

Executive Summary

ES-05 Executive Summary - 91.300(c), 91.320(b)

1. Introduction

This plan consolidates the application requirements for four Community Planning and Development (CPD) formula programs: Community Development Block Grants (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

The statutes for these grant programs set forth three basic goals which are closely related to the major commitments and priorities of HUD.

First, the programs **provide decent housing**. Included within this broad goal are the following: assist homeless persons to obtain affordable housing; retain the affordable housing stock, increase the availability of permanent housing that is affordable to low-income Americans without discrimination; and increase supportive housing that includes structural features and services to enable persons with special needs to live in dignity.

Second, the programs **provide a suitable living environment**. This includes improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by de-concentrating housing opportunities and revitalizing deteriorating neighborhoods; restoring, enhancing and preserving natural and physical features of special historic, architectural, or aesthetic value; and conserving energy resources.

Finally, the programs **expand economic opportunities**. Within this goal are creating jobs accessible to low-income persons; providing access to credit for community development that promotes long term economic and social viability; and empowering low-income persons to achieve self-sufficiency in federally assisted and public housing. Each of these goals must primarily benefit low-income persons.

This plan also outlines how the state of Wyoming will fulfill the Annual Action plan requirements for the National Housing Trust Fund (NHTF).

The National Housing Trust Fund (NHTF) is a new federal affordable housing production program that will complement existing Federal, State, and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including homeless families and individuals. The NHTF was established under Title I of the Housing and Economic Recovery Act of 2008, Section 1131 (Public Law 110-289). On December 4, 2009, HUD published a proposed rule (FR-5246-P-01) for public comment on the formula to be used to allocate NHTF funds. The

proposed NHTF program rule (FR-5246-P-02) was published on October 29, 2010 for public comment on the regulations that will govern the NHTF. On January 30, 2015, HUD published an interim rule (FR-5246-I-03 and at 24 CFR Parts 91 and 93) which provides the guidelines for States to implement the NHTF.

Published NHTF regulations are modeled on the HOME Program, but there are several key differences. Most importantly, NHTF has deeper income targeting, lower rent requirements, and a longer minimum affordability period. For years when total NHTF funding exceeds \$1 billion, at least 75% of states' allocations must benefit extremely low income households (ELI <30% AMI) or households with income below federal poverty level (whichever is greater), and the remaining 25% must benefit very low income households (VLI <50% AMI); for years when total funding is less than \$1 billion, 100% of states' allocations must benefit ELI households. The rents for NHTF designated units in an assisted project are capped at 30% of 30% AMI or 30% of poverty level, whichever is greater, for units occupied by ELI households, and 30% of 50% AMI for VLI households. The minimum required NHTF affordability period is 30 years for units in all assisted projects, compared with 5-20 years for HOME.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

HUD's CPD office uses an Outcome Performance Measurement System for Community Planning & Development Formula Grant Programs. Each activity will correspond to one objective and one outcome.

OBJECTIVES: Availability/Accessibility, Affordability, Sustainability, Decent Housing, Suitable Living Environment and Economic Opportunity

For the HOME Investments Partnerships Program administered by WCDA the outcomes and objectives for the eligible activities are as follows:

Rental Housing Production - DH1, Homeowner Rehabilitation – DH2, Homeownership Opportunities – DH2.

For the National Housing Trust Fund, this plan states how Wyoming will use NHTF funding provided by HUD in 2016. The plan will be administered to provide decent housing and to provide suitable living environments.

Decent Housing Activities increase the availability of permanent and affordable housing through new construction and/or rehabilitation of rental units utilizing NHTF funds available to extremely low-income households of Wyoming; Assist homeless or at-risk homeless persons in obtaining affordable housing; Preserve and rehabilitate the existing affordable housing stock; and, increase supportive housing, inclusive of structural features and services to enable persons with special needs to live with dignity.

Suitable Living Environment Activities improve the safety and livability of neighborhoods; Increase access to quality facilities and services; Reduce the isolation of income groups within areas by de-concentrating housing opportunities and revitalizing deteriorating neighborhoods; and, Restore, enhance and preserve natural and physical features of specific historic, architectural or aesthetic value and conserving energy resources.

Eligible activities for rental housing production with NHTF funds include rehabilitation of existing structures, rehabilitation and refinancing to permit or continue affordability under 24 CFR 93.201(b); Conversion of an existing structure from an alternative use to affordable, residential housing is an eligible activity and is considered rehabilitation. If conversion involves additional units beyond the walls of an existing structure, the project will be deemed new construction; Reconstruction defined as the rebuilding, on the same lot, of housing standing on a site at the time of project commitment. The number of housing units on the lot may not be decreased or increased as part of a reconstruction project, but the number of rooms per unit may be increased or decreased. Reconstruction also includes replacing an existing substandard unit of manufactured housing with a new or standard unit of manufactured housing. Other eligible activities include acquisition of an eligible property as part of a rental housing project and new construction.

3. Evaluation of past performance

The objectives as outlined in the 2008 Five Year Consolidated Plan have been reviewed. The need for increased affordable rental housing remains a priority throughout the state. The goal set for additional rental units was set at 625 units. For 2008, 2009, 2010, 2011, and estimated 2012, 924 units have been added. In regard to the homeowner rehabilitation a goal of 600 units was set. For 2008, 2009, 2010, 2011, and estimated 2012, 961 units have been rehabilitated. In addition to these units, the Neighborhood Stabilization Program has produced 39 rehabbed units in Casper, Cheyenne, Rock Springs, Green River and Gillette. The goal set for non-homeless special needs was the addition of 250 units. For 2008, 2009, 2010, 2011, and estimated 2012, 152 units have been added. There are known projects in process that will add additional non-homeless special needs units. The goal for homeownership for persons with incomes less than 115% of AMI was 7,500. For 2008, 2009, 2010, 2011, and estimated 2012, 6,401 units have been added. The goal for homeownership for persons with incomes between 51% and 80% of AMI was 2,800. For 2008, 2009, 2010, 2011, and estimated 2012, 1,706 units have been added. The goal for homeownership for persons with incomes less than 50% of AMI was 560. For 2008, 2009, 2010, 2011, and estimated 2012, 442 units have been added. The data for 2012 is an estimate to date as the year is not complete.

The actual units produced for 2008 through 2012 have remained consistent throughout the reporting period with production in several categories increasing over the 5 year period. While the 5 year goals have been met in a number of categories there are areas such as homeowner rehabilitation for which the actual units affected have steadily declined. The State of Wyoming had a number of

homeowner rehabilitation programs operating 5 years ago; however, the majority of those programs have ceased operation. From 2008 to 2012 Neighborhood Stabilization Program funds helped fill the gap in the Wyoming Homeowner Rehab market by providing funds for the acquisition and rehabilitation of abandoned and foreclosed single-family properties.

An area of concern for all aspects of housing is the increase in construction costs. Wyoming is experiencing a boom in the energy industry which has tightened the labor market and also increased the number of workers in the state seeking housing. With increased demand comes an increase in housing prices. Lower income households have been hit especially hard by the higher housing prices. Their wages have remained relatively stable while the cost of a home has increased and availability of affordable homes has decreased. The average loan amount for a WCDA financed home in the first half of 2012 was \$139,715. The loan amount has increased dramatically since 2002 when it was \$79,331.

For the National Housing Trust Fund, the National Housing Trust Fund is a new funding source for 2016, therefore an evaluation of past performance is not possible.

Evaluation of Past Performance (Continued):

The increase in housing prices has also affected the number of loans that can be made. WCDA has also been affected by the bond volume cap for the State of Wyoming. WCDA receives an allocation of \$90 million in bonding capacity each year. In the past WCDA also received the carry forward volume cap for the State. However, there are more entities accessing the volume cap and it is less likely there will be as much excess capacity carried forward for future use. This has had a great impact on WCDA as they have been allowed to use the excess capacity in previous years. It is possible for the Governor to increase the allocation to WCDA but that is not guaranteed. For example, in 2006 WCDA purchased \$286 million in tax exempt mortgages for first time homebuyer loans. This was achieved by accessing the current year allocation along with the carry forward from the previous year's unused volume cap. Without bonding capacity in excess of \$90 million, it is guaranteed that the number of loans to first time homebuyers will decrease.

Rental housing unit production, funded through federal programs, has also experienced rising costs. Materials, labor, and general overhead have experienced a steep increase. However the funding allocated to the State of Wyoming has remained level, approximately \$3.5 million in HOME funds and \$2.5 million in Low Income Housing Tax Credits. In order to keep up with the increase in construction costs the dollar amount allocated per housing unit has also increased. In 2002 the maximum amount allocated to a 2 bedroom unit was \$82,975. In 2012 the maximum amount allocated to a 2 bedroom

unit in a non-elevator building is \$159,400. For buildings which incorporate an elevator the 2 bedroom limit is \$170,900. This is an increase of \$76,425 (92%) per unit in 10 years. Developers are being encouraged to seek additional funding to off-set costs. As the cost to build a unit increases the number of units produced is decreased.

WCDA is aware of this ongoing trend and has taken an active approach to increase awareness of the programs they offer. Training is offered on the various federal programs administered. In the past, training was offered once a year. In an attempt to reach more people, training is being offered several times throughout the year and in a variety of locations around the State. The increase in training opportunities has sparked the interest of communities who desire to add affordable housing but may not have known what was available or how to accomplish that goal.

4. Summary of citizen participation process and consultation process

Consolidated plans create the opportunity for strategic planning and citizen participation in a comprehensive context allowing local governments, community organizations, developers, and citizens to address the larger picture in which the programs operate. It also offers state and local jurisdictions a better chance to shape the various programs into effective, coordinated, regional, community and neighborhood strategies.

The consolidated plan furthers the statutory goals through a collaborative process whereby a state and its constituencies establish a unified vision for community revitalization. The vision outlines the state's overall policies and objectives for housing and community development throughout the state and estimates the state's housing needs for the five year period (1/1/13-12/31/17).

Wyoming's Governor designated the Wyoming Business Council (WBC) as the lead entity for submission of the State Consolidated Plan. The plan was developed in coordination with the Wyoming Community Development Authority (WCDA), the Department of Health, Health Care Financing Division, the Preventive Medicine Division, the Division on Aging, the Governor's Planning Council on Developmental Disabilities, the Wyoming Rural Development Council, the Wyoming Economic Development Association and participation from local governments, private developers, non-profit agencies, housing authorities and private citizens.

The process began March 2012 with a public meeting to provide education on the purpose of the plan and opportunities for input. The meeting notice was advertised in six (6) newspapers including one with statewide distribution, an e-mail notification was sent to local government officials, community and economic development offices, non-profit agencies, those persons and agencies on mailing lists for different affordable housing programs, county health offices, family planning units, utility companies,

housing authorities, senior facilities, chambers of commerce, Native American Tribal Planning Departments, mental health agencies, agencies dealing with homeless and low-income issues, lending institutions and real estate professionals.

For the National Housing Trust Fund (NHTF), WCDA held a public online meeting through GoToMeeting at 1:30 p.m. on Sept. 8, 2015 at the WBC in Cheyenne to solicit public input for the 2016 Annual Action Plan (AAP) which included a short discussion on NHTF. Seven people participated by phone. No comments regarding the NHTF were received at that time.

Upon receiving notification of the allocation amount, WCDA conducted a second public hearing through GoToMeeting on June 9, 2016 at 10:00 a.m. at WCDA in Casper. Four attended in person and six attendees were present via telecom. A 30-day comment period ensued from June 10, 2016 through July 11, 2016. All comments received are discussed in Section 5 below.

A third public meeting was held on August 4, 2016 at which time the final plan was presented. Of the two attendees, no comments or questions were received.

Notices announcing all meetings were published in several newspapers including the paper with statewide distribution, an e-mail notification went to local government officials, county commissioners, community and economic development offices, non-profits, those persons and agencies on mailing lists for different affordable housing programs, county health offices, family planning units, utility companies, housing authorities, senior facilities, chambers of commerce, Native American Tribal Planning Departments, mental health agencies, agencies dealing with homeless and low-income issues, lending institutions and real estate professionals.

