

**UNMET HOUSING GRANTS
RESOLUTION
City of Lander Resolution 1379**

Entitled: A RESOLUTION AUTHORIZING SUBMISSION OF AN UNMET HOUSING GRANT APPLICATION TO THE STATE LOAN AND INVESTMENT BOARD ON BEHALF OF THE GOVERNING BODY FOR THE

CITY OF LANDER
(Entity Name)

FOR THE PURPOSE OF:

PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET HOUSING NEEDS
(Name of Project)

To incentivize infill construction of new or additional dwelling units as recommended in the adopted 2025 Master Plan. This includes providing additional housing stock within the City Limits for both rental and homeownership opportunities. Incentives for water, sewer, storm drainage, street, ADA sidewalk, curb and gutter infrastructure will be as advertised and awarded through a publically advertised process for eligible applicants over a multiple years.

(State Purpose of Project)

WITNESSETH

WHEREAS, the Governing Body for the
CITY OF LANDER

desires to participate in the UNMET HOUSING GRANT program to assist in financing this request; and

WHEREAS, the Governing Body of the
CITY OF LANDER

recognizes the need for the request; and

WHEREAS, the Unmet Housing Grant program requires that certain criteria be met, as described in the application instructions governing the program, and to the best of our knowledge this application meets those criteria; and

WHEREAS, if any of the disbursed grant funds are later deemed to not comply with the Office of State Lands and Investments (OSLI) criteria, Wyoming Statutes overseeing the use of State of Wyoming funds, and Article 16, § 6 of the Wyoming Constitution, the grant applicant agrees to repay the ineligible grant funds within 15 days of such finding to the OSLI.

WHEREAS, as cost match of \$300,000 is authorized from the City of Lander future budgets for the 1% Optional Tax "For our Roads"; and,

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
CITY OF LANDER**

that a grant application in the amount of \$ 1,000,000.00
(Amount being requested)

be submitted to the State Loan and Investment Board for consideration to assist in funding the

PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET HOUSING NEEDS
(Name of Project)

BE IT FURTHER RESOLVED, that

RaJean Strube Fossen, Assistant Mayor, and Lance Hopkin, City Engineer
(Name and Title of Person(s))

are hereby designated as the authorized representatives of the
CITY OF LANDER

to act on behalf of the Governing Body on all matters relating to this grant application.

PASSED, APPROVED AND ADOPTED THIS

13th day of January 2026
(Date) (Month) (Year)



Attest:

Rachelle Fontaine
(Signature)

Rachelle Fontaine, City Clerk
(Name and Title)

Missy White
(Signature)

Missy White, Mayor
(Name and Title)

Applicant:

CITY OF LANDER

Project Name:

PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET HOUSING NEEDS

Applicant Information:

Address:	240 Lincoln Street
City:	Lander
State:	WY
Zip Code:	82520
Phone:	307-332-2870 x2
E-Mail:	rsfossen@landerwy.gov
Tax ID#:	83-6000071
Entity Type:	City

Contact Person:	RaJean Strube Fossen
Title:	Assistant Mayor
Address:	240 Lincoln Street
City:	Lander
State:	WY
Zip Code:	82520
Phone:	307-332-2870 x2
E-Mail:	rsfossen@landerwy.gov

Engineer Contact:	Lance Hopkin
State of WY PE License #:	15350 PE
Address:	240 Lincoln Street
City:	Lander
State:	WY
Zip Code:	82520
Phone:	307-330-4956
E-Mail:	lhopkin@landerwy.gov

Other Contact Person:	
Title:	
Address:	
City:	
State:	
Zip Code:	
Phone:	
E-Mail:	

If additional contacts are desired, please copy and paste additional fields below

**State of Wyoming
Office of State Lands and Investments
Unmet Housing Grants**

Applicant CITY OF LANDER

Entity Type City

Name of Project PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET HOUSING

Brief Project Summary

Provide a concise description of the proposed project, including the specific project improvements to be funded, the unmet housing needs being addressed, and how the project aligns with the intent to support housing development through investment. (Be sure to expand the cells to show all typed information - limit to 100 words or less)

The City will install all required subdivision infrastructure located in the City ROW for eligible landowners when they apply for a subdivision (including annexation) or building permit. Lander's current regulations require owners to install water, sewer, storm drainage, street, ADA sidewalk, curb, and gutter at their own cost when subdividing or obtaining a building permit. The cost of this infrastructure has been a deterrent to individuals wanting to build new residential projects. The goal is to incentivize infill construction of new or additional dwelling units (both rental and homeownership opportunities) as recommended in the adopted 2025 Lander Master Plan.

Project Location (Physical address or description of area - include county)

various addresses within Lander City limits (Fremont County) as determined by the existing subdivision and building permit application and approval process

Type of Project

<input checked="" type="checkbox"/>	Water
<input checked="" type="checkbox"/>	Sewer
<input type="checkbox"/>	Utilities
<input type="checkbox"/>	Land Acquisition
<input type="checkbox"/>	Multi-Family Structure
<input type="checkbox"/>	Single Family Structure
<input checked="" type="checkbox"/>	Other

Street, ADA sidewalk, curb and gutter, storm drainage where needed

List all other funding sources for the project in the table below including the status and amount expended, if any.

