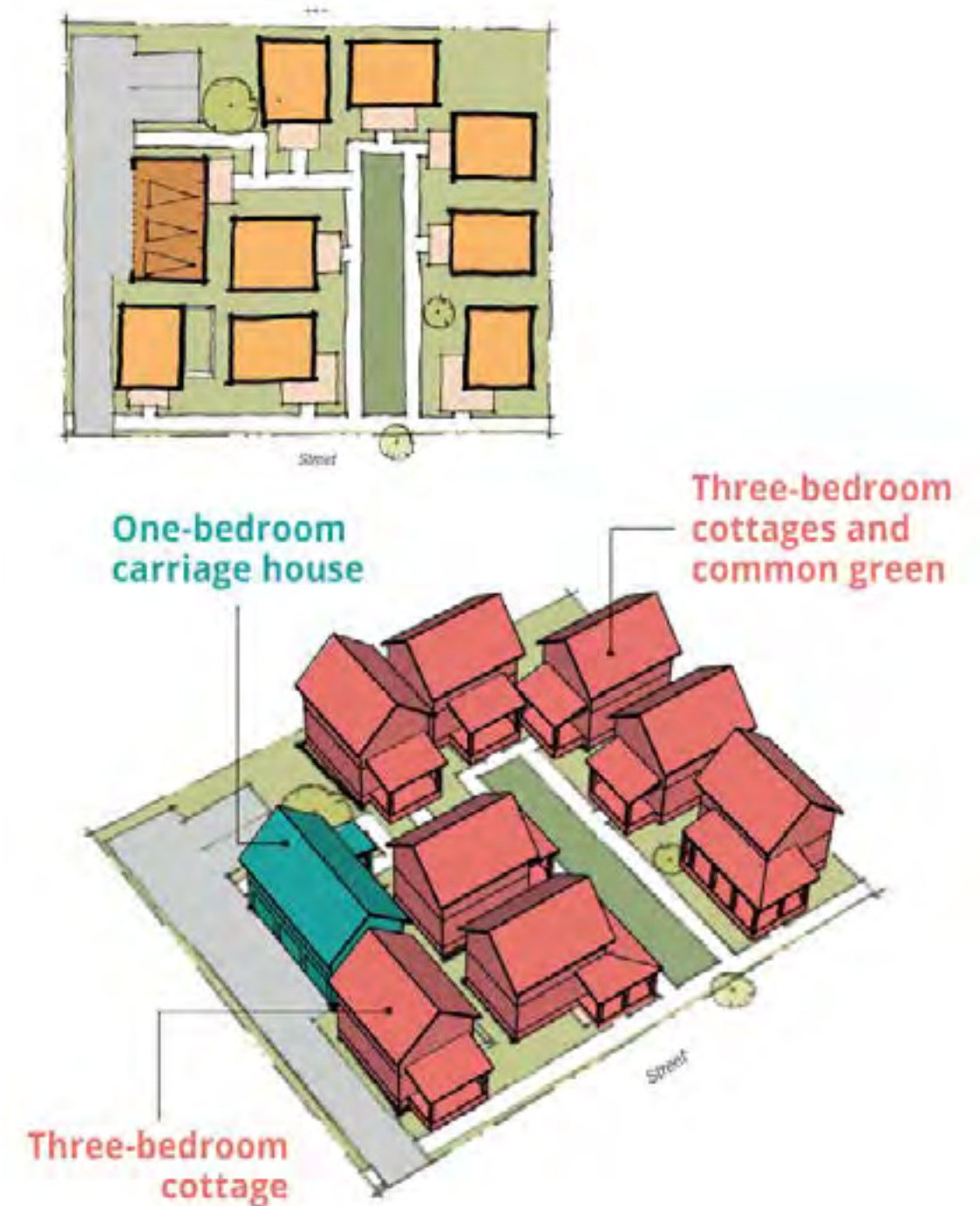
1. Establish minimum site sizes that allow for small, infill clusters on existing lots
2. Allow outright in all residential zones
3. Do not limit the number/density of units too strictly: it can undermine feasibility and affordability
4. Limit the maximum size to about 1,200 square feet and 1.5 stories
5. Allow exceptions to standard setbacks and lot coverage





## Best Practices for Cottage Cluster Code Standards

6. Allow property to be divided into fee-simple lots or have multiple homes on a single lot (that could be rented out or sold as condominiums)
7. Avoid minimum lot sizes for individual lots for each cottage
8. Require no more than 1 off-street parking space per unit
9. Allow for units to be attached in rows of 2-3
10. Adopt flexible, balanced design standards





# Questions and Discussion



# *Community Forum on Housing*

*Tuesday, Dec 17th, 5-7 PM  
Lander Community Center*

*City of Lander, WY*







*Hi!*

*I'm Bud*

*Tymczyszyn*  
*(tim-chiz-in)*







*Land Use*



*Housing*



*Transportation*



*Economic  
Development*











**2018 CBLI**  
**Community Builders Leadership Institute**  
Lander, WY





**2018 CBLI**  
**Community Builders Leadership Institute**  
Lander, WY





**2018 CBLI**  
**Community Builders Leadership Institute**  
Lander, WY





***Tonight:***

# ***Housing***

***Housing Trends***

***Discussion // Challenges? Issues?***

***What's making housing so expensive?***

***What's the data telling us?***

***What are other communities doing?***

***Discussion // What opportunities do we have?***



# ***Discussion:***

## ***What's happening with housing in Lander?***

***Trends?***

***Issues?***

***Challenges?***





# Defining Terms:

## What's an affordable home?

### 1) A ratio...

- *Income v. housing expense*
- **Affordable** = spending 30% or less of household income.
- **Cost burdened** = paying > 30%
- **Severe burd** = paying > 50%

### 2) ...add in Transportation

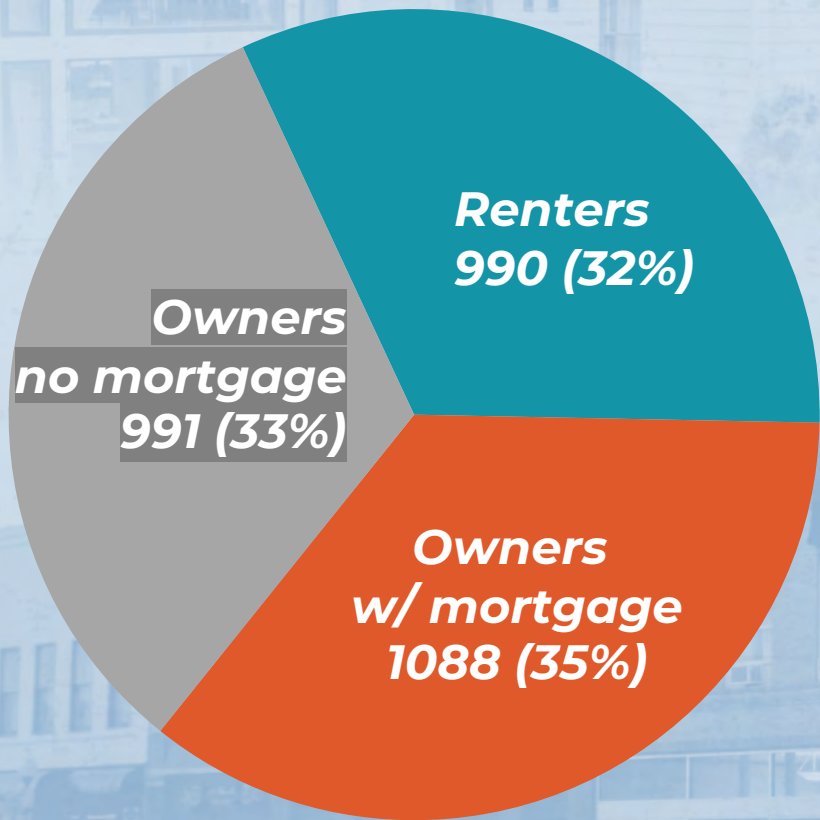
- **Affordable** = spending less than 45% of housing + transportation