Citizen Participation (Continued):

A citizen participation meeting and public hearing was held June 21, 2012. The hearing was supposed to be hosted in 6 locations throughout the state via the State's Compressed Video System (Casper, Cheyenne, Cody, Gillette, Jackson, and Rock Springs). Public Notices announcing the public hearing locations were printed in the local newspapers of each community in which there was a public hearing including the Statewide newspaper. Due to technical difficulties the system was unable to connect with the outlying communities and the meeting was held only in Cheyenne. A webcast was then scheduled for July 6 to insure that those interested had access to the information presented at the public hearing and were aware of where they could obtain program materials, submit comments, etc. Additionally, materials about the programs and updates on the planning process were made available to the annual meeting of the Wyoming Association of Municipalities, a meeting of the Wyoming Continuum of Care, and the Wyoming Board of Realtors meeting. Finally, an announcement stating the draft five year consolidated plan and the 2013 Annual Action Plan were available for public comment was emailed to the Wyoming Association of Municipalities, the Wyoming Association of County Officials, the Wyoming Chambers of Commerce, Wyoming Non-Profit organizations, housing developers, realtors, and more through the Wyoming Business Council's Salesforce client management system.

The agenda at the public hearing and for the webcast included an informational meeting preceding citizen comment to acquaint the attendees with the consolidated plan process and the formula grant programs. Information includes Consolidated Plan philosophy, citizen participation, plan development, past funding levels, distribution patterns, and eligibility criteria. The presentations also included past program recipient information and discussion on the new Analysis of Impediments to Fair Housing Choice. The informational part of each meeting was conducted by representatives from the agencies responsible for CDBG, HOME, ESG, and HOPWA.

The webcast presentations were recorded and made available on the agency websites following the public presentation. The original deadline for public comment was July 31, 2012. In light of the technical difficulties and the subsequent webcast, the deadline was extended to August 10, 2012.

Consultation

The State of Wyoming will carry out the Consolidated Plan through three agencies, the Wyoming Business Council (WBC), the Department of Health, Community Services Program and the Wyoming Community Development Authority (WCDA).

These agencies then coordinate the Consolidated Planning Process with the Wyoming Housing Data Base Partnership and the Department of Administration and Information, Division of Economic Analysis and Information on population and housing market trends, the Department of Transportation for the Driver's License Surveys, the County Assessors for average housing prices and conditions of the current inventory of housing stock, the Division of Developmental Disabilities and the Regional Service Providers of Wyoming for information on the needs of persons with developmental disabilities, the Department of Family Services and Public Housing Authorities for family needs, the mental health agencies for housing needs of persons with mental illness, the Department of Health, Division on Aging for elderly needs, and emergency shelters and non-profit agencies that work with homeless and special needs populations.

The cities, towns and counties are an integral part of the housing and community development delivery system. CDBG funded projects must apply to the state through a local government. Therefore, in order for a non-profit organization to benefit from this funding source, they must partner with the local government for application submission.

Over the past several years, there has been a great improvement in the coordination of efforts and increased communication amongst all of the entities listed above. In addition, the communication gap between supportive service agencies and agencies that provide the bricks and mortar funding for housing and community development is narrowing

5. Summary of public comments

No public comments were received for CDBG, HOME, ESG, or HOPWA.

Comments received during the June 9, 2016 public hearing regarding the NHTF consisted of the following:

Do not allow NHTF proceeds to be used for homeownership because tax, insurance, and maintenance costs could cause undue burdens to low income homeowners.

The state agrees and the NHTF allocation plan does not allow for this.

Would rental increases differ from other WCDA programs?

The state will handle NHTF rental increases the same as the HOME program.

Would increases in rental income levels over the 30% qualification mark be handled differently than other WCDA programs?

The state will handle NHTF increased rental income levels as required by the NHTF program.

Would NHTF be administered by WCDA similar to the HOME program?

The state plans to administer NHTF in a similar fashion to the HOME program.

Can tax credit, HOME, and NHTF proceeds be piggybacked together?

The state plans to allow all of these funding sources to be utilized together.

A concern was voiced that the 30% NHTF units will be the hardest to qualify & keep qualified.

The state agrees and is offering incentives by providing low interest rate financing and deferred and/or forgivable loans.

Will grants be available to existing ELI homeowners for repairs?

The state does not plan to grant NHTF proceeds to individual homeowners for repairs.

Will NHTF compliance be consistent and comparable to other WCDA programs to help managers comply with regulations?

The state intends to meet the compliance requirements for the NHTF program which are similar to the HOME program.

6. Summary of comments or views not accepted and the reasons for not accepting them

WCDA received a request to allow grants to existing ELI homeowners for repairs. The state does not plan to grant NHTF proceeds for any homeownership purposes. WCDA will be using 90% of the NHTF proceed on rental housing and 10% will be used for WCDA's administrative and planning costs.

7. Summary

The state of Wyoming had ten participants at the June 9, 2016 NHTF public hearing. Eight comments were received, one of which is not incorporated into the NHTF allocation plan (see number six above). The state will continue to take comments throughout the next year and incorporate them into the drafting of the next AAP and Consolidated Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.300(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	WYOMING	
CDBG Administrator		Wyoming Business Council
HOPWA Administrator		Wyoming Department of Health
HOME Administrator	WYOMING	WCDA - Federal Programs Department (HOME, NHTF)
ESG Administrator		Wyoming Department of Family Services
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

In 2010, the Governor appointed the Wyoming Business Council as the lead agency for the consolidated planning process. The State of Wyoming receives funds for CDBG, HOME, ESG and HOPWA. They are administered as follows:

1. CDBG

The Community Development Block Grant Program is administered by the Wyoming Business Council (WBC). Incorporated cities, towns and counties may apply to the WBC for CDBG funds.

The program addresses community and economic development needs as well as housing infrastructure and homeownership assistance.

2. HOME

The HOME Investment Partnerships Program is administered by the Wyoming Community Development Authority (WCDA). Cities, Counties, Public Housing Authorities, non-profit developers, for-profit developers are all eligible to apply for HOME funds.

In addition, the WCDA administers most of the state's housing programs such as the Tax-Exempt Single Family Mortgage Revenue Bond (MRB) Program for first-time homebuyers, two down-payment programs, the Low-Income Housing Tax Credit Program (LIHTC), the Tax-Exempt Multi-family Mortgage

Revenue Bond Program, the HOME Run Programs, two Spruce Up Wyoming loan programs and the Wyoming Energy Savers Program.

3. ESG

The primary responsibility for planning and coordination of the State's Homeless Programs lies with the Department of Health, Community Services Program. The Program Specialist administers the Emergency Solutions Grant (ESG) and the CSBG (Community Services Block Grant) Programs.

4. HOPWA

The Wyoming Department of Health, HIV/AIDS/Hepatitis Program is responsible for administering the Housing Opportunities for Persons with AIDS Program (HOPWA).

5. NATIONAL HOUSING TRUST FUND

The National Housing Trust Fund (NHTF) is administered by the Wyoming Community Development Authority (WCDA). Cities, Counties, Public Housing Authorities, non-profit developers, for-profit developers are all eligible to apply for NHTF funds.

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PR-10 Consultation - 91.110, 91.300(b); 91.315(l)

1. Introduction

The State will deliver and manage housing assistance programs through several different agencies and through the creation of partnerships that will consist of Federal, State, and local government agencies as well as housing authorities, non-profits, for profit developers, the private sector, service organizations and local lenders. It is very important to realize that most housing programs require expertise in many different categories and that the cooperation of several agencies and individuals is important for successful housing programs.

In order to be successful, community and economic development activities must be coordinated with a variety of entities, such as local governments, non-profit service providers, local economic development corporations, for-profit businesses, and other state agencies. Coordination may take the form of referral of clients to the appropriate agency or cooperative funding of projects.

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Services to homeless persons must be closely coordinated with other public and private agencies. The program specialist of the ESG program also administers the Community Services Block Grant program. CSBG program facilitates close coordination, because of the purposes of the CSBG -- to allocate funds to local governments and various non-profit organizations, to provide essential services to the "most-in-need" low-income persons, and to improve the coordination and networking with other programs -- coordination with other programs should be ahead of the game.

The CSBG program should be of substantial benefit in working with the ESG, and other homeless programs. The state is committed to creating and strengthening coordinative/collaborative relationships in the efforts to improve assistance for homeless persons and families. Some of the agencies that are already working together in the shelter and related services programs are the State Department of Family Services, the State Department of Health, the State Division of Vocational Rehabilitation, the State Division on Aging, the State Office of Workforce Development, the State Office of LIEAP & Weatherization, the Commodity Distribution Program, the Wyoming Emergency Management Agency, various ministerial associations and coalitions, local community service councils and boards, local human service groups and many other public, private and volunteer organizations.

Local coordinative efforts are being emphasized strongly to prospective sponsors of ESG related programs. One of the important criteria items for prospective sponsors to address in their grant applications is the issue of linkages and working relationships with other agencies. It is very apparent from frequent discussions with local government personnel that the issue of coordination is very important to them.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Wyoming Statewide Homeless Collaborative now known as the Wyoming Homeless Cooperative was formed in January 2000 in order to develop a statewide continuum of care for homeless services in a sparsely populated but geographically large state where few resources exist. The mission of the Cooperative is to plan, develop, and implement a statewide continuum of care, to identify and eliminate gaps in service; to maximize limited resources by reducing duplication of service; and to mobilize nonprofit organizations, government agencies, businesses, and other appropriate groups and individuals in Wyoming in an ongoing effort to break the cycle of homelessness and to help homeless people achieve and maintain self-sufficiency.

The key aspects of the system include prevention, outreach/assessment, emergency shelter, transitional housing, permanent supportive housing, permanent housing and supportive services. Principal organizations involved included representatives from emergency shelters and transitional housing programs, emergency services programs, housing authorities, community action agencies, veterans programs, mental health programs homeless health clinics and others. The contact person for the Cooperative is Mary Randolph at 307-777-6430.

Describe consultation with the Continuum(s) of Care that serves the state in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Wyoming Economic Development Association
	Agency/Group/Organization Type	Economic Development Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	An editorial was provided to their newsletter soliciting input from the organizations members. The public meetings, hearings, etc. were also advertised to their organization through an email blast using the WBC's client management system.
3	Agency/Group/Organization	AFTON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
4	Agency/Group/Organization	ALBANY COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
5	Agency/Group/Organization	ALBIN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
6	Agency/Group/Organization	BIG HORN COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
7	Agency/Group/Organization	BUFFALO
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
8	Agency/Group/Organization	BURLINGTON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
9	Agency/Group/Organization	BURNS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
10	Agency/Group/Organization	CAEDA
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
11	Agency/Group/Organization	CALC - HOMELESS PREVENTION
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
12	Agency/Group/Organization	CAMPBELL COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
13	Agency/Group/Organization	CARBON COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
14	Agency/Group/Organization	CASPER
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
15	Agency/Group/Organization	CHEYENNE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Needs - Veterans Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
16	Agency/Group/Organization	CHEYENNE HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

17	Agency/Group/Organization	CHUGWATER
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
18	Agency/Group/Organization	CLEARMONT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
19	Agency/Group/Organization	CODY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
20	Agency/Group/Organization	COKEVILLE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

21	Agency/Group/Organization	COMEA
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
22	Agency/Group/Organization	COMEA TRANSITIONAL LIVING
	Agency/Group/Organization Type	Housing Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
23	Agency/Group/Organization	COMMUNITY ACTION OF LARAMIE COUNTY
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
24	Agency/Group/Organization	CONVERSE COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
25	Agency/Group/Organization	Casper Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
26	Agency/Group/Organization	DIAMONDVILLE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
27	Agency/Group/Organization	DOUGLAS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
28	Agency/Group/Organization	DUBOIS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
29	Agency/Group/Organization	EDGERTON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
30	Agency/Group/Organization	ENCAMPMENT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
31	Agency/Group/Organization	EVANSTON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
32	Agency/Group/Organization	EVANSVILLE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
33	Agency/Group/Organization	FREMONT COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
34	Agency/Group/Organization	GILLETTE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
35	Agency/Group/Organization	GLENROCK
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
36	Agency/Group/Organization	GOSHEN COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
37	Agency/Group/Organization	GREEN RIVER
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
38	Agency/Group/Organization	GUERNSEY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
39	Agency/Group/Organization	HOT SPRINGS COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
40	Agency/Group/Organization	HUDSON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
41	Agency/Group/Organization	HULETT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
42	Agency/Group/Organization	JACKSON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
43	Agency/Group/Organization	JOHNSON COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
44	Agency/Group/Organization	KEMMERER
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
45	Agency/Group/Organization	LANDER
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
46	Agency/Group/Organization	LARAMIE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
47	Agency/Group/Organization	LARAMIE COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
48	Agency/Group/Organization	LINCOLN COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
49	Agency/Group/Organization	LINGLE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
50	Agency/Group/Organization	LOVELL
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
51	Agency/Group/Organization	LUSK
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
52	Agency/Group/Organization	LYMAN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
53	Agency/Group/Organization	MEETEETSE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
54	Agency/Group/Organization	MILLS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
55	Agency/Group/Organization	MOUNTAIN VIEW
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
56	Agency/Group/Organization	MIDWEST
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
57	Agency/Group/Organization	NATRONA COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
58	Agency/Group/Organization	NEWCASTLE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
59	Agency/Group/Organization	NIOBRARA COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
60	Agency/Group/Organization	PARK COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
61	Agency/Group/Organization	PAVILLION
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
62	Agency/Group/Organization	PINE BLUFFS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
63	Agency/Group/Organization	PLATTE COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
64	Agency/Group/Organization	POWELL
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
65	Agency/Group/Organization	RANCHESTER
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
66	Agency/Group/Organization	RAWLINS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
67	Agency/Group/Organization	RIVERTON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
68	Agency/Group/Organization	ROCK SPRINGS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
69	Agency/Group/Organization	Rock Springs Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
70	Agency/Group/Organization	SARATOGA
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
71	Agency/Group/Organization	SHERIDAN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
72	Agency/Group/Organization	SHERIDAN COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
73	Agency/Group/Organization	SHOSHONI
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