Other Funding Source Description	Amount	Pending/Approved	Amount Expended	Funding%
1% Optional tax "Fremont County for our Roads"	\$300,000	Approved	\$0	23.08%
				0.00%
				0.00%
Total Other Funding	\$300,000		\$0	

*Documentation to support the status must be submitted with the Application Packet.

Amount of Funding Requested \$1,000,000

AUTO FILL - based on the amount put in the resolution.

Estimated Total Project Cost: \$1,300,000

Auto Calculated
(Amount Requested plus Total Other Funding)

Balance of Project Incomplete: \$1,300,000

Auto Calculated
(Estimated Project Costs less Amount Expended)

I certify that I am authorized to sign this application on behalf of our governing body, and the applicant will comply with all appropriate requirements, if approved. To the best of my knowledge and belief, the information in this application is true and correct. I understand the State may review any relevant documents or instruments relating to the analysis of this application. I further certify by signing and submitting this application that all program eligibility criteria have been reviewed and this application reflects the criteria. I understand that if grant funds spent are later found to be ineligible based on Wyoming Statutes overseeing the use of State of Wyoming funds, or use of the funds violates Article 16, § 6, the applicant will be requested to pay back the ineligible funds within 15 days to the Office of State Lands and Investments.

Missy White
28 Jan 2026

Signature of Authorized Official
Date

Missy White, Mayor

Name and Title

Applicant: CITY OF LANDER

Project Name: PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET HOUSING NEEDS

Statement of Unmet Housing Need
<p>1. Describe the current housing challenges within the jurisdiction, including data or evidence of unmet housing demand. Include information such as:</p> <ul style="list-style-type: none">• Population growth or workforce housing shortages• Lack of available housing units/homes• Barriers to housing development due to inadequate infrastructure• Community impacts of housing shortages <p>Explain how the proposed project improvements will meet unmet housing needs.</p>

<p>•Population growth/workforce housing shortages While the population growth is not statistically significant it follows the statewide trends and Lander experiences acute workforce housing shortages, evidenced by recruitment challenges in healthcare, public services, and private industry</p> <p>•Lack of available housing units/homes Lander’s adopted 2025 Master Plan provided a separate “Lander Economic and Housing Assessment” in Feb 2025. The analysis shows Lander has an existing demand of 19-32 for-sale dwelling units with a total need of 36-60 total homes over five years. Rental demand is estimated to be 13-21 units currently and 29-49 new rental units over five years. Attachment 1 - reference pg 14 of 38 of Lander Economic and Housing Assessment</p> <p>For Lander, the first report to mention housing shortages was the 2012 Master Plan. The updated 2025 Master Plan looked at 10-year census trends to show that Lander has just over 3,000 housing units including 66% owner-occupied, 34% rentals. 69% of our homes are single-family and 12.5% of our housing stock are mobile homes (rental and owner-occupied). Attachment 1 - reference pg 8 of 38 Lander Economic and Housing Assessment Only 4% of our housing stock was built in the last 10 years and 70% is 40 years old and older.</p> <p>•Barriers to housing development due ti inadequate infrastructure: Multiple studies over the years have suggested updating land use and zoning codes to allow more density in residential zones to increase the housing stock for both Wyoming and our Lander community. In 2019 Lander participated in the WBC Housing Toolkit study which resulted in specific recommendations for zoning code changes. More recently the Harvard Growth Labs 2023 “Housing in Wyoming: Constraints and Solutions” (Attachment 2) also recommended policy changes to reduce excessive regulations concerning housing density and insufficient investment in arterial infrastructure. The proposed project directly addresses Lander’s primary barrier to housing production by removing the upfront infrastructure cost required for infill and redevelopment projects. By allowing the City to install water, sewer, street, drainage, and pedestrian infrastructure within existing rights-of-way and easements, the program enables private landowners and developers to proceed with subdivision and building permit</p>

applications that would otherwise be financially infeasible. This approach unlocks near-term housing production on vacant, underutilized, and abandoned properties, supports workforce and attainable housing development, and allows both small-scale infill projects and larger developments—such as the pending 48-unit LIHTC project—to move forward. Collectively, these improvements directly respond to documented housing shortages and increase the supply of both ownership and rental units over the next three construction seasons.

Lander City Council adopted a 2023 Strategic Plan which listed attainable housing as a top priority.

Reference Attachment 3 - 2023 Strategic Plan Graphic. The updated 2025 Strategic plan lists “Attainable Housing Policies and Programs” as a high priority listed in Pillar 3: Investing in quality of life. **See page 4 of Attachment 4 - 2025 Lander Strategic Plan.** The Lander Planning Commission proposed two separate Planning and Zoning ordinance changes between 2020 and 2024, both of which failed to pass. The proposed regulation changes included topics like reduced setbacks, taller buildings, removal or reduction of off-street parking requirements, and allowing accessory dwelling units and cluster or “Pocket Neighborhoods.” Neither attempt at new zoning ordinances passed. Non-passage of regulatory changes has been attributed to both the general public and the Council members disagreeing on the amount and type of regulatory changes needed to successfully meet our attainable housing goals. Because of the two failed attempt of changing the zoning ordinance, the primary remaining barrier to infill housing in Lander is the cost of extending City-owned infrastructure—water, sewer, storm drainage, streets, sidewalks, curb, and gutter—which must currently be installed at the applicant’s sole expense.