# Cost Burden in Lander

**30% of all paying households in Lander are cost-burdened**



## Renters – 38% burdened

13%  
cost  
burd

25%  
severe  
cost burd

62%  
affordable  
rate

## Owners w/ mortgage – 22% burdened

17%  
cost  
burd

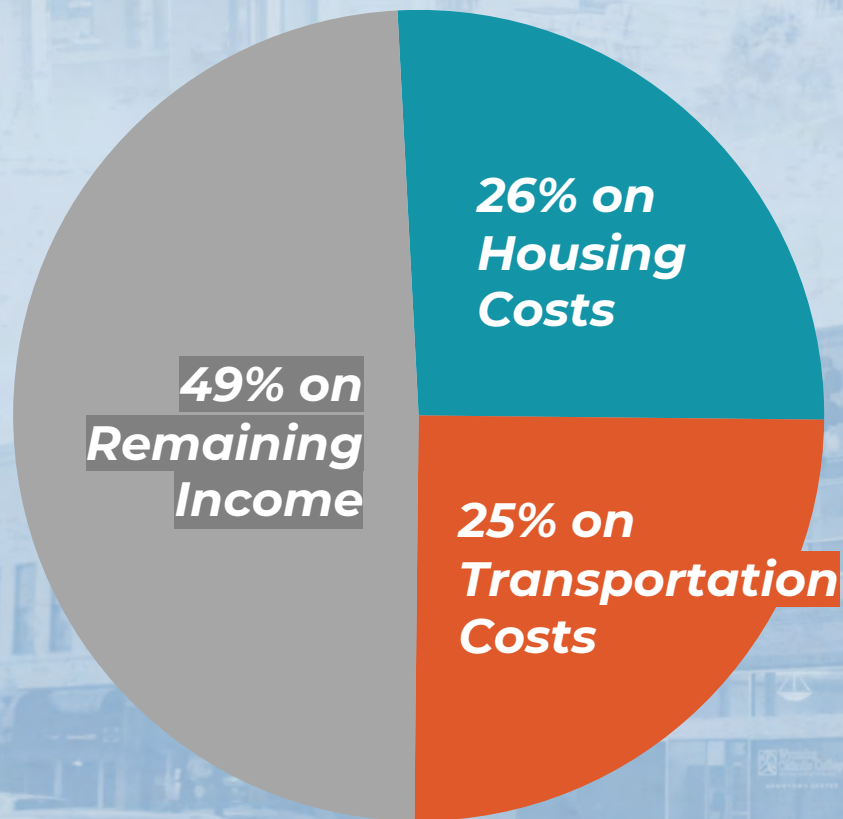
78%  
affordable  
rate

5%  
severe cost burdened



# ***H+T in Lander***

***If you pooled all of our incomes together in Lander, we would collectively spend...***



***51% of our collective income on housing and transportation***

***Leaving 49% for everything else.***

***What kind of impact might this have on our community?  
On our economy?***



# Why isn't housing affordable?

## Key Drivers:

- **Jobs and Income**
  - *Wages don't match housing costs*
- **Lack of Housing Supply**
  - *Supply isn't keeping pace with demand*
- **Lack of Housing Diversity**
  - *Too few choices to meet different needs and income levels*
  - *Cost, size, tenure, locations, etc.*
- **Development Costs**
  - *Expensive to build quality housing*
- **High Value Markets**
  - *High cost of homes and property increase*



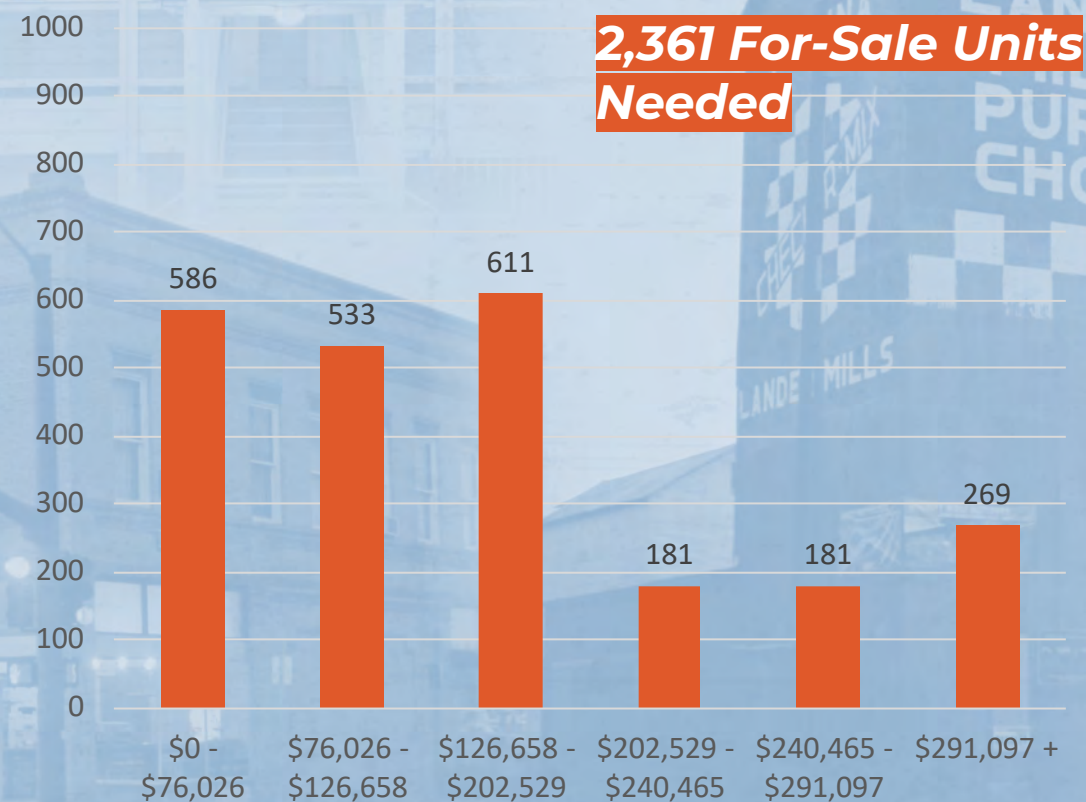
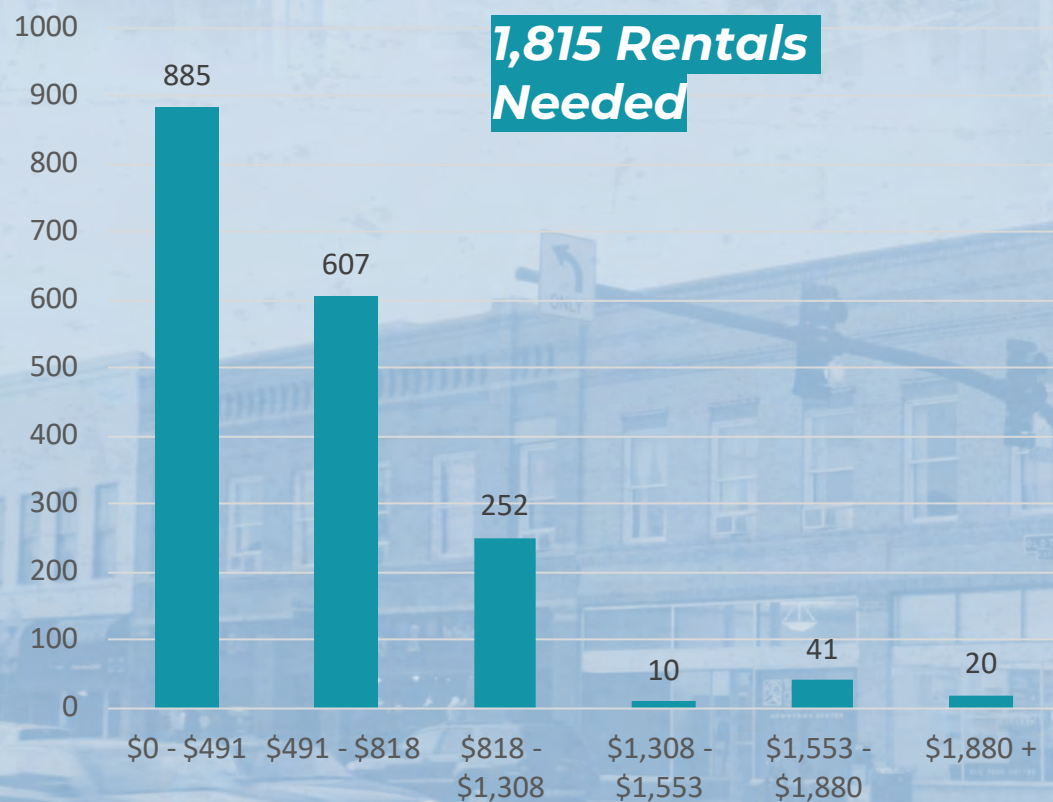