74	Agency/Group/Organization	STATE OF WYOMING / DEPT OF HEALTH (ESG PAYMENTS ONLY)
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
75	Agency/Group/Organization	STATE OF WYOMING / WYOMING BUSINESS COUNCIL(CDBG ONLY)
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
76	Agency/Group/Organization	SUBLETTE COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
77	Agency/Group/Organization	SUNDANCE
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
78	Agency/Group/Organization	SWEETWATER COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
79	Agency/Group/Organization	TETON COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
80	Agency/Group/Organization	THAYNE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
81	Agency/Group/Organization	THERMOPOLIS
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
82	Agency/Group/Organization	TORRINGTON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
83	Agency/Group/Organization	TOWN OF FORT LARAMIE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
84	Agency/Group/Organization	TOWN OF KAYCEE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
85	Agency/Group/Organization	UINTA COUNTY
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
86	Agency/Group/Organization	WASHAKIE COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
87	Agency/Group/Organization	WESTON COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
88	Agency/Group/Organization	WHEATLAND
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
89	Agency/Group/Organization	WORLAND
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
90	Agency/Group/Organization	WYOMING COMMUNITY DEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	Other government - State Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
91	Agency/Group/Organization	WYOMING HOUSING NETWORK
	Agency/Group/Organization Type	Housing Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
92	Agency/Group/Organization	YODER
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
93	Agency/Group/Organization	Wyoming Department of Family Services
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
94	Agency/Group/Organization	Wyoming Family Home Ownership Program
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Homeownership Assistance
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

Identify any Agency Types not consulted and provide rationale for not consulting

All agencies in the information listing attached to this section were consulted in terms of being made aware of the programs, asking for their input and ideas and providing them with an opportunity to comment. All have ample access to the agencies involved in the consolidated planning process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		The Continuum of Care agencies (known collectively as the Wyoming Homeless Collaborative) are one in the same with many of the agencies receiving funding from the Emergency Solutions Grant and work with the homeless and affordable housing issues.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination among the State and any units of general local government, in the implementation of the Consolidated Plan (91.315(I))

Every local government (cities, towns and counties) was sent a notification that the consolidated planning process would be getting underway and that their input would be appreciated. They were made aware of funding levels and application requirements. They were also notified when public hearings or meetings were scheduled, where and how to comment as well as comment deadlines.

Narrative (optional):

The Wyoming Community Development began working with communities around Wyoming in a Community Day effort that recognizes the affordable housing initiatives that have taken place in certain communities and the important role of the local government and citizenry in those initiatives.

At the invitation of a community, WCDA speaks with community and industry leaders about specific economic and demographic trends in their community, how they affect housing and what programs WCDA has for housing finance

There is excellent cooperation and coordination among the WCDA and the state offices of HUD/FHA and Rural Development. Several times a year, these entities often work together to coordinate lender and REALTOR® training seminars and fair housing seminars. All of these offices are committed to making affordable housing programs work efficiently in Wyoming.

The Wyoming Partners in Homebuyer Education began a statewide homebuyer education program in June of 2000. Since that time Wyoming Housing Network, Inc. has begun offering Neighborworks approved homebuyer education courses online and through one on one counseling sessions to help reach participants in the most rural areas of the state. At the writing of this plan, over 5,000 participants have completed the course online or in person. The class attendance for the online course is now averaging 75-80 students per month and the one on one counseling sessions average 65-70 students per month.

The Public Housing Authorities are required to develop an Agency Plan which is then submitted to HUD. Each PHA Plan is required to be consistent with the applicable Consolidated Plan for the jurisdiction in which the PHA is located. A Public Housing Agency Plan will be considered to be consistent with the State Consolidated Plan as long as the Plan seeks to provide affordable housing or improve the living conditions and/or affordability of housing for very low, low and moderate income households in Wyoming.

PR-15 Citizen Participation - 91.115, 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The consolidated strategy/plan furthers the statutory goals through a process whereby a state and its constituencies establish a unified vision for community revitalization. The plan outlines the state's overall policies and objectives for housing and community development and estimates the state's housing needs for the ensuing five year period beginning January 1, 2013 and ending December 31, 2017. It was developed in coordination with Wyoming's Community Development Authority, Rural Development Council, Economic Development Association, Department of Health (Health Care Financing, Preventive Medicine and Aging Divisions), the Governor's Planning Council on Developmental Disabilities, and citizen participation from city and county governments, private developers, non-profits, housing authorities and private citizens.

The citizen participation process began in March 2012 with a public meeting to share the purpose of the plan and opportunities to offer input. A notice announcing the meeting was advertised in six newspapers including the paper with statewide distribution, an e-mail notification went to local government officials, county commissioners, community and economic development offices, non-profits, those persons and agencies on mailing lists for different affordable housing programs, county health offices, family planning units, utility companies, housing authorities, senior facilities, chambers of commerce, Native American Tribal Planning Departments, mental health agencies, agencies dealing with homeless and low-income issues, lending institutions and real estate professionals.

A public hearing was held June 21, 2012. It was to be hosted in 6 locations throughout the state via a compressed video system. Public notices announcing the hearing locations were in the local newspapers of each community in which there was a video site and the statewide newspaper. Due to technical difficulties the system was unable to connect with the outlying communities and the meeting was held only in Cheyenne. A webcast was then scheduled for July 6 to insure that those interested had access to the information presented at the public hearing. Additionally, materials about the programs and updates on the planning process were made available to the annual meetings of Wyoming's Association of Municipalities, Continuum of Care, and Board of Realtors. Finally, an announcement stating the draft five year plan and the 2013 Annual Action Plan were available for public comment was emailed to Wyoming's Association of Municipalities, Association of County Officials, Chambers of Commerce, Non-Profits, housing developers, realtors, and more through the Wyoming Business Council's client management system. The agenda at the public hearing and for the webcast included an informational meeting preceding citizen comment to acquaint the attendees with the consolidated plan process and the formula grant programs. Information included Consolidated Plan philosophy, citizen participation, past funding levels, distribution patterns, and eligibility criteria. The presentations also included discussion on the new

Analysis of Impediments to Fair Housing Choice. The informational part of each meeting was conducted by representatives from the agencies responsible for CDBG, HOME, ESG, and HOPWA. The webcast presentations were recorded and made available on the agency websites. The deadline for comment was August 10, 2012. Due to the need for an amendment to the 2011 plan and changes to the ESG program, an additional public hearing was held October 8, 2012. The hearing notice was published in the statewide newspaper and again was announced through a mass email. The comment period concerning the amendment and program changes closed on November 7th. No comments were received.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	All of the above	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Attendance was low as it has been historically. However, the State utilized a webinar format for the first time and even though there were only seven participants for the 2nd public hearing held, the State feels this is a tool that will work well for the future.	There were no public comments received.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Housing needs in Wyoming were examined in the following categories: Rental Housing, Housing Rehabilitation, Homeownership Needs and Impediments to Fair Housing Choice. Information following this introduction discusses each in detail. A copy of the State of Wyoming's 2011 Analysis of Impediments to Fair Housing Choice was submitted to HUD in 2011. This document is available to the public at:

http://wyomingbusiness.org/DocumentLibrary/CDBG/Consolidated%20Planning/Wyoming_2011_%20AI_FNL.pdf

While they are two separate issues, housing discrimination or impediments to fair housing choice are inextricably linked to housing needs and how they drive one another.

Rental Housing Needs

The HOME Program has funded 969 units of rental housing since its inception in 1992 and has an additional 87 currently under construction. The Low Income Tax Credit Program has placed 3,932 units in services since 1986 and has an additional 145 units under construction. Over the past ten years, the HOME and LIHTC Program have funded projects jointly. Over the next five years, the state plans to add 685 additional affordable rental housing units to the inventory. The highest priorities will be for households that are at or below 60% of median income. See Exhibit A "Priority Needs Table". These numbers will be accomplished through new construction, rehabilitation of existing and conversion of non-residential structures into residential use.

The increased cost of housing, the rising rents and the low incomes in Wyoming as discussed earlier are the basis for these goals.

The major programs that will be used to meet these goals will be the HOME Program, CDBG, LIHTC and Rural Development 515 and 538 programs.

According to the Bureau of Economic Analysis, both real per capita income and total personal income saw appreciable increases in Wyoming. However, while total earnings of all workers rose considerably from 1969 through 1981, Preliminary BEA figures for 2010 indicate that Wyoming had one of the highest per capita income growth rates in the nation, reaching \$44,861 compared to \$39,945 nationally.

According to “A Profile of Wyoming; Demographics, Economics and Housing; Semiannual Report Ending December 31, 2011”, and as discussed earlier in this plan, rents are increasing in many of our communities. Over the past five years (Q2.05 to Q2.11), the average rent for a two bedroom apartment in Wyoming has increased 30.2% from \$504 to \$656.

The Profile goes on to state that the Wyoming Rental Vacancy Survey which has been completed 22 times is showing a statewide vacancy rate of 5.49%. This is compared to a 1st Quarter 2012 Census vacancy rate of 5.2%. The Wyoming Rental Vacancy Survey is probably more accurate for Wyoming’s vacancies. However, there is a large range with a 14.1% vacancy in Weston County and a 2.1% vacancy in Carbon and Washakie.

It becomes very obvious when comparing the high cost of construction with the lower income in Wyoming that it will continue to be difficult to cash flow new rental properties without a subsidy.

Additional rental units affordable to extremely low and low-income large-related families with children are a high priority for housing. Larger families need larger housing units. Larger units of three or more bedrooms are more expensive to rent. Many times larger families live in overcrowded conditions as well as pay in excess of 30% of their income for rent and utilities.

Wyoming has approximately 656 Public Housing Units spread throughout nine different communities. There are 197 Moderate Rehab Units spread throughout 3 different communities. Most of these (161) are in Casper. There are approximately 2,330 Section 8 Certificates and Vouchers spread throughout approximately ten communities.

In addition, Wyoming had approximately 2,255 units with Section 8 Housing Assistance Payments (HAP) contracts prior to the time the HUD contracts began to expire.

Rental housing for small and large related families with children continues to be a high priority in the Consolidated Plan for households with extremely low and low-incomes. Rental housing for small and large related families with children is a moderate priority in the Consolidated Plan for households with moderate-incomes.

Rental Rehabilitation Needs

Adding additional affordable rental units to Wyoming's housing inventory through new construction, acquisition, rehabilitation or conversion is a high priority as discussed above.

Rehabilitation of existing occupied affordable rental housing units is a moderate priority at this time when there appears to be continuing needs for additional units. Applications that are submitted for rehabilitation of existing affordable units will be carefully reviewed to determine if the need for the rehab is due to mismanagement of the units.

Homeowner Rehabilitation Needs

The Wyoming Housing Data Base Partnership has published the "Wyoming Housing Conditions Report" dated March 14, 2011. This report provides information on the status of Wyoming's existing single family housing stock. The information in the report is from the county assessors. This report identifies 72,476 single family homes as being in below average condition.

Over the next five years, the state plans to rehabilitate 78 homes that are occupied by low and moderate-income homeowners.

The increased cost of housing, the rising rents, the low incomes in Wyoming and the increased elderly population as discussed earlier are the basis for these goals.

Rehabilitation of owner-occupied housing for extremely low and low-income homeowners is a high priority. Maintaining the condition of Wyoming's affordable housing stock is a high priority.

The major programs that will be used to meet these needs are the HOME, WCDA Single Family MRB, FHA 203(K), and the Neighborhood Stabilization Program.

WCDA has developed three programs: Spruce Up Wyoming I and Spruce Up Wyoming II that encourage rehabilitation of single family residences. Spruce Up Wyoming I is funding for loans that allows first time homebuyers to purchase and rehabilitate older homes with a low interest rate. The program allows FHA 203 (k) rehabilitation loans and for a new product which is a Conventional Single close loan.