•Community impacts of housing shortages

Several local agency and non-profit surveys and anecdotal stories over the last two years report workforce housing shortages and rental shortages as a deterrent to filling vacant employment positions. Healthcare entities are constantly looking for temporary housing for contract workers. The Wyoming Life Resource Center cannot run at full capacity due to lack of successful recruitment of staff that can afford the Lander housing market. Two local businesses contacted the Lander Planning Department about small workforce housing projects but neither one was implemented due to the high cost of construction. The City itself had an unsuccessful offer for our Treasurer position. The offer was originally accepted and later declined after the City could not raise our salary enough to afford the applicant to move their family and purchase a home in town.

The Lander Planning Department has kept track of recent redevelopment and infill applications/requests that were not implemented. **Reference Attachment 5 - Lander Planning Department 2024-25 inquiry log.** In 2024-25 there were 12 residential property owners that investigated turning their single property into multiple lots, adding a second residence on their property, or redeveloping an abandoned house to be replaced by duplexes. Only one of these 12 proposed projects was implemented, taking a 3-lot single family property and reconfiguring it to allow 3 dwelling units. If all these private proposals had come to fruition it could have added up to 45 additional dwelling units to Lander over that 2-year period.

This private developer potential does not include the pending commercial 48-unit Low Income Housing Tax Credit (LIHTC) rental project (**1530 Main on Attachment 5**). Under this grant award, the LIHTC project would be eligible for the City to install the water/sewer/street infrastructure and safe routes to school pedestrian access required by the subdivision and building permit regulations. The Planning Department has identified 5 additional abandoned or vacant properties that would be logical to add housing units.

The proposed project directly addresses Lander’s primary barrier to housing production by removing the upfront infrastructure cost required for infill and redevelopment projects. By allowing the City to install water, sewer, street, drainage, and pedestrian infrastructure within existing rights-of-way and easements, the program enables private landowners and developers to proceed with subdivision and building permit applications that would otherwise be financially infeasible. This approach unlocks near-term housing production on vacant, underutilized, and abandoned properties, supports workforce and attainable housing development, and allows both small-scale infill projects and larger developments—such as the pending 48-unit LIHTC project—to move forward. Collectively, these improvements directly respond to documented housing shortages and increase the supply of both ownership and rental units over the next three construction seasons.

Applicant: CITY OF LANDER

Project Name: PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET HOUSING NEEDS

Estimated Project Budget Table By Funding Source

1. All funding sources and all project related expenses must be included in the table below.

Funding Information Completed By:

RaJean Strube Fossen

Activity Costs:	Description	Funding Source:	Funding Source:	Funding Source:	Funding Source:	Total
		<i>Grant award</i>	<i>1% Optional tax (For our Roads)</i>	<i>N/A</i>	<i>N/A</i>	
Administration		0				\$0
Legal		0				\$0
Land or Building Acquisition		0				\$0
Engineering	Larger scale projects requiring water/sewer mains, storm drainage, and/or new streets	50,000	50,000			\$100,000
Basic						\$0
Resident Project Rep. Services	Engineering inspection	25,000	50,000			\$75,000
Additional Services						\$0
Construction	Infrastructure materials and construction	750,000	200,000			\$950,000
Contingency	(materials and construction inflation over 3 years)	175,000				\$175,000
Total Project Costs		\$1,000,000	\$300,000	\$0	\$0	\$1,300,000
Funding Source Percentage By Project Costs		77%	23%	0%	0%	100%

**For each funding source listed above, documentation to support the status must be submitted with the Application Packet.*

Estimated Total Project Cost:

\$1,300,000 (Please assure that this total matches that on table Project Overview)

6. Submit one copy of the approved current annual budget

Current Budget	Year 2026
----------------	--------------

7. Provide the following information for the past three (3) Fiscal Years

<u>Total Investments</u>	
Year	Amount
2025	\$11,124,283.00
2024	\$8,551,031.00
2023	\$9,330,987.00

<u>Total Cash Balances</u>	
Year	Amount
2025	\$420,263.00
2024	\$67,125.00
2023	\$203,765.00

8. Provide the prior three (3) years net income for the enterprise account for which you are requesting funding. If you are requesting funding for a project that includes a water and sewer component provide the information for both enterprise accounts.