# Growth & Housing in Lander:

2010-2017

2018 Fremont County Housing Study =  
**4,176 homes short** (across county)

\*Roughly ~675 homes  
short in Lander





# Growth & Housing in Lander:

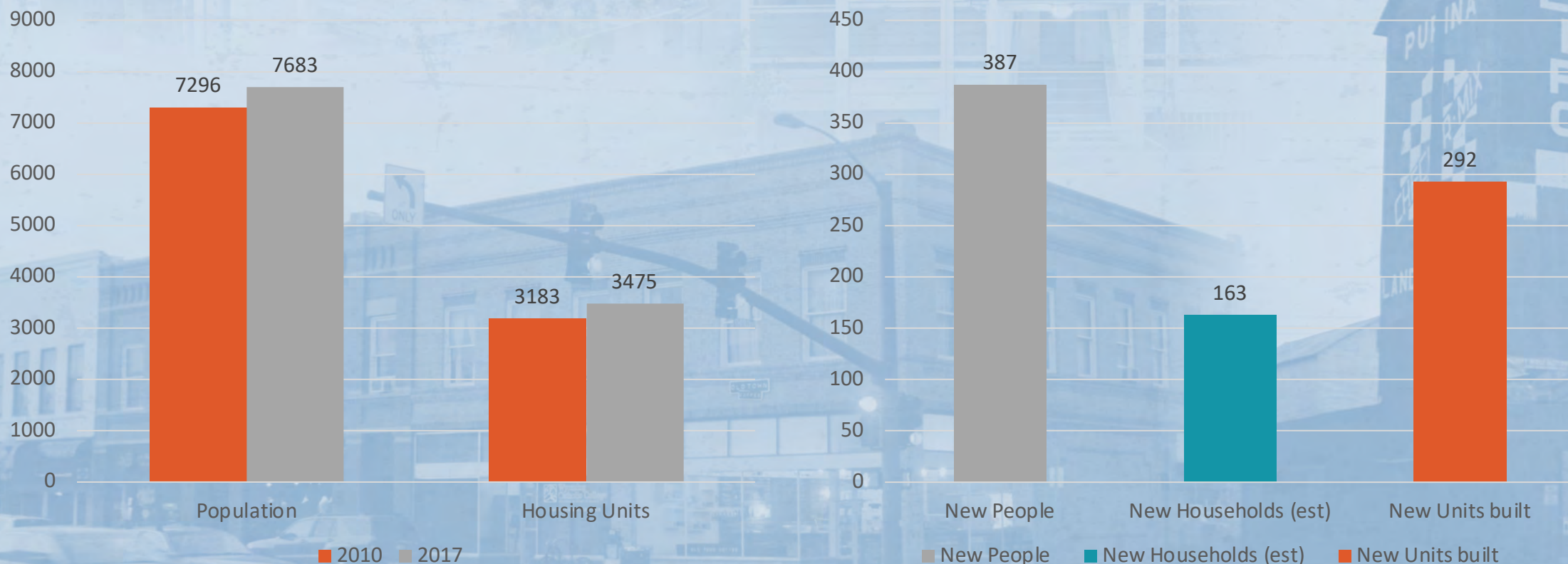
2010-2017

**Population:** **7,683** 5.3% growth since 2010

~23 new households / yr

**Housing units:** **3,475** (3,183 in 2010) 9.2% growth

~42 new homes / yr





# Observations:

- **We're paying a lot!**
  - 30% of Lander households are cost burdened
  - 38% of Lander renters are cost burdened
  - We spend 51% of our income on housing & transportation
- **We have a lack of supply**
  - 4,174 homes short across the county
  - Estimate ~675 homes short in Lander
  - Building is happening, but slow to catch up
    - ~23 new households a year, ~42 new homes a year