Spruce Up Wyoming II allows both first-time homebuyers and non-first-time homebuyers to either purchase and rehab or refinance and rehab their homes. This program requires at least \$15,000 in rehabilitation work and provides a lower interest rate for the borrowers. The program allows FHA 203 (k) rehabilitation loans and for a new product which is a Conventional Single close loan.

WCDA has also created the Wyoming Energy Savers Program (WES) to assist homeowners with rehabilitation loans for cost-effective energy related improvements such as furnaces, ceiling insulation, caulking, weatherstripping, programmable thermostat, exterior storm windows, and exterior door (including storm doors and patio doors).

In addition, this program could combine with federal programs such as HOME and CDBG for targeting to low and moderate income homeowners.

Homeownership Needs

Wyoming's Homeownership rates are considerably higher than the U.S. rate. In 2010, 69% of Wyoming's households are homeowners while only 65.1% of the nation's households are homeowners. Homeownership has always been a priority for the State of Wyoming and will continue as a priority.

WCDA's average loan amount for 2008 - 2012 was \$146,722. Over the past five years, the average WCDA loan amount has decreased from \$147,396 in 2008 to \$139,715 in the first half of 2012. This decrease in average loan amounts for first-time homebuyers is due to the falling of housing prices across the state due to settling of the housing market after the run up and subsequent collapse of the housing market in 2007, 2008 and 2009. The purchase price of homes was significantly higher in 2008, 2009 and 2010.

The average first-time homebuyer has approximately \$1,140.00 to pay for P&I (Principal and Interest) based on an annual income of \$45,600.

The WCDA's Five Year Goal for first-time homebuyers is to provide homeownership opportunities for 3,050 first-time homebuyers with incomes at or below 115% of HUD's median income. Of this number, approximately 300 will have incomes between 51% and 80% (moderate-income) of HUD's median income and 70 will have incomes below 50% of HUD's median income (extremely low and low-incomes). WCDA has financed homes for approximately 5,401 first-time homebuyers over its last five fiscal years. With the rising cost of single family residences, it may be difficult to continue at this level.

The major programs that will be used for homeownership will be the WCDA Single Family MRB Program, the Rural Development programs, the WCDA Down Payment Programs.

No specific geographic targeting will be done for homeownership. WCDA's program is very accessible to homebuyers across the state. WCDA has approximately 90 participating lenders in the single family program in 40 communities.

WCDA has purchased first-time homebuyer loans in all 23 counties and 150 communities across the state.

Impediments to Fair Housing Choice

The 2011 Analysis of Impediments to Fair Housing Choice for the State of Wyoming (Attachment I) provided specific issues and possible solutions for the State's consideration. The following items will be addressed:

Create an internal (WCDA) procedure for ongoing Fair Housing compliance monitoring of WCDA's projects. This will include a testing of denials for occupancy. This will benefit the renters of WCDA funded multi-family projects.

WCDA to continue to hold Fair Housing training for developers/managers/landlords. The end result of this will benefit the renters of new WCDA funded multi-family projects.

Initiate discussion during the 2013 comment period regarding modifying the Wyoming Qualified Allocation Plan for HOME and Low Income Housing Tax Credits to require owners and managers of new projects applying for funding to complete a Fair Housing Training for rental housing. This will benefit the renters of new WCDA funded multi-family projects.

Provide a copy of the final Analysis of Impediments formally to the Wyoming Banking Commission, the Wyoming Real Estate Commission, the Wyoming Mortgage Lenders, the Wyoming Bankers Association, the Wyoming Planners Association, the Wyoming Association of Municipalities, the Wyoming Association of Architects, and the Governor's Council on Developmental Disabilities. This effort will begin to raise awareness among the members of these organizations as to the findings of the Analysis of Impediments to Fair Housing Choice. This will benefit homebuyers, city councils, multi-family housing developers, city planners, architects and persons with disabilities.

Review the Homebuyer Education Online Course through Wyoming Housing Network, Inc. to determine if the Fair Housing Section needs to be strengthened. This will benefit first time homebuyers.

WCDA will initiate a Fair Housing Resource page on their website. The WBC will link to that webpage. This will be a benefit to the public. Research efforts will begin by:

Requesting HUD complaint data annually

Obtaining HMDA reasons for loan denials

Discovering the reasons for higher denial rates of minorities (especially Hispanics and Native Americans) in rural areas

The outcome of this research will allow the state to more accurately target awareness and education efforts. Results of this research will be made available to those people involved in the statewide financial education effort, Buck Smart, as well as to the organizations mentioned above (#4).

The WBC, coordinating with the WCDA, will develop training and information modules for presentation at conferences and seminars as well as being available on the WBC and WCDA websites. Organizations such as the Wyoming Association of Municipalities, the Wyoming Association of County Officials, and the Wyoming Economic Development Association will be targeted. This effort will begin to raise awareness among the members of these organizations as to the findings of the Analysis of Impediments to Fair Housing Choice. This will benefit homebuyers, city councils, multi-family housing developers, city planners, architects and persons with disabilities. A printable brochure with basic information was developed and is available at:

http://www.wyomingbusiness.org/DocumentLibrary/CDBG/fair_housing_WEB_2_11.pdf.

NA-10 Housing Needs Assessment - 24 CFR 91.305 (a,b,c)

Summary of Housing Needs

The HOME Program has funded 969 units of rental housing since its inception in 1992 and has an additional 87 currently under construction. The Low Income Tax Credit Program has placed 3,932 units in services since 1986 and has an additional 145 units under construction. Over the past ten years, the HOME and LIHTC Program have funded projects jointly. Over the next five years, the state plans to add 685 additional affordable rental housing units to the inventory. The highest priorities will be for households that are at or below 60% of median income. These numbers will be accomplished through new construction, rehabilitation of existing and conversion of non-residential structures into residential use.

The increased cost of housing, the rising rents and the low incomes in Wyoming as discussed earlier are the basis for these goals.

The major programs that will be used to meet these goals will be the HOME Program, CDBG, LIHTC and Rural Development 515 and 538 programs.

According to the Bureau of Economic Analysis, both real per capita income and total personal income saw appreciable increases in Wyoming. However, while total earnings of all workers rose considerably from 1969 through 1981, Preliminary BEA figures for 2010 indicate that Wyoming had one of the highest per capita income growth rates in the nation, reaching \$44,861 compared to \$39,945 nationally.

According to "A Profile of Wyoming; Demographics, Economics and Housing; Semiannual Report Ending December 31, 2011", and as discussed earlier in this plan, rents are increasing in many of our communities. Over the past five years (Q2.05 to Q2.11), the average rent for a two bedroom apartment in Wyoming has increased 30.2% from \$504 to \$656.

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vacancies. However, there is a large range with a 14.1% vacancy in Weston County and a 2.1% vacancy in Carbon and Washakie.

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Wyoming has approximately 656 Public Housing Units spread throughout nine different communities. There are 197 Moderate Rehab Units spread throughout 3 different communities. Most of these (161) are in Casper. There are approximately 2,330 Section 8 Certificates and Vouchers spread throughout approximately ten communities.

In addition, Wyoming had approximately 2,255 units with Section 8 Housing Assistance Payments (HAP) contracts prior to the time the HUD contracts began to expire.

Demographics	Base Year: 2000	Most Recent Year: 2009	% Change
Population	391,125	523,949	34%
Households	178,198	208,269	17%
Median Income	\$0.00	\$51,990.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	17,229	19,927	31,385	19,732	
Small Family Households *	3,724	6,075	11,833	53,955	
Large Family Households *	987	1,092	2,878	7,476	

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	2,686	3,847	5,638	3,168	10,865
Household contains at least one person age 75 or older	3,112	4,124	3,715	1,759	3,722
Households with one or more children 6 years old or younger *	2,666	3,035	6,170	13,688	
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data 2005-2009 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	230	195	188	53	666	115	144	187	87	533
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	49	178	55	45	327	91	10	44	26	171
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	199	342	347	80	968	209	181	282	205	877
Housing cost burden greater than 50% of income (and none of the above problems)	4,809	984	84	105	5,982	3,469	1,725	1,436	407	7,037

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,552	3,107	1,271	229	6,159	1,652	2,545	3,710	1,844	9,751
Zero/negative Income (and none of the above problems)	510	0	0	0	510	333	0	0	0	333

Table 7 – Housing Problems Table

Data 2005-2009 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,290	1,712	671	283	7,956	3,903	2,063	1,960	726	8,652
Having none of four housing problems	3,811	6,907	10,874	5,458	27,050	3,422	9,245	17,878	13,271	43,816
Household has negative income, but none of the other housing problems	510	0	0	0	510	333	0	0	0	333

Table 8 – Housing Problems 2

Data 2005-2009 CHAS
 Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,542	1,663	355	3,560	1,323	1,559	2,388	5,270
Large Related	391	264	89	744	321	266	542	1,129
Elderly	1,112	892	143	2,147	2,167	1,601	1,150	4,918
Other	3,608	1,566	848	6,022	1,564	957	1,129	3,650
Total need by income	6,653	4,385	1,435	12,473	5,375	4,383	5,209	14,967

Table 9 – Cost Burden > 30%

Data 2005-2009 CHAS
 Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,239	215	4	1,458	955	669	585	2,209
Large Related	221	4	0	225	287	91	129	507
Elderly	520	327	20	867	1,148	479	245	1,872
Other	3,003	477	70	3,550	1,255	575	468	2,298
Total need by income	4,983	1,023	94	6,100	3,645	1,814	1,427	6,886

Table 10 – Cost Burden > 50%

Data 2005-2009 CHAS
 Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	203	411	392	0	1,006	246	202	254	0	702

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	45	89	35	0	169	58	24	69	0	151
Other, non-family households	0	20	0	0	20	0	0	10	0	10
Total need by income	248	520	427	0	1,195	304	226	333	0	863

Table 11 – Crowding Information – 1/2

Data Source: 2005-2009 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

The most common housing problem in Wyoming is cost. The ability of those working in energy related fields to pay higher rents drives the rental market and prices out those with lower incomes or forces them to live with other families in overcrowded situations.

Are any populations/household types more affected than others by these problems?

It does not appear that any population or type of household is more affected by these problems.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the

needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The current economy is the largest risk factor for Wyoming. While this is true nationally, Wyoming has a very real "boom and bust" cycle due to the heavy reliance on natural resource related employment which makes the Wyoming employment situation a bit more volatile. Additionally, the ability of those employed by the energy / natural resources sector to pay higher rents creates additional challenges for those who are not making higher salaries.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Wyoming's homeless (and those most at-risk) tend to fall into three categories. First, people who have suffered fairly recent economic set backs and/or eviction from their homes. Second, People who have experienced personal crises, i.e., divorce, domestic violence, incarceration, hospitalization, and being stranded. Finally, People who are chronically mentally ill and/or alcohol alcohol or drug abusers.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems - 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Information from the 2010 US Census of Population and Housing show that of the total Wyoming population, 90.7% is White, 8.9% is Hispanic or Latino (of any race), .8% is Black, 2.4% is American Indian or Alaska Native, and .8% is Asian, .1% is Native Hawaiian and Other Pacific Islander and 3.0% is some other race. In Wyoming, 69% of the state's population is in 8 of its 23 counties: Albany, Campbell, Fremont, Laramie, Natrona, Park, Sheridan and Sweetwater.

According to the 2010 Census, 63.7% of the American Indian population lives in Fremont County compared to 63.3% at the 2000 Census; 47% of the Black population lives in Laramie County compared to 57% from the 2000 Census; 22% of the Asian population lives in Laramie County compared to 28% from the 2000 Census with 23% in Albany County; 23.8% of the Hispanic or Latino population lives in Laramie County, 13.3% in Sweetwater County, 5.3% in Carbon County, 10.4% in Natrona County and 6.4% in Albany County.

A large portion of the Native American population resides on the Wind River Indian Reservation which is located in west central Wyoming.

When comparing the 2000 Census to the 2010 Census, it appears that the minority population in Wyoming is dispersing across the state more than in 2000. The counties with the higher concentrations in 2000 have less concentration now with the exception of the American Indian population in Fremont County which has increased slightly from 2000.

The 2010 Census tells us that 39.4% of the households in the State are at or below 80% of median family income as compared to 40.1% in the 2000 Census.

The 2010 Census numbers show, 97,755 or 52% of White households, 2,274 or 69% of Hispanic households, 2,040 or 65% of Native American Indian households, 1,175 or 70% of Black households, and 624 or 66% of Asian households are at or below the State median family income.