<u>Water & Sewer combined</u>	
Year	Amount
2025	\$5,689,146.00
2024	\$5,444,461.00
2023	-\$720,861.00

<u>Sewer combined w Water</u>	
Year	Amount

9. Provide the following information related to the reserve enterprise and general accounts for which funds for the past three (3) Fiscal Years

<u>Water & Sewer Reserve Account</u>	
Year	Amount
2025	\$3,806,809.00
2024	\$1,975,593.00
2023	\$4,355,169.00

<u>Sewer Reserve Account combined w water</u>	
Year	Amount

<u>General Fund Reserve</u>	
Year	Amount
2025	\$7,317,474.00
2024	\$6,575,438.00
2023	\$4,975,808.00

<u>Other</u>	
Year	Amount
2025	\$248,164.00
2024	\$315,894.00
2023	\$305,479.00

Applicant: CITY OF LANDER

Project Name: PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET HOUSING NEEDS

Project Description, Scope, and Readiness

1. Provide estimated project schedule

	Date (mm/dd/yy)	Estimate or Actual	
Design (Standard specs already adopted by Resolution 1351)	01/01/26	Actual	
All Subdivision and Building permits, easements, Right of Ways (approved/finalized/signed)	07/01/26	Estimate	<p>Note: This is a rolling application date to accommodate multiple projects through Dec 2028</p> <p>Note: This is a rolling bid date starting at award and ending Jun 2028</p> <p>Note: earliest start date for an approved application which has secured all the permits</p> <p>Note: Final date for substantial completion in order to meet grant closeout in Dec 2028</p> <p>Grant closeout date</p>
Bid Process	05/01/26	Estimate	
Start Project/Construction	06/01/26	Estimate	
Substantial Completion	10/31/28	Estimate	
Initiation of Operations		Estimate	
End of Project/Construction	12/31/28	Estimate	

2. PROJECT NARRATIVE: Provide detailed description of your project. This description should be detailed enough the reader would have a good understanding of what work your project will require and what it will be when it is complete. Include information on the project to be constructed or improved. Submit maps, site plans, or engineering drawings if available. (May be sent in a separate document - name the document "Project Narrative")

If available, please include the following:

N/A	Engineers Feasibility Study
XX	Estimated project schedule
XX	Detailed cost estimate from a Wyoming Licensed Professional Engineer

Additional information if available:

- Type and size of infrastructure (e.g., linear feet of water line, sewer capacity increase, utility extensions)
- Project design or engineering - if an engineer was not used to design the project, please include information on how the budget was developed
- Project cost breakdown
- Permitting or environmental review requirements including status
- Coordination with other agencies or partners with status

This project establishes a City-managed infrastructure assistance program that funds and constructs required subdivision infrastructure within the City right-of-way (ROW) for eligible infill housing projects. By removing upfront infrastructure costs, the program will accelerate small-scale residential development and increase housing supply within existing neighborhoods. This project incentivizes infill construction of new or additional dwelling units as recommended in the adopted 2025 Strategic Plan (Attachment 4) and 2025 Lander Master Plan action items: GR1.2 "Grow responsibly" and also action items HS1.3, HS2.2, HS 4.3, 4.4 and 4.5, "Housing". Attachment 6 - Action Items spreadsheet. This includes providing additional housing stock within the City Limits for both rental and homeownership opportunities.

The program allows any property owner on a first-come/first-served basis within the City limits to be eligible for the incentives during a subdivision or building permit application where housing opportunities are increased. Lander's current regulations require owners to install all water, sewer, storm drainage, street, ADA sidewalk, curb, and gutter at their own cost when subdividing or obtaining a building permit. For approved applications the City will then install and pay for all required infrastructure listed above and located in the City ROW. The property owner will still be responsible for all permit application fees, loan fees, construction mortgages, and building construction costs of the dwelling and appurtenant driveways and/or accessory buildings. Infill development can typically take advantage of some cost savings by using existing mains, and street infrastructure. If applications are received that require new water/sewer mains, streets, or storm drainage, this program will allow the City to design and pay for the construction of all the infrastructure within the City ROW. This program incentivizes infill dwellings (both rental and homeownership opportunities) by reducing the landowner's capital costs for infrastructure when providing the opportunity for new or additional dwelling(s).

Engineer's Feasibility Study – N/A for this new program. However, there are numerous studies referenced on the following tabs of this application that support the incentive program.

Project Schedule

March 2026	Assumed SLIB award
May 2026	Begin Advertising opportunity and application (In addition to general advertising, all eligible subdivision and building permit applications will be afforded this opportunity continuously through June 2028.)
June 2026	Authorize first awards and begin construction
March 2027	Re-advertising opportunity to general public - continue to offer to all eligible subdivision and building permit applications.
May 2027	Authorize 2027 construction projects
March 2028	Re-advertising opportunity to general public -continue to offer to all eligible subdivision and building permit applications.
May 2028	Authorize 2028 construction projects
June 2028	Close application process
Oct 2028	Substantial completion of all projects
Dec 2028	Final construction pay requests and grant closeout

Detailed cost estimate from a Wyoming Licensed Professional Engineer
Engineering estimates based on 2025 bid schedule unit costs have been calculated for the required infrastructure. **Attachment 7 - Estimated units costs.** Infrastructure costs will be paid in full at the time of final completion and inspection. The City recognizes that the 2026-2028 prices will likely be higher than the engineers 2025 cost data due to inflation and the type of construction products required for the specific infrastructure needed for each individual project. Actual costs will be determined at the time of application considering the current needs of the project and the construction and installation costs as agreed in the existing General Services fee schedules for each contractor.
As an example, using 2025 unit costs, adding all the required infrastructure to a single interior 2-lot development would cost between \$25,000 to \$31,000 for water/sewer services and ADA sidewalks. If the lot exists on a corner and require an ADA handicap ramp the infrastructure costs for the same proposal would be approximately \$36,000 to \$41,500. This 2-lot scenario is the most common for existing vacant and underdeveloped infill lots in Lander. A grant award of \$1M would allow for 25-30 infill projects of this or a similar type resulting in a potential for 45 or more new dwelling units over the grant period.
If a subdivision or housing project requires new storm drainage, dedicated pathways, and/or new streets, curb and gutter, the cost of the City eligible portion of infrastructure will increase according to the actual unit cost for each item required.