**Discussion: Does this sound right? What does this look like in your experience?**



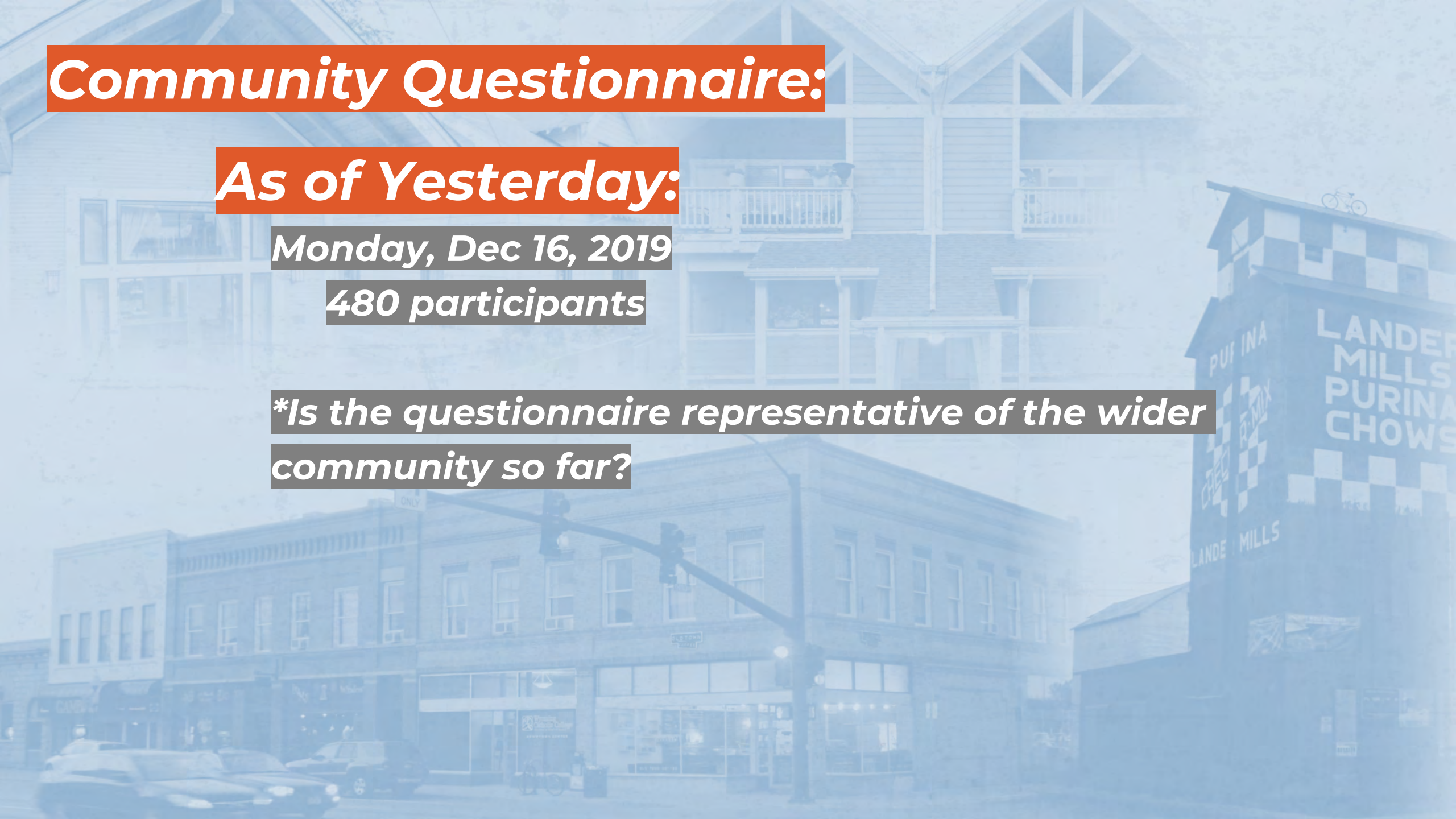
# ***Community Questionnaire:***

***As of Yesterday:***

***Monday, Dec 16, 2019***

***480 participants***

***\*Is the questionnaire representative of the wider community so far?***

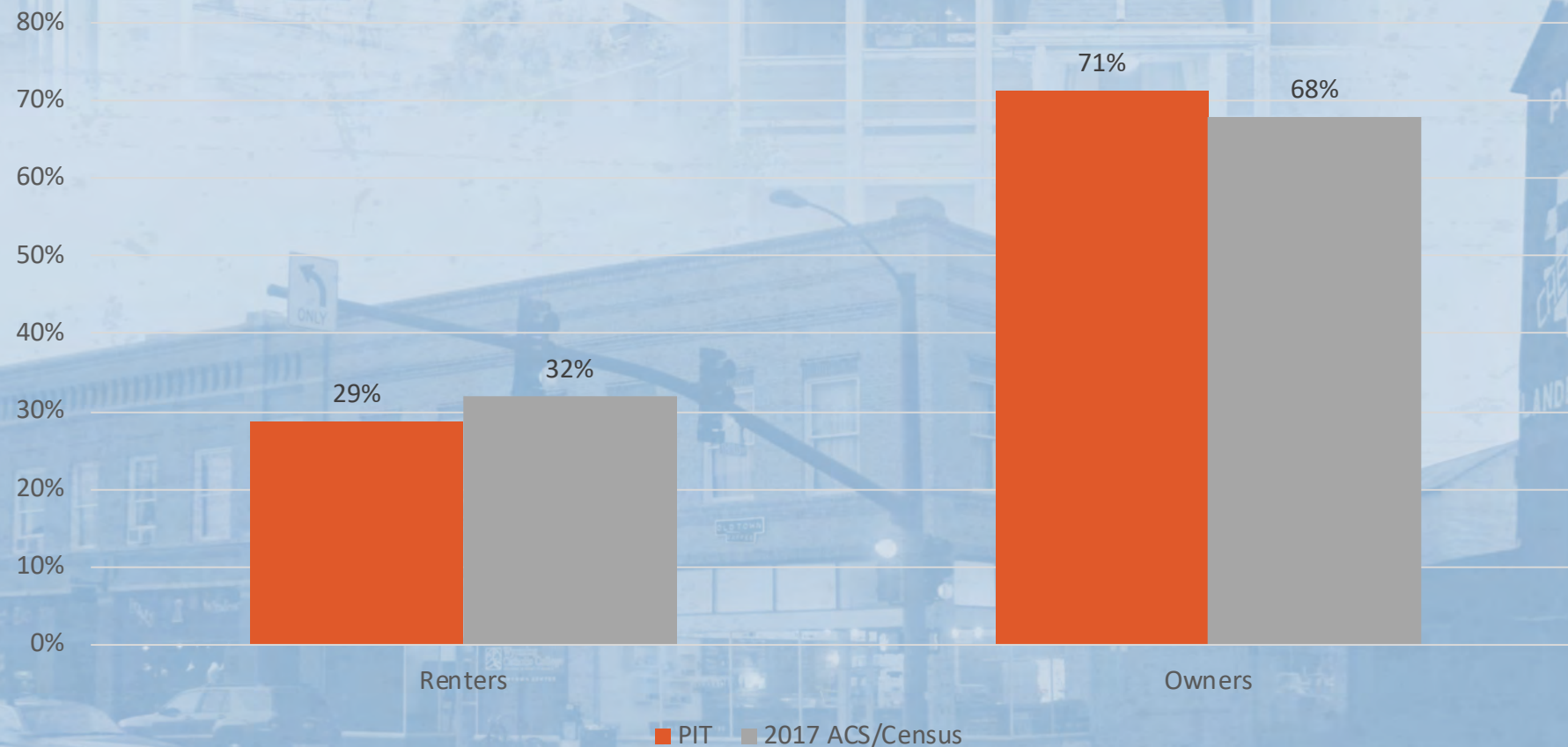




# Tenure (Renters & Owners)

*Slightly over-represents owners*

*Slightly under-represents renters*



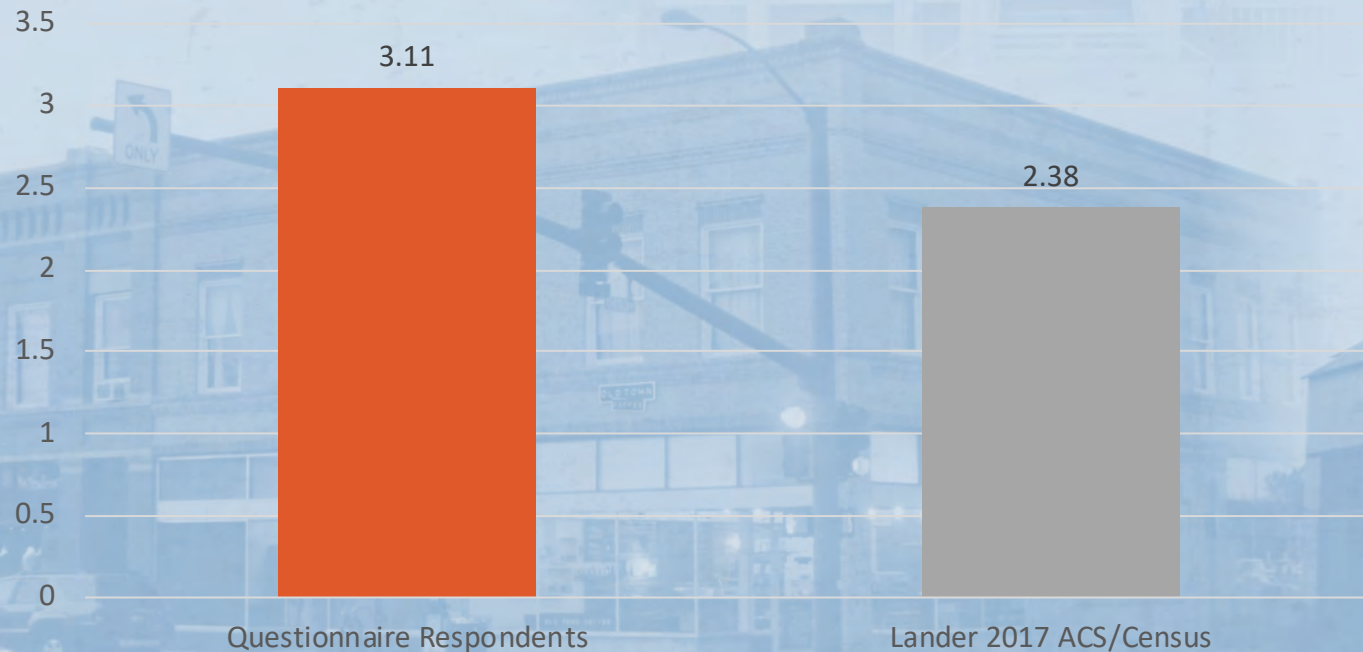


# Household Size

Respondents = **3.11 ppl** per household

Lander 2017 ACS/Census = **2.38 ppl** per household

*\*Under-representation of smaller households*

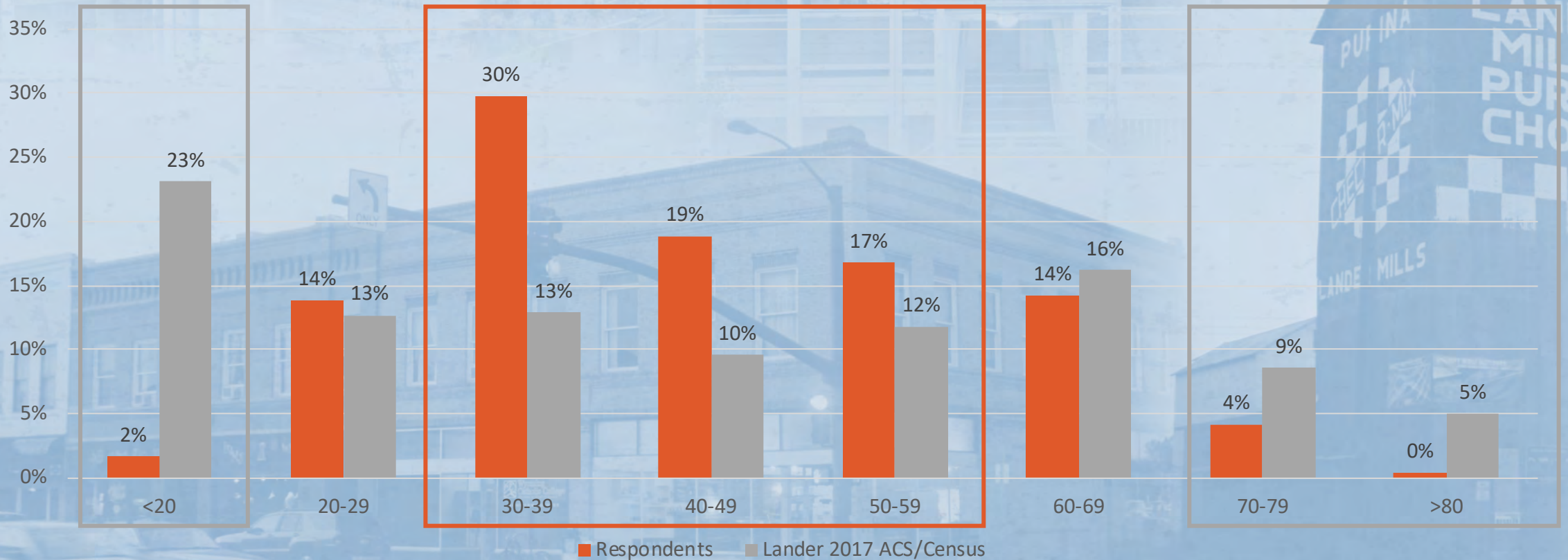




# Age Brackets

***\*Over-represents people 30-59***

***\*Under-represents people under 20 and over 70***



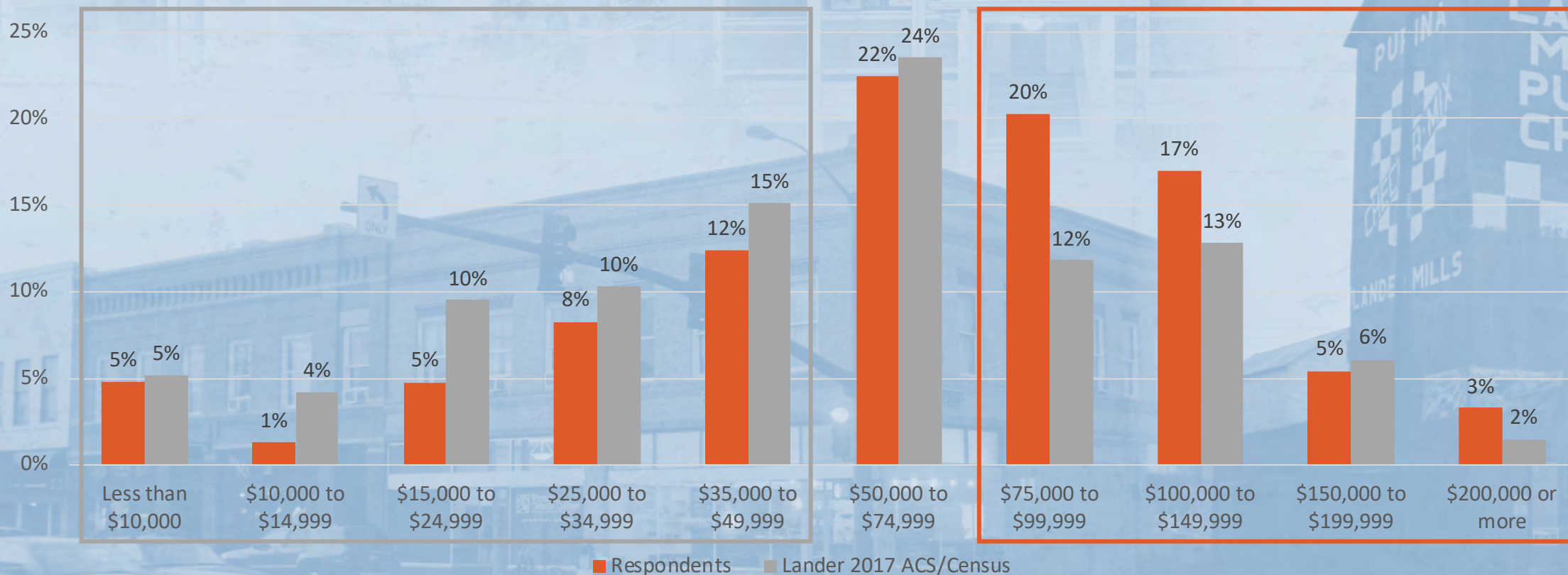


# Income Brackets

Median Household Income in Lander = **\$53,438** (2017 ACS/Census)