However, it does not appear that any racial or ethnic group has a disproportionately greater need in comparison to the needs of any category as a whole.

The 2000 Census numbers show, 82,257 or 45% of White households, 5,362 or 56% of Hispanic households, 2,215 or 66% of Native American Indian households, 642 or 55% of Black households, and 343 or 44% of Asian households are at or below the State median family income.

The 2010 Census shows no evidence of low-income concentration within any county of the State. For example, Fremont County has 7% of the total households and 7% of the low-and moderate-income, Natrona County has 13.5% of the total State households and 13.6% of the low-and moderate-income, Laramie County has 16.6% of the total State households and 16.3% of the low and moderate-income and Sweetwater County has 7.3% of the total State households and 7.1% of the low-and moderate-income households.

The terms "area of racial/ethnic minority concentration" and "area of low-income concentration" as they are used in the Consolidated Plan refer to the county and percent of each group in the county as determined from the 2010 census data.

The Consolidated Plan regulations define racial/ethnic minority concentration as any racial/ethnic minority group that is 10% or greater of the population in any county. The State has no racial/ethnic minority which is greater than 10% of the state population and only one racial/ethnic minority which is greater than 5% of the State population, Non-white Hispanic at 8.9%.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,940	4,800	1,065
White	13,285	4,155	950
Black / African American	330	0	10
Asian	130	60	0
American Indian, Alaska Native	405	160	15
Pacific Islander	0	0	0
Hispanic	1,310	240	75

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2005-2009 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,780	13,180	0
White	10,090	11,695	0
Black / African American	60	100	0
Asian	50	80	0
American Indian, Alaska Native	180	240	0
Pacific Islander	10	0	0
Hispanic	1,090	795	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2005-2009 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,420	29,975	0
White	8,935	26,490	0
Black / African American	160	255	0
Asian	69	200	0
American Indian, Alaska Native	275	500	0
Pacific Islander	0	4	0
Hispanic	710	2,130	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2005-2009 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,060	20,630	0
White	3,780	18,375	0
Black / African American	20	240	0
Asian	0	35	0
American Indian, Alaska Native	30	235	0
Pacific Islander	0	0	0
Hispanic	185	1,440	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2005-2009 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Of the 23 counties in the State, two counties (Natrona and Laramie) have entitlement cities (Casper and Cheyenne) in which the majority of the population of those counties resides.

According to the 2010 Population estimates, six counties have greater than 10% of the total county population in any racial/ethnic minority. Those counties are:

Carbon Hispanic (Non-white) 16.8%

Fremont Native American 21.2%

Laramie Hispanic (Non-white) 13.1%

Sweetwater Hispanic (Non-white) 15.3%

Teton Hispanic (Non-white) 15.0%

Washakie Hispanic (Non-white) 13.6%

Four counties have block numbering areas (BNA) that have racial/ethnic minority concentrations exceeding 20% of the population within the BNA (1990 Census)(2000 or 2010 Census numbers not available by census tract at the time of the writing of this plan):

Carbon County BNA 9678 is 22.5% Hispanic

Albany County BNA 9629 is 24.0% Hispanic

Goshen County BNA 9580 is 22.0% Hispanic

Fremont County BNA 9832 is 80.0% Amer. Indian

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.305(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to the 2010 Population estimates, six counties have greater than 10% of the total county population in anyone racial/ethnic minority. Those counties are:

Carbon	Hispanic (Non-white)	16.8%
Fremont	Native American	21.2%
Laramie	Hispanic (Non-white)	13.1%
Sweetwater	Hispanic (Non-white)	15.3%
Teton	Hispanic (Non-white)	15.0%
Washakie	Hispanic (Non-white)	13.6%

Four counties have block numbering areas (BNA) that have racial/ethnic minority concentrations exceeding 20% of the population within the BNA (1990 Census)(2000 or 2010 Census numbers not available by census tract at the time of the writing of this plan):

Carbon County	BNA 9678 is 22.5% Hispanic
Albany County	BNA 9629 is 24.0% Hispanic
Goshen County	BNA 9580 is 22.0% Hispanic
Fremont County	BNA 9832 is 80.0% Amer. Indian

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,875	8,865	1,065
White	9,795	7,645	950
Black / African American	315	10	10
Asian	130	60	0
American Indian, Alaska Native	235	335	15
Pacific Islander	0	0	0
Hispanic	1,020	530	75

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2005-2009 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,790	20,170	0
White	4,155	17,630	0
Black / African American	30	130	0
Asian	35	95	0
American Indian, Alaska Native	115	305	0
Pacific Islander	10	0	0
Hispanic	385	1,500	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2005-2009 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,175	37,215	0
White	2,640	32,780	0
Black / African American	45	370	0
Asian	14	255	0
American Indian, Alaska Native	115	655	0
Pacific Islander	0	4	0
Hispanic	275	2,560	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2005-2009 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,115	23,575	0
White	990	21,165	0
Black / African American	0	260	0
Asian	0	35	0
American Indian, Alaska Native	30	235	0
Pacific Islander	0	0	0
Hispanic	90	1,535	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2005-2009 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

A review of the fair housing profile in the State of Wyoming revealed that the U.S. Department of Housing and Urban Development (HUD), with a regional office in Denver and a field office in Casper, offers fair housing services in Wyoming including complaint and compliance review. Examination of both national fair housing studies and cases supported the idea that while housing discrimination activity may have declined in recent years, fair housing discrimination continues to most commonly affect disabled persons and racial and ethnic minorities. No doubt this plays a role in the housing difficulties faced by these individuals and families.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The housing cost burden in Wyoming is not one driven by race or ethnicity but by the high costs of construction and lower incomes. Research done in support of the Analysis of Impediments to Fair Housing Choice showed:

"At the time that the 2000 census was taken, 1.8 percent of households in Wyoming were overcrowded and another 0.9 percent of households were severely overcrowded, but 2009 five-year ACS data show that the statewide percentage of units with this housing problem may State of Wyoming Final Report Analysis of Impediments to Fair Housing Choice 4 July 29, 2011 be decreasing. However, the remainder of the state generally showed higher levels of crowding and severe overcrowding than Casper or Cheyenne for both renter and owner households. In Wyoming, 1.9 and 2.2 percent of all households were lacking complete plumbing or kitchen facilities, respectively, at the time of the 2000 census but this housing problem was shown to have worsened in more recent data in both the entitlement and nonentitlement areas of the state. Additionally, in 2000 12.9 percent of households had a cost burden and 8.0 percent of households had a severe cost burden, but the 2009 ACS data showed that both of these percentages increased since that time, but this was especially true for homeowners with a mortgage. Similar findings were seen for Casper, Cheyenne and the reminder of Wyoming, and in some cases the increase in share of renters or homeowners with a cost burden or severe cost burden was substantial."

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	162,805	26,250	18,120	1,090
White	147,870	23,105	15,560	975
Black / African American	1,080	215	375	10
Asian	665	85	190	0
American Indian, Alaska Native	2,435	425	255	15
Pacific Islander	14	0	10	0
Hispanic	8,590	1,775	1,280	75

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2005-2009 CHAS

Discussion

Wyoming's cost burdent issue is also driven in pary by the high wages paid by the energy sector. Landlords charge higher rents in accordance with those high energy sector wages. Those not working in that arena are at a disadvantage.

NA-30 Disproportionately Greater Need: Discussion – 91.305 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Data does not show that there are any income categories in which any particular racial or ethnic group has disproportionately greater needs than the needs of that income category as a whole.

If they have needs not identified above, what are those needs?

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Information from the 2010 US Census of Population and Housing show that of the total Wyoming population, 90.7% is White, 8.9% is Hispanic or Latino (of any race), .8% is Black, 2.4% is American Indian or Alaska Native, and .8% is Asian, .1% is Native Hawaiian and Other Pacific Islander and 3.0% is some other race. In Wyoming, 69% of the state's population is in 8 of its 23 counties: Albany, Campbell, Fremont, Laramie, Natrona, Park, Sheridan and Sweetwater.

According to the 2010 Census, 63.7% of the American Indian population lives in Fremont County compared to 63.3% at the 2000 Census; 47% of the Black population lives in Laramie County compared to 57% from the 2000 Census; 22% of the Asian population lives in Laramie County compared to 28% from the 2000 Census with 23% in Albany County; 23.8% of the Hispanic or Latino population lives in Laramie County, 13.3% in Sweetwater County, 5.3% in Carbon County, 10.4% in Natrona County and 6.4% in Albany County.

A large portion of the Native American population resides on the Wind River Indian Reservation which is located in west central Wyoming.

When comparing the 2000 Census to the 2010 Census, it appears that the minority population in Wyoming is dispersing across the state more than in 2000. The counties with the higher concentrations in 2000 have less concentration now with the exception of the American Indian population in Fremont County which has increased slightly from 2000.

NA-35 Public Housing – (Optional)

Introduction

Wyoming has approximately 656 Public Housing Units spread throughout nine different communities. There are 197 Moderate Rehab Units spread throughout 3 different communities. Most of these (161) are in Casper. There are approximately 2,330 Section 8 Certificates and Vouchers spread throughout approximately ten communities.

In addition, Wyoming had approximately 2,255 units with Section 8 Housing Assistance Payments (HAP) contracts prior to the time the HUD contracts began to expire.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	16	668	2,431	0	2,367	64	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	22	0	0	0	0	0
# of Elderly Program Participants (>62)	0	2	186	589	0	578	11	0
# of Disabled Families	0	7	177	838	0	801	37	0
# of Families requesting accessibility features	0	16	668	2,431	0	2,367	64	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	16	623	2,253	0	2,198	55	0	0
Black/African American	0	0	30	103	0	95	8	0	0
Asian	0	0	3	5	0	5	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	12	69	0	68	1	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	1	82	301	0	294	7	0	0
Not Hispanic	0	15	586	2,130	0	2,073	57	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

How do these needs compare to the housing needs of the population at large

Discussion:

The funding from HOME and CDBG will continue to be used to provide additional housing as well as rehabilitation of existing housing for the special needs populations identified in this section.

As of July of 2012, there appears to be a need for approximately 115 units of special needs housing over the next two to three years. For the 5 year period covered by this Consolidated Plan beginning January 1, 2013 through December 31, 2017, it is anticipated there will be a need for approximately 230 units of Non-Homeless Special Needs housing.

The funding sources realistically available for this type of housing are Community Development Block Grant, HOME Investment Partnerships Program, Low-income Housing Tax Credit Program, HUD Section 811 and 202 Programs and Rural Development 515 Programs.

NA-40 Homeless Needs Assessment – 91.305(c)

Introduction:

Officially, the definition for homeless means people who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. They are people who are losing their primary nighttime residence, which may include a motel or hotel or a doubled up situation, within 14 days and lack resources or support networks to remain in housing. The homeless are families with children or unaccompanied youth who are unstably housed and likely to continue in that state or people who are fleeing or attempting to flee domestic violence, have no other residence and lack the resources or support networks to obtain other permanent housing. Unfortunately, Wyoming is no exception to these definitions. The rural homeless populations in Wyoming consist of single mothers, underemployed individuals, seasonal workers, substance abusers, mentally ill, single males, migrant workers, and young adults ages 17-22 years old.

On January 25, 2012 volunteers from non-profits and governmental agencies conducted a one night count of the homeless in the state. Because of the rural nature of the State, significant uninhabited expanses and the many parks and ravines homeless are located, many of the state's homeless were not found. As a result, the number of persons homeless found, significantly understates the actual number. Nevertheless, canvassers were able to find 1,813 homeless persons, representing 860 households compared to only 1,038 persons found in the 2011 count. Organizers of the Count attributed the differences, in part, to greater participation in the count by Wyoming communities.

Indicate if the homeless population is: All Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

Rural homeless persons tend to be less educated but are more likely to be employed, although in temporary jobs.

The rural homeless are less likely to receive government assistance but more likely to have higher average monthly incomes and more likely to receive cash assistance from friends.

Rural homeless persons experience shorter episodes of homelessness, and are two to four times more likely to live with friends or family.

Rural homeless persons are as likely as other homeless persons to report having a mental health, alcohol, or drug problem during the past month, but six times more likely than their urban counterparts to report an alcohol-only problem during the last year.

Rural homeless persons are less likely to have health insurance or access to medical care.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	7,945	0
Black or African American	692	0
Asian	174	0
American Indian or Alaska Native	1,196	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	1,058	0
Not Hispanic	10,007	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Wyoming's data shows that approximately 171 families with children and 128 veterans are in need of housing assistance. Again, it is difficult to know how accurate these numbers are given Wyoming's vast spaces and small communities that may or may not offer services to these persons.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Wyoming's homeless tend to be white, non-hispanic individuals and families.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Wyoming's homeless tend to fall into three categories:

- (1) People who have suffered fairly recent economic setbacks and/or eviction from their homes.
- (2) People who have experienced severe personal crises, i.e., divorce, domestic violence, incarceration, hospitalization, being stranded; and
- (3) People who are chronically mentally ill and/or alcohol or drug abusers.