- 3. PROJECT READINESS: Provide evidence of project readiness, including:**
- Completed planning or design work
 - Secured permits or approvals
 - Identified contractors or partners
 - Timeline demonstrating ability to obligate and expend funds efficiently

• Completed planning or design work
While there is some planning required of the applicants, the City's design standards and implementation framework are fully established and the infrastructure will be installed in accordance with the adopted 2025 City of Lander Standard Drawings & Specifications, **Attachment 8 - Resolution 1351 (excerpts)**. Many property owners have delayed applications specifically due to infrastructure costs; this program is expected to unlock near-term permit submittals. New applicants will have time to achieve the necessary planning and designs and obtain funding with the final applications being accepted through June 2028. Funds will be awarded on a first-come-first served basis until all funds are expended.
The schedule allows for three construction seasons (2026-2028) for private landowners and developers to take advantage of this opportunity that incentivizes infill development and increases the housing stock.
Larger projects like annexations and new development partnerships (i.e., 48-unit LIHTC project or mobile home parks) may require engineering designs in accordance with City specifications. The designs could be performed by the developer/partner or utilize the City general services contracts as approved in the application process.

• Secured permits or approvals
While individual projects will advance at varying timelines, the City's planning standards, permitting authority, procurement mechanisms, and construction capacity are fully in place at the time of award. Most of the infill infrastructure will be constructed within the existing City rights-of-way (ROW), recorded easements, and street dedications so there are no land acquisitions necessary.
Where applicable, future annexation requests or LIHTC developments will likely be permitted on a combination of the City ROW/easements and private property. Responsibility for the ROW/easement and subdivision application approvals will be predetermined and documented during the subdivision/annexation approval process.

• Identified contractors or partners
This program supports a future application process; therefore there are no existing or pending partners, subdivision approvals, or building permits eligible at the time of this application. Eligible properties will be initiated through the Subdivision or Building permit process, must increase the number of available residential lots or dwelling units by at least one over the existing condition. (i.e., a vacant lot adding a single- or multi-family dwelling unit, a single home lot split into multiple sellable lots, a single lot with a building permit application for a duplex or multi-plex.)
The City of Lander maintains 3-year general services contracts with statewide vendors including engineering firms, plumbers, excavators, and concrete contractors. These contracts allow the City to place task orders with contracted vendors to complete the infill infrastructure installation in accordance with the adopted City specifications. The existing general services contracts were awarded through an approved Request for Proposal (RFP) process that meets all City, State, and Federal procurement requirements. Approved infrastructure costs will be paid directly to the general services contractor and NOT to the landowners.

• Timeline demonstrating ability to obligate and expend funds efficiently.
Once the subdivision or building permit is approved, the City can install the necessary infrastructure using budgeted general funds or 1% Optional Tax funds until reimbursed by the State. The City realizes that this will have to be a well-advertised opportunity to developers and property owners and it will take multiple years to provide the services and fully expend the award. After a developer/property owner is determined eligible and interested, the City realizes the owners will need time to get property surveys, subdivision plat (if needed), housing plans, etc., and get approved personal financing for the development or house construction. With the amount of 2024-25 interest the City expect to have successful applicants in the first year of the program.

Applicant: CITY OF LANDER

Project Name: PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET HOUSE

Additional Project Information

1. How many individuals will be served by the proposed project?

What is the population of the community the project resides in?

2. Does the proposed project eliminate noncompliance with regulations pertaining to the proposed project?

Explain

3. Is there a formal maintenance policy and/or assets management/capital improvement plan for which the asset funding is being requested?

4. Will the requested funding be used for a partnership project with other entities?

Explain

5. Will the applying entity own the asset for which the funding is being requested?

Yes	No
XX	

5a. If not, what is your ability to use the asset for a substantial portion of the useful life of the capital improvement?

6. If the project will not be owned by the applicant, describe how the project creates a substantial public benefit.

7. Does the proposed project include the purchase of a building or land?

Yes	No
	XX

7a. If yes, has a market analysis been completed and submitted with this application?

N/A	
-----	--

7b. If yes, must provide a copy of the appraisal used to value the asset. Methodology and appraised value must be reviewed and agreed to by OSLI staff.

Yes	No
N/A	

Applicant: CITY OF LANDER

Project Name: PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET

Project Outcomes and Benefits

Describe the expected outcomes of the project, including:

- Number of housing units supported or enabled
- Population or workforce segments served
- Long-term community and economic benefits
- Sustainability or resilience improvements

Explain how success will be measured and reported to the Office of State Lands and Investments.