**\*Over-represents households above median income**

**\*Under-represents households under median income**





# ***Grain of Salt!***

## ***Data currently over represents:***

***Families and larger households***

***Households that make more than median-income***

***30-60 year-olds***

***Owners (slightly)***

## ***Data currently under-represents:***

***Single people and smaller households***

***Households that make less than median-income***

***People under 20 and greater than 70***

***Renters (slightly)***



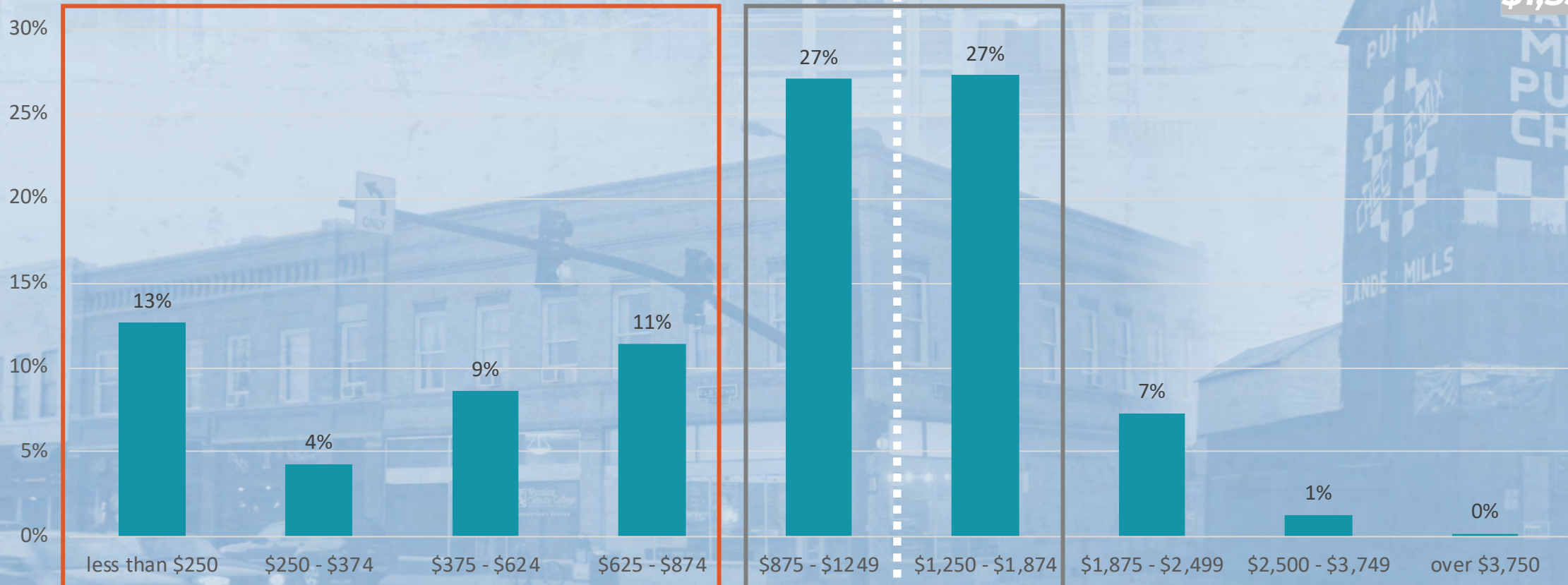
# Current Monthly Spending

**37% pay under \$875**

**27% pay \$875-1,249**

**27% pay \$1,250-\$1,874**

**Affordability line for median income =  
\$1,335**



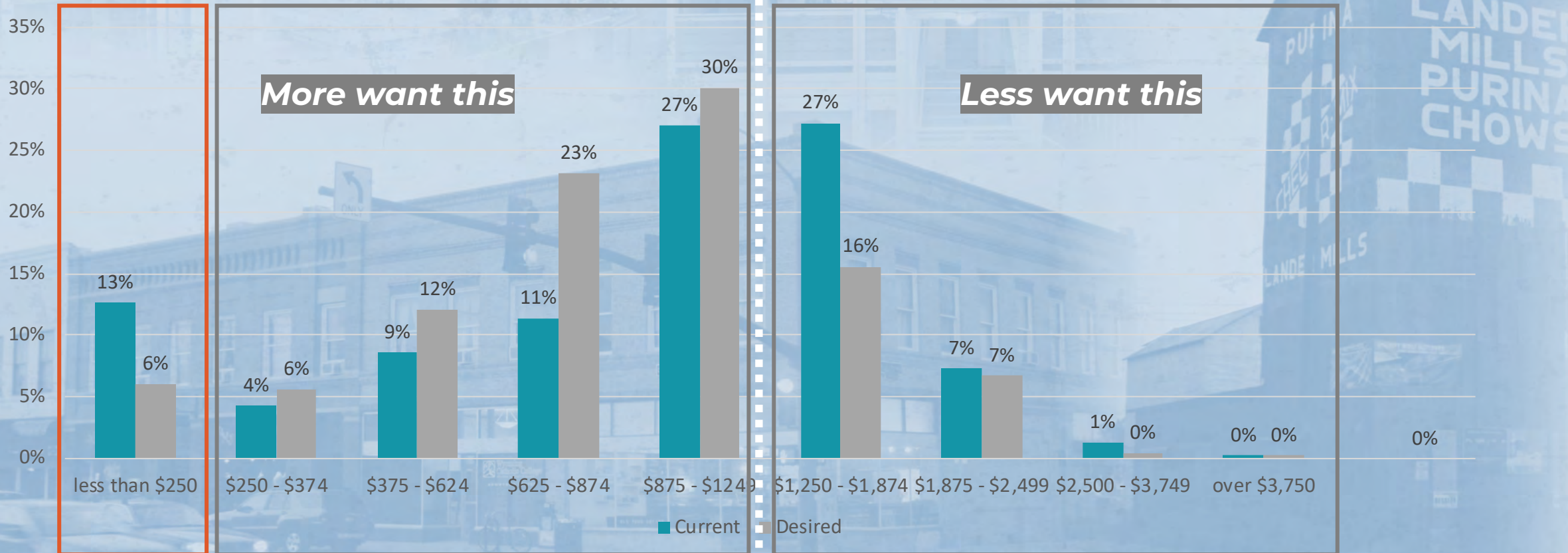


# Desired Monthly Spending

*Most would like to pay less*

*...but some could afford to pay more*

*Affordability line for median income = \$1,335*





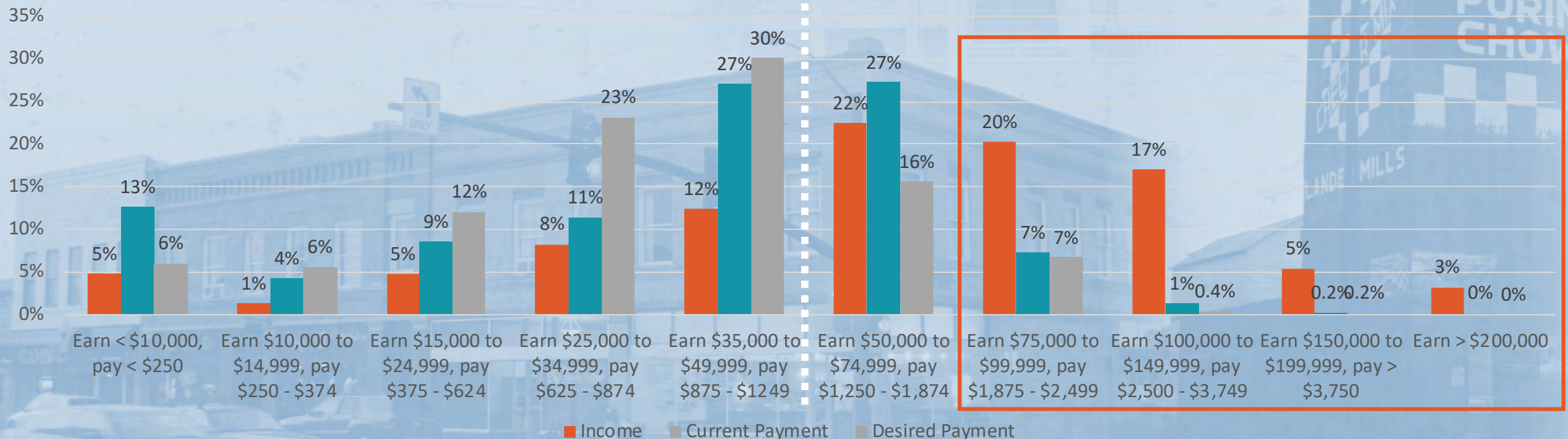
# Monthly Spending vs. Income

Many higher-income earners could afford to pay more

Indicates:

- possible low supply of high-end homes
- possible quality issue impacting middle-income homes

Affordability line for median income = \$1,335





# Observations:

- **Demand for affordable, middle, & entry-level homes**
  - 23% want to pay \$625 - \$874 (2<sup>nd</sup> largest demand bracket)
  - 30% want to pay \$875 - \$1,249 (largest demand bracket)
- **Demand for higher-end homes too**
  - 16% want to pay \$1,250 - \$1,874
  - 45% of respondents earning over median income could afford to pay over \$1,874
  - Is a lack of high-end homes backing up the entry-level and middle-income home market?

**Discussion: Does this sound right? What does this look like in your experience?**



# Principles:

## 1) SUPPLY.

Increase the **supply of housing** to meet demand

## 2) CHOICES.

Increase the **diversity of housing** to meet demand

## 3) COMPLETE NEIGHBORHOODS.

Ensure housing is located in **strategic places**

Reducing transportation costs and increasing opportunity



# Two routes to get there: Affordable Housing vs. Attainable Housing

## Big 'A' Affordable

- Priced to be affordable to certain income levels