The first group, which is generally called “the new homeless”, are in many cases without shelter because of the diminishing economy, i.e., the lack of jobs, the price of housing, and ultimately, the victims of the social services budget cuts.

The second group seems to be the easiest of the three groups to successfully work with because their situations are generally more temporary in nature than the other two.

The third group seems to constitute, along with the first group, the largest number in Wyoming. They are the most difficult group with which to successfully work. One of the major reasons for the increased numbers of persons in this category in Wyoming is due to the emphasis placed on deinstitutionalization beginning in 1963 with the passage of the Community Mental Health Centers Act. Many of these people were released, or ceased being admitted to State institutions, such as the State Training School and the State Hospital, and they were "placed on the streets". In many cases they did not have anywhere to go, or even if they did, they simply did not possess the living skills to make it on their own. Wyoming is currently trying to remedy that situation by attempting to place more emphasis with local mental health centers to provide more services to the chronically mentally ill. Although Wyoming is not the kind of state that has gone through major urban renewal, evidence of such practices can be seen in most any of its major communities. In many cases, the rehabilitation of downtown housing (which traditionally provided homes for low-income persons) for affluent purchasers led to the demise of low cost residential hotels and boarding houses. As a consequence, housing for low-income persons statewide is very hard to come by. Probably, the nationwide shortage of low-income housing has compounded Wyoming's homeless problem significantly.

As a direct result of lowering income limits for households receiving AFDC (Aid to Families With Dependent Children), many families are still being dropped from the welfare rolls, often losing AFDC, Food Stamps, and Title 19 (Medicaid). Several of these families have been forced into homelessness. As numbers increase, service agencies for homeless and the prevention of homelessness tend to exhaust their funds at a faster rate and less people obtain the much needed assistance. Our homeless numbers continue to grow.

The exact number of Wyoming's homeless population that suffers from mental illness and/or substance abuse is undocumented; however, estimates from homeless programs range from 40% to as high as 75% in varying geographical areas. In many cases, people suffer from the dual-diagnosis of chronically mentally ill, along with substance abuse. As is well known, these conditions are very difficult, time consuming, and costly to resolve successfully. Realistically, some people may not ever overcome severe mental health/substance abuse conditions. Therefore, the chances of becoming self-sufficient in those cases are very slim.

Discussion:

Recent feedback from Shelter staff, along with many others, indicates some general conclusions relative to homeless people:

- The homeless population is very difficult to locate, contact, and maintain contact with;
- The homeless population will have limited exposure to traditional news sources of information relating to the benefits and programs that they are eligible for;
- The homeless population generally does not know how, or are reluctant to file, pursue, or appeal claims for benefits and services;
- Many (some say the greater majority) are not motivated to seek further education, or employment and training;
- The majority seem to have alcohol or substance abuse problems (many say as high as 75% or more), and many of those do not want referrals to appropriate services, i.e., alcohol and/or substance abuse programs;
- Generally, the "shorter-term" homeless population is much more highly motivated than the "long-term" population;
- There has been an increase in the number of homeless families over the past few years (as opposed to single individuals);
- Supportive services are absolutely necessary in most cases if, in fact, the goal is to help homeless people become self-sufficient. Shelter and food is unquestionably needed and beneficial, but homeless people most generally require more, i.e., personal growth skills, medical care, transportation, work clothes, mental health services, substance abuse services, various types of counseling, and other related services;
- At least one-third (and perhaps more) require mental health services;
- A substantial percent of homeless people have reported that they have lived on the streets, rails, and roads for many years, and probably will continue to do so because "that is their own business, and they are doing just fine";
- Motivational desires for many are usually low, usually because of the lack of self-esteem;
- Lastly (and on the brighter side), more programs like the State's "Self-sufficiency For the Homeless" are needed.

Barriers/Reasons for Homelessness

Insufficient Income/Few or No Job Skills

Most employment opportunities for homeless people or ex-homeless people tend to be low-paying (minimum wage or lower) with no benefits, such as healthcare.

Shortage of housing

A severe housing shortage has gripped most communities in Wyoming for the past 36 to 48 months, and show little evidence of easing up. The three main factors that negatively influence the housing market for low-income and homeless people are:

- (1) The market bears incredible increases in rent which makes the market more competitive, where the low-income and/or homeless are forced into competition with lower and upper middle class for the same housing;
- (2) Affordable housing is almost non-existent. The absence of landlord/tenant laws forces the low income and/or homeless to live in substandard, inadequate, unsafe and unhealthy conditions, as that is all they can afford; and
- (3) The current waiting list for subsidized housing numbers well into the thousands, with a 3 to 6 month waiting period, at best.

NA-45 Non-Homeless Special Needs Assessment – 91.305 (b,d)

Introduction

This section will look towards the needs of persons who are not homeless but require supportive housing [elderly, frail elderly, persons with disabilities (mental physical, developmental)], persons with alcohol or other drug addiction, persons with HIV/AIDS and their families and public housing residents).

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	179
Area incidence of AIDS	15
Rate per population	6
Number of new cases prior year (3 years of data)	36
Rate per population (3 years of data)	5
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	237
Area Prevalence (PLWH per population)	6
Number of new HIV cases reported last year	13

Table 27 – HOPWA Data

Data Source Comments:

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	5
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Table 28 – HIV Housing Need

Data Source Comments: HIV Services Program Data

Describe the characteristics of special needs populations in your community:

MSM/IDA account for 61% of all persons living with HIV in Wyoming. Additionally, The 2005 Census estimate shows there were 70,090 people age 65 and over. This is number is 21.5% higher than the 2000 Census count of 57,693. 2010 Census 65 years and Older Age 65 & over % Change from County % of population 2000 Census Albany 8.7% 19.7% Big Horn 18.1% 9.5% Campbell 5.7% 47.7% Carbon 12.9% 6.5% Converse 12.8% 33.6% Crook 16.2% 32.5% Fremont 14.5% 22.2% Goshen 18.9% 15.1% Hot Springs 22.6% 11.2% Johnson 18.5% 24.5% Laramie 12.5% 23.0% Lincoln 12.4% 24.5% Natrona 12.4% 11.5% Niobrara 20.7% 13.7% Park 17.5% 32.1% Platte 20.7% 23.3% Sheridan 15.6% 10.4% Sublette 10.1%

46.1% Sweetwater 8.3% 21.1% Teton 9.9% 66.0% Uinta 8.9% 36.0% Washakie 17.7% 14.6% Weston 15.9% 10.9% The 2010 Census shows Campbell County had a 47.7% increase and Teton had a 66.0% increase from the 2000 Census in people 65 and over. The Governor's Planning Council on Developmental Disabilities and the Wyoming Department of Health Division of Developmental Disabilities has compiled a directory of services in Wyoming which lists by county the majority of the agencies in Wyoming that provide services and housing for persons with disabilities. This directory is too large to include as an exhibit to the Consolidated Plan, but is an excellent source of services that are provided in Wyoming to persons with Special Needs. This directory, "Pathways to Information" may be obtained by calling the Governor's Planning Council on Developmental Disabilities at 1-800-438-5791 (in-state) or at (307) 777-7230 (voice or TDD) in Cheyenne. The "Pathways to Information" lists agencies that deal with developmental disabilities, mental health, head start, special services within each school district, elderly services, nursing homes, Department of Family Services Offices, licensed professionals in the field of nutrition, addiction therapy, occupational therapy, physical therapy, professional counselors, etc. This directory is a very comprehensive list of human resource services, facilities and agencies throughout Wyoming.

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing our elderly population will continue to remain a priority in Wyoming as our population ages. With the enactment of the Housing for Older Persons Act, the Elderly projects funded under HOME Program will allow persons 55 or older to live in the units. Some projects may elect to place persons 62 or older on a priority list before housing persons under 62. This will be a project by project determination depending on the type of demand for the units. The WCDA has inventoried the affordable housing throughout Wyoming and developed a directory, "Wyoming's Affordable Rental Housing Directory" which lists most of the affordable housing and the affordable housing providers in Wyoming that has been developed over the years from various federal subsidies through the U.S. Department of Housing and Urban Development, the U.S. Department of Agriculture-Rural Housing Services, Low-Income Housing Tax Credit Program and other housing units that are targeted toward lower income households. A copy may be obtained by contacting the WCDA at 155 North Beech Street, Casper, Wyoming 82601 -- (307) 265-0603. The housing units are listed by community, type of housing and a telephone number for inquiries. While there has been a significant increase in affordable housing units across the state, there is still a demand for additional units for Special Needs Housing.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Cheyenne - 41% of HIV positive population; M=82%, F=18%; White=77%, African-American=10%, Native American=5%, more than one race= 5%. Oldest = 65 years, Youngest = 23 years. Ethnicity: Hispanic = 20%, Non-Hispanic = 80%.

Casper - 12% of HIV positive population; M=83%, F=17%; White=78%, African-American = 17%, more than one race = 5%; Oldest = 56 years, Youngest = 6 years; Ethnicity: Hispanic = 17%, Non-hispanic = 83%.

Wyoming has a small HIV positive population. According to surveillance numbers approximately 202 HIV positive individuals reside in Wyoming as of June 30, 2011. During the time frame of 2/1/11-2/1/12, there were 149 individuals enrolled in the HIV Services Program (HOPWA, Ryan White Part B/ADAP and Ryan White Part C-EIS) at the Wyoming Department of Health. Of those 149 enrolled, 124 are eligible for HOPWA services. Demographics for enrolled clients are as follows: Male \hat{c} 75%, Female \hat{c} 25%; White \hat{c} 73%, African American \hat{c} 13%, Asian \hat{c} 0.8%, American Indian \hat{c} 6%, more the one race \hat{c} 2%, other \hat{c} 4%; Hispanic \hat{c} 14%, Non-hispanic \hat{c} 86%. Average age of enrolled clients is 44. The HIV Services Program expects enrollment to increase slightly each year due to newly diagnosed individuals and those moving into the state. Projected outcomes for the HOPWA program for the next five year years are as follows: TBRA \hat{c} 25 each year; STRMU \hat{c} 15 each year; Supportive Services \hat{c} 100 each year; Housing Information Services \hat{c} 15 each year; and Permanent Housing \hat{c} 10 each year. Due to the the large number of clients in stable housing most clients are avoiding homelessness. Currently, 77 clients are in rental situations and 20 own their own homes. Of those in rental housing, 23 are enrolled in TBRA, 13 receive Public Housing/Section 8 and 28 are staying with friends or relatives (these situations may or may not be stable). Requests for STRMU continue to decline, which speaks to the stability of enrolled clients accessing services, not only TBRA but case management and other supportive services. Supportive services provided by the HIV Services Program include case management (medical and non-medical), transportation, nutritional, mental health and emergency shelter. Transportation remains a critical service due to Wyoming's frontier nature many clients must travel to access medical care and case management services. The program is in the first year of a three year grant cycle and received \$623,117 for the current grant cycle (1/1/12 \hat{c} 12/31/14).

Discussion:

Non-homeless special needs populations with extremely low-, low-income and moderate-income living on a fixed income with little or no ability to increase their income earning potential such as persons with mental, physical, or developmental disabilities, elderly & frail elderly persons and persons with HIV/AIDS are considered a high priority in the delivery of housing in Wyoming. Because the Non-homeless special needs populations listed above have such limited incomes, it is extremely difficult to house them in market rate rental projects without deep subsidies. There is limited Section 8 rental assistance available in Wyoming and where the program does exist, there are long waiting lists. Federal Programs such as the HOME and CDBG Programs can provide deep subsidies in the development of the housing, however, the operations of the housing typically cost more than what the incomes of these populations can support in rent. This often results in grouping people together because of economics when it may not be the best housing situation for the individuals involved. Additional Section 8 Rental Assistance is needed in most communities served by Housing Authorities. In July of 2000, WCDA transferred the administration of the State Section 8 Program over to the Cheyenne Housing Authority. The Cheyenne Housing Authority continues to administer the program in about 5 communities other than the City of

Cheyenne. However, due to the costly administrative requirements of a running a statewide Section 8 program in a large rural state with few housing authorities, the delivery of the program is becoming more and more difficult. The current process relies on a cooperative system of local intake agencies. This delivery system is not cost effective and is difficult to administer. The burdensome requirements of self-sufficiency and portability coupled with low administrative fees make it difficult to administer a statewide program. These federal program requirements have become an obstacle in meeting the rental assistance needs in our rural communities. The funding from HOME and CDBG will continue to be used to provide additional housing as well as rehabilitation of existing housing for the special needs populations identified in this section. Based on the information provided in January of 1998 by several agencies representing special needs populations and based on the prior applications received for funding of these types of projects, it was anticipated that additional housing would be needed by approximately 600 persons. As of July of 2012, there appears to be a need for approximately 115 units of special needs housing over the next two to three years. For the 5 year period covered by this Consolidated Plan beginning January 1, 2013 through December 31, 2017, it is anticipated there will be a need for approximately 230 units of Non-Homeless Special Needs housing. The funding sources realistically available for this type of housing are Community Development Block Grant, HOME Investment Partnerships Program, Low-income Housing Tax Credit Program, HUD Section 811 and 202 Programs and Rural Development 515 Programs.