Number of housing units supported or enabled
This is a 3-year open application process and the exact number of housing units or individuals supported will depend on individual project participation. The Lander Planning Department was approached by 12 landowners that wanted to redevelop infill properties over the last two years. Based on this recent development interest and historic inquiry data, a full \$1M award would allow for 25-30 infill projects from existing 1-2-lot landowners or projects of a similar scale. 25-30 small-scale infill projects which has the potential to generate 40–60 new dwelling units during the grant period, including a mix of ownership and rental housing types. Assuming average household sizes, this level of housing production could serve up to 120 residents.
In addition, if the currently proposed LIHTC project is approved and developed there will be an additional 48 low-income rental units available further expanding the number of attainable rental units made available within the community.

Population or workforce segments served
The project primarily serves workforce and attainable housing needs across all employment sectors, with particular benefit to employees in healthcare, education, and government, which represent the community’s largest employers and have documented difficulty recruiting and retaining staff due to housing constraints.
The 2025 Lander Economic and Housing Assessment identifies increasing housing costs as a growing burden on low- and moderate-income households, seniors on fixed incomes, and early-career workers. By reducing infrastructure costs that are passed on to buyers and renters, this program supports housing options that are more attainable for local workers and residents.

Long-term community and economic benefits
Expanding the supply of attainable housing will generate long-term economic and community benefits. According to the Lander Master Plan Economic and Housing Assessment (**Attachment 1**), the local economy boasts a diverse range of businesses which contributes to job creation and community development. However, the real estate market is insufficient to support business growth and attract employees. New housing opportunities will assist the economy from the standpoint of employees having safe, attainable housing where they work and play.
Small-scale infill housing—particularly smaller homes and multiplexes—also creates housing mobility within the local market. Seniors and downsizing households gain new options with lower maintenance demands, while larger single-family homes become available for growing families. This turnover helps stabilize the housing market and allows residents to remain in the community across different life stages.

Sustainability or resilience improvements
Lander recognizes that infill development is a more sustainable and resilient housing strategy than sprawling new developments and annexations. Infill is a more cost effective investment for the owner, more cost effective regarding City maintenance, helps provide new housing units, and incentivizes demolition or renovation of our aging, abandoned or uninhabitable housing stock. This program may incentivize turnover where seniors will move out of their large homes into a smaller redeveloped property (single home or multi-plex) with less maintenance. That opens up the housing market for growing families to move into larger single-family homes sold by seniors.
Lander has seen interest in infill over the last two years as evidenced by the Planning Department 2024-25 Inquiry Log (**Attachment 5**). The program also incentivizes the redevelopment or removal of abandoned and substandard housing, improving neighborhood safety, energy efficiency, and overall housing quality. Observations from recent street improvement projects indicate that public infrastructure investment encourages private reinvestment, fostering pride of ownership and strengthening neighborhood resilience.

Success will be tracked and reported using clear, measurable indicators, including:

- Number of infill projects approved and completed
- Number of new dwelling units and residential lots enabled (ownership and rental)
- Type and location of infrastructure improvements installed
- Number of building permits and subdivision approvals supported
- Estimated number of residents housed
- Amount of private investment leveraged through public infrastructure funding

The City of Lander will maintain project records, through the Planning and Building Permit Departments to document expenditures, outcomes, and attainable housing production achieved during the grant period.

Applicant CITY OF LANDER

Project Name PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET 1

Sewer, Water, and Utility Projects

SEWER RELATED PROJECTS

1. Will the Applicant require the owners of all new additions of land to the city or town to pay all costs of expanding the sewer system within and to the boundaries of the addition? Yes No

2. Are sewer rates, tap fees, and plant investments fees in effect or are they to be adopted? Yes No

a. Provide copies of the current water rates, tap fees, plant fees, etc. for the system.

See Attachment 9 -Resolution 1358

3. Have water meters been installed or will be installed? Yes No

a. Are billings based off of individual household meter? If not, please explain.

NO sewer flow meters are installed, however, sewer usage fees are based a 2-month average for the recorded water meter readings during the months of November-December when no irrigation water is present.

4. Rate per 1,000 gallons if metered: \$ Over base rate of 2000 gal

5. Monthly Minimum if not metered: \$ Base rate for 2000 gal

6. Has an analysis of the sewer rates been completed to ensure the rates will be adequate to finance the operation and maintenance of the system? Yes No

If Yes, submit a copy of the analysis to this application.

If No, provide an explanation below.

Lander has a Sanitary Sewer Study in progress with an engineering firm. While it is 80% complete it has not had the final public hearing and adoption by City Council. Until this is complete council has adopted an annual sewer increase rate that mimics the annual water increase rate. For example the 2024 increase was 7% and the 2025 increase was 10%.

Insert

WATER PROJECTS

1. Will the Applicant require the owners of all new additions of land to the city or town to pay all costs of expanding the water system within and to the boundaries of the addition? Yes No

2. Are water rates, tap fees, and plant investments fees in effect or are they to be adopted? Yes No

a. Provide copies of the current water rates, tap fees, etc. for the system.