- Typically employs tools like deed restrictions
- **Regulatory:** Commonly done through strategically increased regulations (inclusionary zoning)
- **Example:** Forcing 10% of units in a new apartment building to be affordable

## Small 'a' affordable

- AKA "**Attainable Housing**"
- Housing that is naturally more affordable through planning or design
- **Free Market:** Commonly done through strategically decreased regulations to enable more affordable building
- **Example:** Allowing homeowners to build "granny flats" or convert their home into a duplex



# Choices: Expanding Supply & Diversity

## Housing Choices:

- **Type**
  - Bob wants a **single family home**
  - Jill wants an **apartment** or condo
- **Location**
  - Bob wants a **big yard** and a view
  - Jill wants to live where she can **walk to work**
- **Tenure**
  - Bob wants to **own**
  - Jill wants to **rent**
- **Price point**
  - Bob can handle a **\$2,000** mortgage payment
  - Jill needs to spend less than **\$650** a month



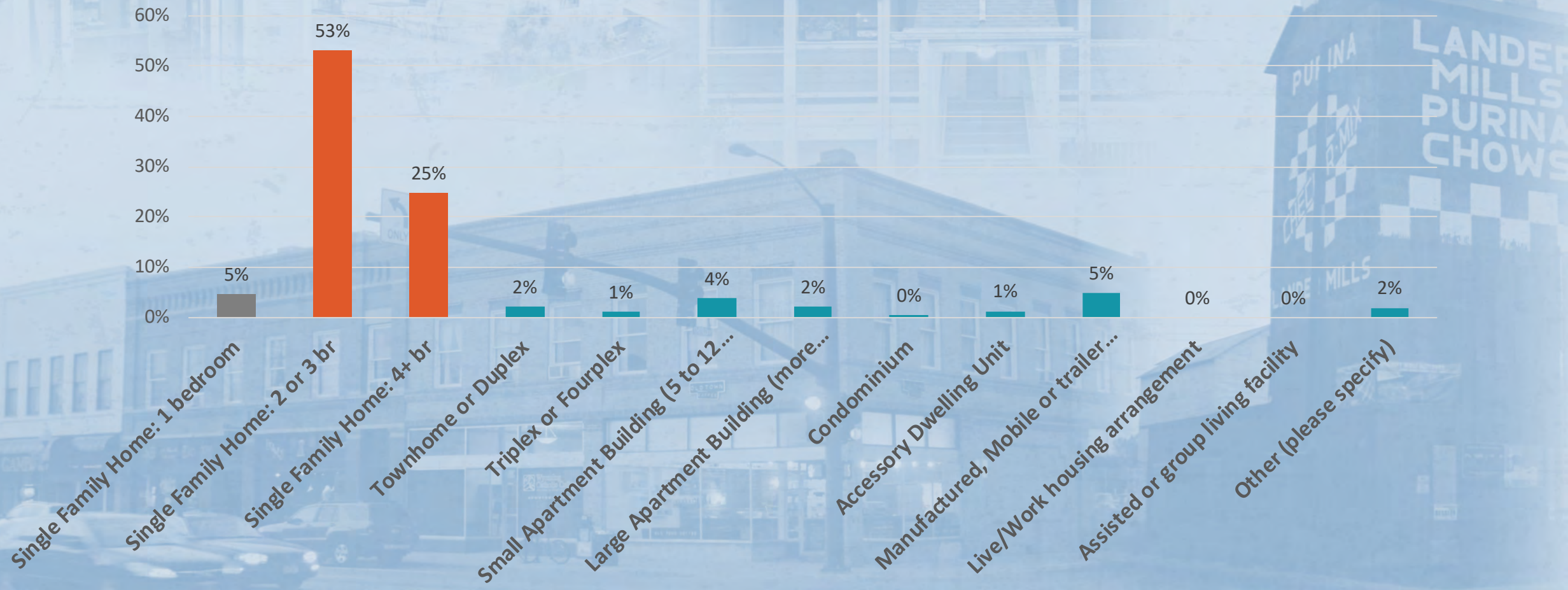


# What do we have today?

(from questionnaire)

**78% of respondents live in Single Family 2-4BR homes**

**17% live in non-single-family homes**





# What do we have today?

(from 2017 ACS/Census)

**67% of live in single family homes**

**13% live in mobile homes**

**16% live in “missing middle homes”**





# *A New, Old Response: “Missing Middle Housing”*







*Single Family Home*





***“Townhouses”***





***“Apartment Building”  
Glenwood Springs, CO***



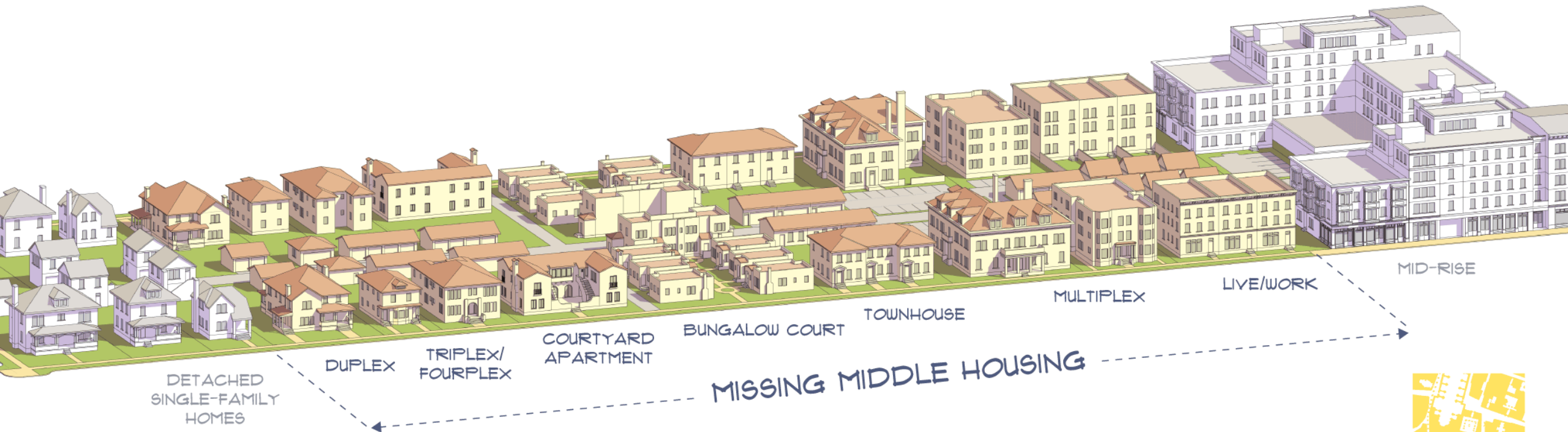


***The World's Ugliest  
Apartment Complex***



# ***“Missing Middle”***

## ***Housing Types***





# ***A New, Old Response: “Missing Middle Housing”***

- ***Greatly increase the housing supply***
- ***Greatly increase housing diversity / choices***
- ***Provide smaller units that are “naturally affordable”***
- ***Fit within existing “single-family” neighborhoods***
- ***Cheaper, more cost-effective, less risky to build***
  - ***More “local” landlords***
- ***Supports homeownership > “Mortgage helper”***
- ***Helps family shifts and “aging in place”***
  - ***Kids moving out, or parents moving in***