NA-50 Non-Housing Community Development Needs - 91.315 (f)

Describe the jurisdiction's need for Public Facilities:

The Community Development Block Grant Funds received by the State of Wyoming are available to incorporated cities, towns and counties of Wyoming with the exception of the cities of Casper and Cheyenne which are entitlements. The program is divided between Community Development and Economic Development. Public Facilities, Public Improvements and Public Services are all part of the Community Development Program. Applications are accepted twice annually with the intention of meeting the following goals:

- (a) Goal 1. To expand housing opportunities for low/moderate income households.
 - (i) Objective 1. Provide appropriate housing for special population groups such as the frail, elderly and handicapped/disabled, that supports an appropriate level of independent living.
 - (ii) Objective 2. Provide support for the development of emergency shelters, transitional housing and permanent housing for the homeless.
- (b) Goal 2. Improve the condition of low and moderate income groups, especially vulnerable to adverse economic or social conditions.
 - (i) Objective 1. Provide centers for employment, education, etc., and centers for the elderly.
 - (ii) Objective 2. Provide operational funds for public services that directly impacts upon economic, housing, and/or social conditions of low/moderate income residents for programs not currently funded by local government.
- (c) Goal 3 To improve community infrastructure by eliminating health, safety, and welfare problems.
- (d) Goal 4. To allow each local government to determine their own serious problem and to be competitive with all other applicants.
 - (i) Objective 1. Allow any application eligible under Chapter 1, Section 4. It should be emphasized that the applicants in this category bear the burden of demonstrating to the Wyoming Business Council the seriousness of their selected activity.

Any project listed in Chapter 1, Section 4 of Wyoming's CDBG rules is eligible for funding under this portion of the program. (see additional text which includes this portion of Wyoming's CDBG rules)

The maximum grant size for community development public infrastructure and public facilities grant will be \$500,000. The maximum award for public accessibility grants will be \$300,000. The maximum award for Homeownership Assistance will be \$40,000.

How were these needs determined?

Projects are ranked against one another within each project category. The amount of funds allocated to each project category will be determined based on the dollar amount requested in each category compared to the total dollar amount requested by all grant proposals, with the resulting percentage applied to the funds allocated to the community development portion of the program. For example, if the dollar amount requested under all other eligible activities category represents twenty-five percent (25%) of all funds requested under the community development portion of the program, then twenty-five percent (25%) of all community development funds will be allocated to that project category. Only eligible projects will be considered when making this determination. At the time of final approval, the Wyoming Business Council may reallocate funds to another project category in order to fully fund a proposal.

Projects will be ranked and scored in accordance with the rules considering the seriousness and urgency and the integrated effort.

Community Development (Continued)

The community development program has five project categories that applicants may apply under. There are:

- (i) Removal of architectural barriers that restrict the mobility and accessibility of elderly and handicapped persons to existing publicly-owned buildings, facilities and improvements. Preference will be given to building, facilities and improvements that are directly accessed and used by the public;
- (ii) Construction, rehabilitation, reconstruction, or installation of public infrastructure such as water and sewer lines and systems, streets, curbs, gutters, and sidewalks. This does not include centers for the elderly, handicapped or developmentally disabled. These projects are to be submitted under the other eligible activities category;
- (iii) Homeownership Assistance which may be used to subsidized interest rates and mortgage principle amounts, finance the acquisition of owner-occupied primary residences, provide down-payment assistance or pay reasonable closing costs normally associated with the purchase of a home for low and moderate income homebuyers;

(iv) Section 108 loans where the use of funds is justified through the benefit of persons of low to moderate income through some community development purpose versus job creation. See Chapter 2, Section 9;

(v) All other eligible activities as described in Chapter 1, Section 4.

Wy CDBG Rules - Eligible Activities

Section 4. Eligible Activities.

(a) The eligible activities are restricted to projects meeting the criteria outlined in section 105(a) of the Housing and Community Development Act of 1974, as amended through 1992. Consistent with section 105(a), the following criteria shall be applied to determine eligible activities:

(i) The acquisition of real property (including air rights, water rights, and other interests therein) that are blighted, deteriorated, deteriorating, undeveloped, or inappropriately developed from the standpoint of sound community development and growth; appropriate for rehabilitation or conservation activities; appropriate for the preservation or restoration of historic sites, the beautification of urban land, the conservation of open spaces, natural resources, and scenic areas, the provision of recreational opportunities, or the guidance of urban development; to be used for the provision of public works, facilities, and improvements eligible for assistance under this title; or to be used for other public purposes;

(ii) The acquisition, construction, reconstruction, or installation (including design features and improvements with respect to such construction, reconstruction, or installation that promote energy efficiency) of public works, facilities (except for buildings for the general conduct of government), and sites or other improvements;

(iii) Code enforcement in deteriorated or deteriorating areas in which such enforcement, together with public or private improvements or services to be provided, may be expected to arrest the decline of the area;

(iv) Clearance, demolition, removal, and rehabilitation (including rehabilitation that promotes energy efficiency) of buildings and improvements (including interim assistance, financing public or private acquisition for rehabilitation, and rehabilitation of privately owned properties and including the renovation of closed school buildings);

(v) Special projects directed to the removal of material and architectural barriers restrict the mobility and accessibility of elderly and handicapped persons;

(vi) Payments to housing owners for losses of rental income incurred in holding for temporary periods housing units to be utilized for the relocation of individuals and families displaced by activities under this title;

(vii) Disposition (through sale, lease, donation or otherwise) of any real property acquired pursuant to this title or its retention for public purposes;

Wy CDBG Rules - Eligible Activities -2

(i) Provisions of public services, including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, energy conservation, welfare or recreation needs, if such services have not been provided by the unit of general local government (through funds raised by the such unit, or received by such unit from the state in which it is located) during any part of the twelve-month period immediately preceding the date of submission of the statement with respect to those funds that are to be made available under this title, and are to be used for such services, unless the secretary of HUD finds that the discontinuation of such services was the result of events not within the control of the unit of general local government, except that not more than fifteen percent (15%) of the amount of any assistance to a unit of general local government (or in the case of non-entitled communities not more than fifteen percent [15%] statewide) under this title including program income may be used for activities under this paragraph unless such unit of general local government used more than fifteen percent (15%) of the assistance received under this title for fiscal year 1982 or fiscal year 1983 for such activities (excluding any assistance received pursuant to Public Law 98-8), in which case such unit of general local government may use not more than the percentage or amount of such assistance used for such activities for such fiscal year, whichever method of calculation yields the higher amount;

(ii) Payment of the non-federal share required in connection with a federal grant in aid program undertaken as part of activities assisted under this title;

(iii) Payment of the cost of completing a project funded under title I of the Housing Act of 1949;

(iv) Relocation payments and assistance for displaced individuals, families, businesses, organizations, and farm operations, when determined by the grantee to be appropriate;

(v) Activities necessary (A) to develop a comprehensive community development plan, and (B) to develop a policy‑planning‑management capacity so that the recipient of assistance under this title may more rationally and effectively (I) determine its needs, (II) set long‑term goals and short‑term objectives, (III) devise programs and activities to meet these goals and objectives, (IV) evaluate the progress of such programs in accomplishing these goals and objectives, and (V) carry out management, coordination, and monitoring of activities necessary for effective planning implementation;

Wy CDBG Rules - Eligible Activities -3

(i) Payment of reasonable administrative costs related to establishing and administering federally approved enterprise zones and payment of reasonable administrative costs and carrying charges related to the planning and execution of community development and housing activities, including the provision of information and resources to residents of areas in which community development and housing activities are to be concentrated with respect to the planning and execution of such activities, and including the carrying out of activities as described in section 701(e) of the Housing Act of 1954 on the date prior to the date of enactment of the Housing and Community Development Amendments of 1981; and

(ii) Provision of assistance including loans (both interim and long term) and grants for activities are carried out by public or private nonprofit entities, including (A) acquisition of real property; (B) acquisition, construction, reconstruction, rehabilitation, or installation of (I) public facilities (except for buildings for the general conduct of government), site improvements, and utilities, and (II) commercial or industrial buildings or structures and other commercial or industrial real property improvements; and (C) planning;

(iii) Assistance to neighborhood‑based non-profit organizations, local development corporations, non-profit organizations serving the development needs of the communities of non-

entitlement areas, or entities organized under section 301(d) of the Small Business Investment Act of 1958 to carry out a neighborhood revitalization or community economic development or energy conservation project in furtherance of the objectives of section 101(c), and assistance to neighborhood-based non-profit organizations, or other private or public non-profit organizations, for the purpose of assisting, as part of neighborhood revitalization or other community development, the development of shared housing opportunities (other than by construction of new facilities) in which elderly families (as defined in section 3(b)(3) of the United States Housing Act of 1937) benefit as a result of living in a dwelling in which the facilities are shared with others in a manner that effectively and efficiently meets the housing needs of the residents and thereby reduces their cost of housing;

(iv) Activities necessary to the development of energy use strategies related to recipient's development goals, to assure that those goals are achieved with maximum energy efficiency, including items such as;

Wy CDBG Rules - Eligible Activities -4

(i) Activities necessary to the development of energy use strategies related to recipient's development goals, to assure that those goals are achieved with maximum energy efficiency, including items such as;

(A) An analysis of the manner in, and the extent to, energy conservation objectives will be integrated into local government operations, purchasing and service delivery, capital improvements, budgeting, waste management, district heating and cooling, land use planning and zoning, and traffic control, parking, and public transportation functions, and

(B) A statement of the actions the recipient will take to foster energy conservation and the use of renewable energy resources in the private sector, including the enactment and enforcement of local codes and ordinances to encourage or mandate energy conservation or use of renewable energy resources, financial and other assistance to be provided (principally for the benefit of low and moderate income persons) to make energy conserving improvements to residential structures, and any other proposed energy conservation activities.

(ii) Provisions of assistance to private, for-profit entities, when the assistance is appropriate to carry out an economic development project, (that shall minimize, to the extent practicable displacement of existing businesses and jobs in neighborhoods) that;

(A) Creates or retains jobs for low and moderate income persons,

(B) Prevents or eliminates slums and blight,

(C) Meets urgent needs,

(D) Creates or retains businesses owned by community residents,

(E) Assists businesses that provide goods or services needed by, and affordable to, low and moderate income residents, or

(F) Provides technical assistance to promote any of the activities under subparagraphs (A) through (E).