See Attachment 9 - Resolution 1358

3. Have water meters been installed or will be installed? Yes No

a. Are billings based off of individual household meter? If not, please explain.

However, a non-material amount of water users are multi-family homes and manufactured home parks which may have one master meter covering multiple households.

b. Has a preliminary planning study, preliminary engineering report, feasibility study, technical study, or planning study been completed for the project?

Yes No

Please provide a copy of these documents or a link to the documents. NOTE:
See prior referenced studies in Attachments 1, 4, 5, and 6

c. For well projects, please provide a summary addressing the following: new well or well rehabilitation, well type, well depth, proposed aquifer, well permitting status, location, water rights status and easements.

N/A

4. Tap Fee for 3/4" Tap: \$
5. Rate per 1,000 gallons if metered: \$ Over 4000 gal base rate
6. Monthly Minimum if not metered: \$ Base rate under 4000 gal

7. Has an analysis of the water rates been completed to ensure the rates will be adequate to finance the operation and maintenance of the system? Yes No

If Yes, submit a copy of the analysis to this application.
If No, provide an explanation below.

See Attachment 10 - 2023 Level 1 Water Master Plan excerpts. While 2026 increase has yet to be determined, the 2024 increase was 7% and the 2025 increase was 10%.

UTILITY PROJECTS

8. Will the utility project develop privately owned land? Yes No

9. What critical utilities (e.g., electric, gas) are currently absent or insufficient at the project site? Upon successful installation of the requested utilities, how will the project site's full functionality be unlocked, and specifically, what impact will this have on improving the community's unmet housing need?

Electric, gas and communication utilities typically already exist for infill projects. Critical utilities to be installed are ADA sidewalk curb and gutter, water/sewer household service lines, water corporation stops and meters in accordance with City of Lander Subdivision rules and City Standards and Specifications. Street repairs may be necessary if service lines need installed new or replaced and tapped into the main water/sewer lines. For larger multiplex housing projects and manufactured home parks water/sewer main extensions, street access, storm drainage infrastructure, and pathways may be needed in addition to the infrastructure listed for small infill properties. All infrastructure will be placed in City ROW, dedicated street easements, or within a formal utility easement recorded at the Fremont County Courthouse by plat or other document.

10. Quantify the expected benefit: How many people/households will directly benefit from the installation of these utilities within the first year of operation, and what measurable impact is anticipated?

While \$1.3M over three years will not cover the level of development suggested in the 2025 Master plan, it is reasonable to assume the addition of between 5-48 new housing units over the 3 year performance of this grant. The goal of this project is to increase housing stock by ANY amount. It is reasonable to expect that a grant award of \$1M would allow for 25-30 infill projects of 2-lot property owners or projects of a similar size. The measurable impact will be the actual number of new dwelling units that have the required infrastructure meeting the current City Standards and Specifications. The Master plan reports that 13-21 rental units and 5-9 homeowner units are currently needed (2025-26). The Master Plan suggests a future need of 29-49 rental units and 36-60 homeowner units over the next 5 years. (Reference Attachment 1)

11. Provide a detailed breakdown of the proposed utility installation, including the estimated linear footage for each utility line, the required connection point to the existing main infrastructure, and the status of necessary permits/easements.

The detailed breakdown of all types of infrastructure will depend on the types of individual awards made through the application and approval process. The City reserves the right to negotiate with the applicant to pay all or a portion of the required infrastructure for each subdivision or building permit. The City reserves the right to also pay for all or a portion of pathways and transportation enhancements designed and approved for a subdivision or manufactured home park as recommended by the 2025 Master Plan.

12. If the full grant amount is not awarded, what is your contingency plan? Specifically, how will you prioritize the installation phases, and what alternative funding sources are being actively pursued to cover the remaining costs?

If a partial award is given the City will accept and award applications up to the award amount. The success number for providing additional housing units will be lower. Cost overruns or shortages may be paid for with 1% Optional "For Our Roads" tax as approved through the City Council Budget process.

13. Once the utilities are installed, describe the plan for long-term maintenance, ownership, and ongoing operational expenses (e.g., monthly utility bills). How will the organization ensure the affordability and sustainability of the new utility service for the end-users?

Water/sewer mains, storm drains, street, curb and gutter, and designated pathways will be owned and maintained by the City and be addressed for replacement in future Capital Improvement plans and subsequent water/sewer/transportation master planning projects. Per Lander Municipal Code 9-7-3 maintenance and replacement of the water/sewer individual homeowner service lines will remain the responsibility of the landowner. Sidewalk maintenance, repair, and snow removal will remain the responsibility of the adjacent landowner per Lander Municipal Code 4-5-2-1 and 11-5-1. See City Codebook on our website www.landerwy.gov or https://lander.municipalcodeonline.com/book?type=ordinances#name=TITLE_1_GENERAL_ORDINANCE_PROVISIONS

Applicant CITY OF LANDER

Project Name PROVIDING SUBDIVISION INFRASTRUCTURE

Water-Sewer Information

Water/Sewer System Utilization:

	Annual Usage (Gallons)	% of Total Usage	Annual Revenue (\$)	% of Total Revenue
Residential	242,143,248	58.69%	\$ 1,863,220.00	70%
Commercial	141,899,388	34.40%	\$ 789,550.00	30%
Other	28,509,550	6.91%	\$ 3,548.00	0%
Total	412,552,186	100%	\$ 2,656,318.00	100%

Number of Residential Connections:
Number of Commercial Connections:
Number of Other Connections:
Total Number Current Connections:

Number of Connections Affected By Proposed Project:

Water Meters in Use?