# Traditional Single-Family Home



**Demand:** (High)

*97% would live here*

*98% know people who would live here*

**Supply:** (High)

**66% of current housing stock**

survey data

2017 ACS/Census data



# Cottages, Bungalows, & Small Single-Family Homes



**Demand:** (High)

**62% would live here**

**86% know people who would live here**

**Supply:** (Low)

**unknown, but small % of current housing stock**

survey data

2017 ACS/Census data



# Accessory Dwelling Unit (ADU)

aka "Granny Flat" or "Mother-In-Law Apartment"



Attached / Split-House ADU



Detached / Backyard ADU

**Demand:** (Moderate - High)

35% would live here

70% know people who would live here

**Supply:** (Low)

unknown, but small % of current housing stock

**Fun Fact:**  
47% would  
consider building  
an ADU!



# Duplexes, Triplexes, Fourplexes



**Demand:** (Moderate - High)

**31% would live here**

**74% know people who would live here**

**Supply:** (Low)

**6.6% of current housing stock**

survey data

2017 ACS/Census data



## Small Apartment Building (6-12 units)



**Demand:** (Moderate)

**24% would live here**

**70% know people who would live here**

**Supply:** (Low)

**5.4% of current housing stock** (Closest equivalent 5-10-plex)



## Townhouses & Condos



**Demand:** (Moderate - High)

**43% would live here**

**72% know people who would live here**

**Supply:** (Low)

**4% of current housing stock**

survey data

2017 ACS/Census data



# Large Apartment Building



**Demand:** (Low - Moderate)

**14% would live here**

**49% know people who would live here**

**Supply:** (Low)

**2.8% of current housing stock** (20+ apartment building)

survey data

2017 ACS/Census data



# Mobile Homes, Trailers, & Trailer Parks



**Demand:** ??

*missing from questionnaire...*

**Supply:**

**13% of c(Moderate)using stock** (Most common housing type after single family)



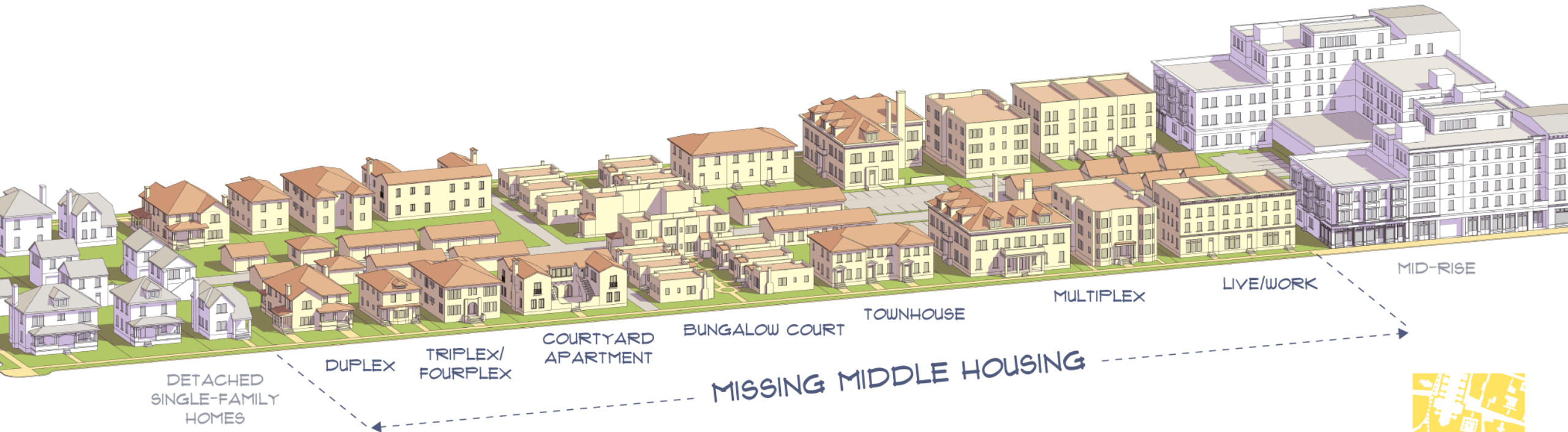
# Observations:

- ***There a relatively high demand for “missing middle” homes***
  - ***62% would live in a cottage***
  - ***43% would live in a townhome or condo***
  - ***35% would live in an ADU (47% would build one!)***
  - ***31% would live in a Duplex-Fourplex***
- ***There’s a relatively low supply of “missing middle” homes***
  - ***Only 16% of current housing stock is “missing middle”***
  - ***It’s typically not allowed by code!!***

***Discussion: Does this sound right? What does this look like in your experience?***

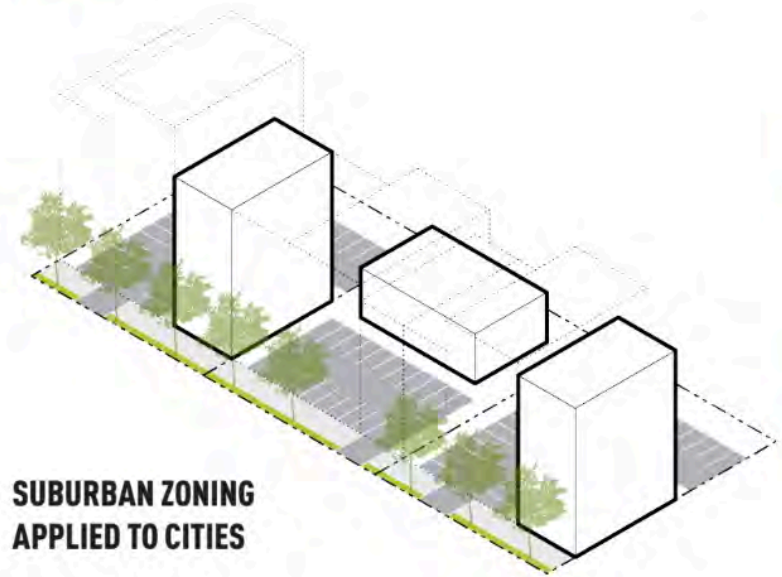
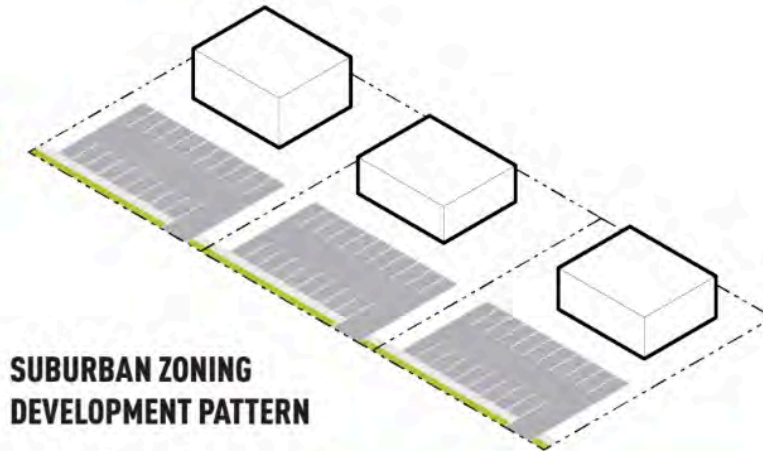
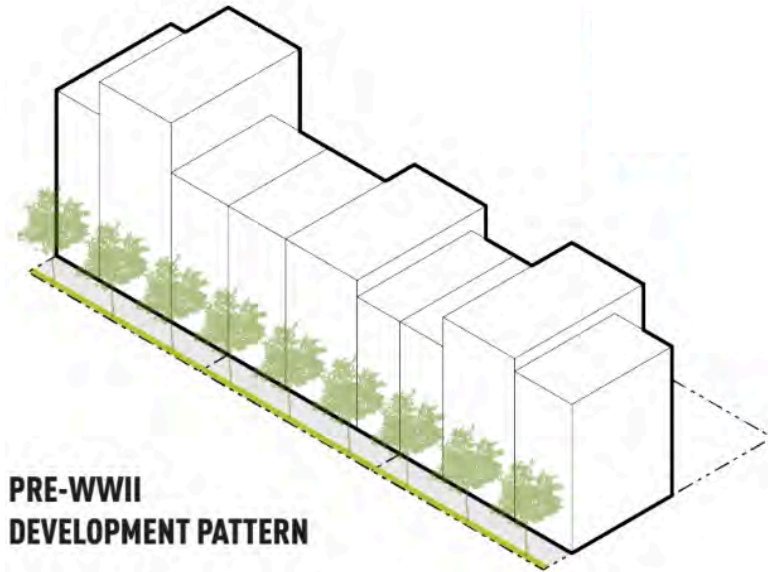