If doing both Water and Sewer, please complete this section for the other half of the project:

Water/Sewer System Utilization:

	Annual Usage (Gallons)	% of Total Usage	Annual Revenue (\$)	% of Total Revenue
Residential	95,137,989	47.72%	\$ 739,240.00	66%
Commercial	104,122,800	52.22%	\$ 386,712.00	34%
Other	116,432	0.06%	\$ -	0%
Total	199,377,221	100%	\$ 1,125,952.00	100%

Number of Residential Connections:
Number of Commercial Connections:
Number of Other Connections:
Total Number Current Connections:

Number of Connections Affected By Proposed Project:

Water Meters in Use?

Applicant: CITY OF LANDER
 Name of Project PROVIDING SUBDIVISION INFRASTRUCTURE FOR UNMET HOUSING NEEDS

Road & Street Questions

1. REQUIRED ADDITIONAL DOCUMENTS:
 Provide a typical cross section(s) showing thickness, pavement widths, roadway lengths and surfacing materials with your application. **Note: See Attachment 8 - Resolution 1351 w standard drawings**

2. Is an Environmental Review necessary for the project? Yes No

 a. If Yes, what potential issues need to be addressed.

N/A Infrastructure work in City dedicated streets and rights-of-way (ROW) fall under an existing Categorical Exclusion.

3. Has a preliminary study, or planning study, preliminary engineering report, feasibility study, technical study, or planning study been completed for the project? Yes No

 If Yes, please provide a copy of these documents or a link to documents.

4. Are there existing water and sewer lines? Yes No

 a. If yes, explain what is the current condition of the water and sewer lines? When were they last replaced?

Landowners providing infill development can typically take advantage of some cost savings by using existing mains, and street infrastructure. Age and condition of the current mains will vary depending on location of the individual application. However Lander's 10-year history for water/sewer/lagoon maintenance repair and replacement show a commitment to our infrastructure systems. Lander invested in sewer lining improvements in 2015-2018 with CWSRF loans 141, 142 and 153. Lander is currently investing over \$44M water and sewer repair and replacement under SLIB loans CWSRF 206 and DWSRF 259. If applications are received that require new water/sewer mains, streets, pathways, or storm drain systems this program will allow the City to participate in the design and construction of all the infrastructure within the City ROW. Hence the City will add the new infrastructure to the annual maintenance programs and long term capital improvement projects list.

b. If no, is the installation of water and sewer lines a part of the project plans? If not part of the project, why?
 N/A

5. Briefly describe the number and types of drainage facilities such as culverts, storm sewer or sanitary sewer including the number of barrels, size, length, culvert type and outlet protection.

Storm drainage systems are not anticipated unless there is a large acreage development with additional streets. The design of water/sewer mains and sanitary systems may be an eligible cost if approved during the application and award process. The Engineers unit cost estimates includes line item costs for storm and sanitary sewer improvements.

6. If a structure is part of this project, briefly describe below the structures in this project including back to back abutment length, structure roadway width, total structure width, and structure type, including material of construction.

No structures or facilities are anticipated other than streets and underground City and public utilities.

7. If a retaining wall is part of this project, provide a summary of the project item including height, length, width, type of wall, and material of construction.

No retaining walls are anticipated.

8. Briefly describe all miscellaneous items including mobilization, bonding, traffic control, seeding and reclamation items.

When pre-approved through the application and award process, the City will make the following cost items eligible for application of payment: engineering, construction mobilization, construction inspection, traffic control, installation of ADA sidewalk curb and gutter, street construction and street repair, water/sewer service lines including curb stops and meters, water/sewer tap fees, water/sewer main installation, live water/sewer taps, water valve replacements, manholes, storm drainage inlets/outlets and associated unerground piping, and pathway installation. See engineer's cost estimate line items for a comprehensive list. The City will NOT cover the costs of bonding, subdivision or building permit fees, surveying, landscaping, nor reclamation on private property.

9. Provide the following requested information involving right of way and utilities:
 a. Is there any involvement with existing right of way or utilities? Yes No

b. Will additional right of way or easements be necessary for this project? If so, provide a summary of what is needed, costs and status. Yes No

No rights-of-way (ROW) or easements are expected for small lot infill development projects of 1-4 lots. If new ROW, City street dedication, or formal easements are needed for a large multifamily development or manufactured home park the City will make sure all ROW and easements are properly negotiated and recorded by plat or other formal document at the Fremont County Courthouse.

c. Is the existing right of way under public domain? Yes No

d. If the existing right of way is under the public domain, was it legally taken into a public road system? (Documentation of this action may be requested) **Historically obtained through years of subdivision plats, Ordinances, and street dedications** Yes No

e. Is there any utility relocation involved with this project? Yes No