# Why is “Missing Middle” housing banned in many local codes?





# ***Why is “Missing Middle” housing banned in many local codes?***



***1950s - 1960s***

***1980s - today***



# ***Why is “Missing Middle” housing banned difficult in our local codes?***

- ***Some red flags:***
  - *No provisions for ADUs in code*
  - *Some zones ban anything larger than a 1-family house*
  - *Some zones ban anything larger than a duplex*
  - *Large “minimum lot sizes” require too much space to fit anything bigger than a single family home*
  - *Large parking requirements mean anything over a duplex needs a big parking lot*
  - *No clear rules for townhomes or condos*





# Finding the “Missing Middle”

Glenwood Springs, CO







**Not technically  
allowed in Lander:  
-no ADU provision  
-lot size  
-parking requirement**



**Original units: 1  
Units today: 2**

**Running total:  
Original units: 1  
Units today: 2**



**Not technically  
allowed in Lander:  
-no ADU provision  
-lot size  
-parking requirement**



**Original units: 1  
Units today: 2**

**Running total:  
Original units: 2  
Units today: 4**



**Not technically  
allowed in Lander:  
-no ADU provision  
-lot size  
-parking requirement**



**Original units: 1  
Units today: 2**

**Running total:  
Original units: 3  
Units today: 6**





Not technically  
allowed in Lander:  
-lot size  
-parking requirement

Original units: 1  
Units today: 2

Running total:  
Original units: 4  
Units today: 8





**Not technically allowed in Lander:**  
**-not allowed in some zones**  
**-lot size**  
**-parking requirement**

**Original units: 1**  
**Units today: 3**

**Running total:**  
**Original units: 5**  
**Units today: 11**



**Not technically allowed in Lander:**  
-not allowed in many zones  
-lot size  
-parking requirement

**Original units: 1**  
**Units today: 5**

**Running total:**  
**Original units: 6**  
**Units today: 16**



**Not technically allowed in Lander:**  
**-not allowed in many zones**  
**-lot size**  
**-parking requirement**



**Original units: 1**  
**Units today: 3**



**Running total:**  
**Original units: 7**  
**Units today: 19**



**Not technically allowed in  
Lander:**

- no ADU provision
- lot size
- parking requirement



**Original units: 1  
Units today: 2**



**Running total:  
Original units: 8  
Units today: 21**





509

40H-782



**Not technically allowed in  
Lander:**  
-lot size  
-parking requirement



**Original units: 1  
Units today: 1**

**Running total:  
Original units: 9  
Units today: 22**





Not technically allowed in  
Lander:  
-lot size



**Not technically allowed in  
Lander:  
-lot size**





**Not technically allowed in  
Lander:**  
-lot size  
-no ADU provision



**Original units: 1  
Units today: 2**

**Running total:  
Original units: 10  
Units today: 24**



**Not technically allowed in Lander:**  
-lot size  
-parking requirement

**\*This sits on a 5,000 sf lot**

**\*Lander code would require it to sit on a 23,000sf lot in the R5 zone (densest residential zone)**

**Original units: 1**  
**Units today: 6**

**Running total:**  
**Original units: 11**  
**Units today: 30**







**Allowed in Downtown  
Lander, but only in “parking  
district”**



**Original units: 3?  
Units today: 3**

**Running total:  
Original units: 14  
Units today: 33**





Original units: 1





**Allowed in Downtown  
Lander, but only in “parking  
district”**

**Original units: 1  
Units today: 2**

**Running total:  
Original units: 15  
Units today: 35**



Allowed in Downtown  
Lander, but only in “parking  
district”





**Not allowed in Lander:**  
**-no ADU provision**  
**-(lot size issue in many zones)**





**Not allowed in Lander:**  
**-no ADU provision**  
**-(lot size issue in many zones)**



**Original units: 1**  
**Units today: 2**

**Running total:**  
**Original units: 16**  
**Units today: 37**





**Not allowed in Lander:**  
**-no ADU provision**  
**-(lot size issue in many zones)**



**Original units: 1**  
**Units today: 2**

**Running total:**  
**Original units: 17**  
**Units today: 39**



**Not allowed in Lander:**  
**-no ADU provision**  
**-(lot size issue in many zones)**



**Original units: 1**  
**Units today: 2**

**Running total:**  
**Original units: 18**  
**Units today: 41**



**Not allowed in Lander:**  
-no ADU provision  
-parking  
-(lot size issue in many zones)



**Original units: 1**  
**Units today: 2**

**Running total:**  
**Original units: 19**  
**Units today: 43**





**Not allowed in Lander:**  
-no ADU provision  
-parking  
-(lot size issue in many zones)





**Not allowed in Lander:**  
**-no ADU provision**  
**-(lot size issue in many zones)**

**Original units: 1**  
**Units today: 2**

**Running total:**  
**Original units: 20**  
**Units today: 45**



**Not allowed in Lander:  
-lot size issue in all zones**

**\*These sit on a 3,000 sf lots**

**\*Lander code would require it to sit on a 6,000sf  
lot in most zones (8,800 sf in R1)**

**Original units: 2  
Units today: 2**

**Running total:  
Original units: 21  
Units today: 45**







**Not allowed in Lander:**  
**-no ADU provision**



**Original units: 1**  
**Units today: 2**

**Running total:**  
**Original units: 22**  
**Units today: 47**



**Not allowed in Lander:  
-lot size issue in all zones**





**Not allowed in Lander:**  
**-lot size issue in all zones**  
**-no ADU provision**



**Original units: 1**  
**Units today: 2**

**Running total:**  
**Original units: 23**  
**Units today: 49**





**Not allowed in Lander:**  
**-lot size issue in all zones**  
**-no ADU provision**











**Not allowed in Lander:**  
**-lot size issue in all zones**  
**-no ADU provision**



**Original units: 1**  
**Units today: 2**

**Running total:**  
**Original units: 24**  
**Units today: 51**











**Not allowed in Lander:**  
-number of units not allowed in many zones  
-lot size issue in all zones  
-parking



**Original units: 1**  
**Units today: 9**

**Running total:**  
**Original units: 24**  
**Units today: 58**







**Not allowed in Lander:**  
**-lot size issue in all zones**  
**-parking**

**Original units: 1**  
**Units today: 2**

**Running total:**  
**Original units: 24**  
**Units today: 50**



**Not allowed in Lander:**  
**-3 units not allowed in many zones**  
**-lot size issue in all zones**  
**-parking**



**Original units: 1**  
**Units today: 3**

**Running total:**  
**Original units: 25**  
**Units today: 53**



**Not allowed in Lander:**  
-ADU provision  
-lot size issue in all zones  
-parking



**Original units: 1**  
**Units today: 2**

**Running total:**  
**Original units: 26**  
**Units today: 55**



**Not allowed in Lander:**  
-number of units not allowed in  
many zones  
-lot size issue in all zones  
-parking



**Original units: 3**  
**Units today: 9**

**Running total:**  
**Original units: 29**  
**Units today: 64**



# ***Why is “Missing Middle” housing banned difficult in our local codes?***

- ***Some red flags:***
  - *No provisions for ADUs in code*
  - *Some zones ban anything larger than a 1-family house*
  - *Some zones ban anything larger than a duplex*
  - *Large “minimum lot sizes” require too much space to fit anything bigger than a single family home*
  - *Large parking requirements mean anything over a duplex needs a big parking lot*
  - *No clear rules for townhomes or condos*

***None of the homes shown would likely be legal to build in Lander today.***



# ***Discussion:***

## ***What's happening with housing in Lander?***

***Trends?***

***Issues?***

***Challenges?***

***Assets?***

***Opportunities?***

***Ideas?***





# *Community Forum on Housing*

*Tuesday, Dec 17th, 5-7 PM  
Lander Community Center*

*City of Lander, WY*