(iii) The rehabilitation or development of housing assisted under section 17 of the United States Housing Act of 1937;

Wy CDBG Rules - Eligible Activities -5

(i) Provision of assistance to facilitate substantial reconstruction of housing owned and occupied by low and moderate income persons (A) where the need for reconstruction was not determinable until after rehabilitation under this section had already commenced, or (B) where the reconstruction is part of a neighborhood rehabilitation effort and the grantee (I) determines the housing is not suitable for rehabilitation, and (II) demonstrates to the satisfaction of the secretary of the Department of Housing and Urban Development (HUD) that the cost of substantial reconstruction is significantly less than the cost of new construction and less than the fair market value of the property after substantial reconstruction;

(ii) Provision of technical assistance to public or nonprofit entities to increase the capacity such entities to carry out eligible neighborhood revitalization or economic development activities, assistance shall not be considered a planning cost as defined in paragraph (xii) or administrative cost as defined in paragraph (xiii);

(iii) Housing services, such as housing counseling, energy auditing, preparation of work specifications, loan processing, inspections, tenant selection, management of tenant-based rental assistance, and other services related to assisting owners, tenants, contractors, and other entities, participating or seeking to participate in housing activities authorized under this section, or under title II of the Cranston-Gonzalez National Affordable Housing Act, except that, activities under this paragraph shall be subject to any limitation on administrative expenses imposed by any law;

(iv) Provision of assistance by recipients under this title to institutions of higher education having a demonstrated capacity to carry out eligible activities under this subsection for carrying out such activities;

(v) Provision of assistance to public and private organizations, agencies, and other entities (including nonprofit and for-profit entities) to enable such entities to facilitate economic development by;

(A) Providing credit (including providing direct loans and loan guarantees, establishing revolving loan funds, and facilitating peer lending programs) for the establishment, stabilization, and expansion of micro enterprises;

Wy CDBG Rules - Eligible Activities -6

(A) Providing technical assistance, advice, and business support services (including assistance, advice, and support relating to developing business plans, securing funding, conducting marketing, and otherwise engaging in micro enterprise activities) to owners of micro-enterprises and persons developing micro-enterprises; and

(B) Providing general support (such as peer support programs and counseling) to owners of micro-enterprises and persons developing micro-enterprises;

(ii) Activities necessary to make essential repairs and to pay operating expenses necessary to maintain the habitability of housing units acquired through tax foreclosure proceedings in order to prevent abandonment and deterioration of such housing in primarily low and moderate income neighborhoods; and

(iii) Provision of direct assistance to facilitate and expand home ownership among persons of low and moderate income (except that such assistance shall not be considered a public service for purposes of paragraph (viii) by using such assistance to;

(A) Subsidize interest rates and mortgage principal amounts for low and moderate income home buyers,

(B) Finance the acquisition by low to moderate income homebuyers of housing that is occupied by the homebuyers,

(C) Acquire guarantees for mortgage financing obtained by low and moderate income homebuyers from private lenders (except that amounts received under this title may not be used under this subparagraph to directly guarantee such mortgage financing and grantees under this title may not directly provide such guarantees),

(D) Provide up to fifty percent (50%) of any down payment required from low or moderate income homebuyers, or

(E) Pay reasonable closing costs (normally associated with the purchase of a home) incurred by a low or moderate income home buyer.

Describe the jurisdiction’s need for Public Improvements:

Please see the discussion above.

How were these needs determined?

Please see the discussion above.

Describe the jurisdiction’s need for Public Services:

Please see the discussion above.

How were these needs determined?

Please see the discussion above.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The State of Wyoming is 97,914 square miles in total land area (of which 57% is public land) with a 2010 Census population count of 563,626. This is an 14.1% increase from the 2000 Census. Please refer to “A Profile of Wyoming Demographics, Economics and Housing Semiannual Reports, Ending June 30, 2010, December 31, 2010, June 30, 2011, and December 31, 2011” for housing needs, housing markets and inventories. The “Housing Condition Report” provides information on the condition of Wyoming’s existing single family housing stock. The “Housing Needs Forecast” reports the findings of three alternative economic futures. All offer predictions of the demand for housing, by county and selected cities. The three housing forecasts represent unconstrained demand forecasts. They describe how the market for housing will likely behave if consumer choices are similar to choices made in the past. The goals of the research under the “Forecast” are “to provide information to developers, administrators, grant and tax credit applicants, State and local government, and others interested in the provision of housing and housing related services long into the future. With such details, by county, tenure, and income, additional goals designed to aid targeting of development activities to those groups more likely to have the greatest needs over the forecast horizon are attained.” The “Forecast” explains that the primary objective of the forecasting activities is to offer these interpretations of future housing demand as tools that assist the State’s on-going housing needs assessment, thereby assisting with initiating discussion of housing demand at the local community level. These forecasts will prove useful when interpreting the needs for new or rehab housing, whether single-family or rental housing. These documents are produced by the Wyoming Housing Database Partnership in conjunction with Western Economic Services, Inc.

These reports are available on the WCDA web-site at www.wyomingcda.com. Reports are kept on the web-site for at least 18 months. Due to the length of the reports they are not included in hard copy with each copy of the Consolidated Plan but are incorporated herein by reference.

MA-10 Number of Housing Units – 91.310(a)

Introduction

The HOME Program has funded 969 units of rental housing since its inception in 1992 and has an additional 87 currently under construction. The Low Income Tax Credit Program has placed 3,932 units in services since 1986 and has an additional 145 units under construction. Over the past ten years, the HOME and LIHTC Program have funded projects jointly. Over the next five years, the state plans to add 685 additional affordable rental housing units to the inventory. The highest priorities will be for households that are at or below 60% of median income. See Exhibit A "Priority Needs Table". These numbers will be accomplished through new construction, rehabilitation of existing and conversion of non-residential structures into residential use.

The increased cost of housing, the rising rents and the low incomes in Wyoming as discussed earlier are the basis for these goals. The major programs that will be used to meet these goals will be the HOME Program, CDBG, LIHTC and Rural Development 515 and 538 programs. According to the Bureau of Economic Analysis, both real per capita income and total personal income saw appreciable increases in Wyoming. However, while total earnings of all workers rose considerably from 1969 through 1981, Preliminary BEA figures for 2010 indicate that Wyoming had one of the highest per capita income growth rates in the nation, reaching \$44,861 compared to \$39,945 nationally.

According to "A Profile of Wyoming; Demographics, Economics and Housing; Semiannual Report Ending December 31, 2011", and as discussed earlier in this plan, rents are increasing in many of our communities. Over the past five years (Q2.05 to Q2.11), the average rent for a two bedroom apartment in Wyoming has increased 30.2% from \$504 to \$656. The Profile goes on to state that the Wyoming Rental Vacancy Survey which has been completed 22 times is showing a statewide vacancy rate of 5.49%. This is compared to a 1st Quarter 2012 Census vacancy rate of 5.2%. The Wyoming Rental Vacancy Survey is probably more accurate for Wyoming's vacancies. However, there is a large range with a 14.1% vacancy in Weston County and a 2.1% vacancy in Carbon and Washakie.

It becomes very obvious when comparing the high cost of construction with the lower income in Wyoming that it will continue to be difficult to cash flow new rental properties without a subsidy. Additional rental units affordable to extremely low and low-income large-related families with children are a high priority for housing. Larger families need larger housing units. Larger units of three or more bedrooms are more expensive to rent. Many times larger families live in overcrowded conditions as well as pay in excess of 30% of their income for rent and utilities.

Wyoming has approximately 656 Public Housing Units spread throughout nine different communities. There are 197 Moderate Rehab Units spread throughout 3 different communities. Most of these (161) are in Casper. There are approximately 2,330 Section 8 Certificates and Vouchers spread throughout approximately ten communities. In addition, Wyoming had approximately 2,255 units with Section 8 Housing Assistance Payments (HAP) contracts prior to the time the HUD contracts began to expire.

Projects which have been developed under the Low Income Housing Tax Credit Program or for which tax credits have been recently allocated are listed below by allocation year. Projects developed under the HOME Program are listed below by community. Some projects utilize more than one of these financing tools and may be listed in each category. The majority of these projects provide housing to households at or below 50% of HUD’s area Median Income as adjusted for family size.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	164,310	71%
1-unit, attached structure	6,262	3%
2-4 units	13,306	6%
5-19 units	9,937	4%
20 or more units	3,951	2%
Mobile Home, boat, RV, van, etc	34,753	15%
Total	232,519	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2005-2009 ACS Data

LIHTIC Properties - 1

2012

Juniper Ridge Apartments

Wyoming Housing Network, Inc.

Greg Hancock

300 S. Wolcott, Suite 200

Casper, WY 82601

Allocated: \$773,476.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

54 Units; 3 Buildings-Family

8-1 BR, 23-2 BR, 23-3 BR

Rents: 33% @ 40%, 67% @ 45%

Location – TBD Morado Avenue, Casper

Status: Allocation

2012

Paradise Valley Apartments

Summit Housing Group

Scott Keiper

283 W. Front Street, Suite 1

Missoula, MT 59802

Allocated: \$767,600.00

9%, 4% or Both: 9%

New Construction/Acq/Rehab: New

Other Financing: HOME

54 Units; 2 Building-Family

24-2 BR, 30-3 BR

Rents: 100% @ 45%

Location – TBD Paradise Drive, Casper

Status: Allocation

2012

Blue Ridge Apartments

G.A. Haan Development, L.L.C.

Gerald Haan

380 Franklin Street

Harbor Springs, MI 49740

Allocated: \$544,919.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

40 Units; 5 Buildings-Family

25-2 BR, 15-3 BR

Rents: 56% @ 40%, 44% @ 50%

Location – TBD East Main, Lander

Status: Allocation

2012

Creekside Apartments

G.A. Haan Development, L.L.C.

Gerald Haan

380 Franklin Street

Harbor Springs, MI 49740

Allocated: \$472,373.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

36 Units; 2 Buildings - Family

28-2 BR, 12-3 BR

Rents: 49% @ 35%, 51% @ 45%

Location – 2340 Reagan Avenue, Rock Springs

Status: Allocation

2011

High Plains Apartments

Wyoming Housing Network, Inc.

Greg Hancock

300 S. Wolcott, Suite 200

Casper, WY 82601

Allocated: \$475,000.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

32 Units; 3 Buildings-Family

9-1 BR, 14-2 BR, 9-3 BR

Rents: 44% @ 40%, 56% @ 45%

Location – TBD College Drive, Torrington

Status: Allocation

2011

Legacy Sr. Residences

Cornerstone Associates, LLC

Bobbi Jo Lucas

209 S. 19th Street, Suite 600

Omaha, NE 68102

Allocated: \$875,000.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

54 Units; 1 Building-Elderly

24-1 BR, 30-2 BR

Rents: 50% @ 40%, 50% @ 50%

Location – TBD Greenway Street, Cheyenne

Status: Allocation

2011

Oregon Trail Apartments

Wyoming Housing Network, Inc.

Greg Hancock

300 S. Wolcott, Suite 200

Casper, WY

Allocated: \$231,070

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

12 Units; 2 Buildings-Family

5-1 BR, 4-2 BR, 3-3 BR

Rents: 25% @ 30%, 50% @ 40%, 25% @ 50%

Location – TBD Wyoming Avenue

Status: Allocation

2011

Peak Apartments

Summit Housing Group

Scott Keiper

283 W. Front Street, Suite 1

Missoula, MT 59802

Allocated: \$767,600.00

9%, 4% or Both: 9%

New Construction/Acq/Rehab: New

48 Units; 2 Buildings-Family

16-2 BR, 32-3 BR

Rents: 25% @ 40%, 75% @ 45%

Location - 2200 W. 5th Street, Sheridan

Status: Allocation

LIHTC Properties - 2

2011

York Place

Grimshaw Investments

Steve Grimshaw

39 East 1st Street

Sheridan, WY 82801

Allocated: \$353,768.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

20 Units; 10 Buildings-Family

8-2 BR, 12-3 BR

Rents: 100% @ 45%

Location - 120-150 E. Montana St. & 105-175 York Circle,

Sheridan

Status: Allocation

2011

Heritage Senior Living

Summit Housing Group

Scott Keiper

283 W. Front Street, Suite 1

Missoula, MT 59802

Allocated: \$645,901.00

9%, 4% or Both: 9%

New Construction/Acq/Rehab: New

42 Units; 2 Buildings-Elderly

25-1 BR, 17-2 BR

Rents: 29% @ 40%, 71% @ 45%

Location - 2200 W. 5th Street, Sheridan

Status: Allocation

2011

Meadowview Apartments

G.A. Haan Development, L.L.C.

Gerald Haan

380 Franklin Street

Harbor Springs, MI 49740

Allocated: \$244,091.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

12 Units; 1 Building-Family

4-2 BR, 8-3 BR

Rents: 100% @ 45%

Location - TBD Paintbrush Lane, Worland

Status: Allocation

2011

Pinewood Apartments

G.A. Haan Development, L.L.C.

Gerald Haan

380 Franklin Street

Harbor Springs, MI 49740

Allocated: \$244,086.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

12 Units; 1 Building-Family

6-2 BR, 6-3 BR

Rents: 100% @ 45%

Location - TBD Osterhout Drive, Marbleton

Status: Allocation

2011

Oakridge Apartments

G.A. Haan Development, L.L.C.

Gerald Haan

380 Franklin Street

Harbor Springs, MI 49740

Allocated: \$245,161.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

12 Units; 1 Building-Family

4-2 BR, 8-3 BR

Rents: 100% @ 45%

Location - TBD Willow Street, Douglas

Status: Allocation

2010

Stoney Hill Apartments

Summit Housing Group

Scott Keiper

283 W. Front Street

Missoula, MT 59802

Allocated: \$948,156.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

60 Units; 3 Buildings-Family

30-2 BR, 30-3 BR

Rents: 100% @ 45%

Location - TBD Talon Drive, Casper

Status: Carryover

LIHTC Properties - 3

2010

Rolling Rock Apartments

Summit Housing Group

Scott Keiper

283 W. Front Street, Suite 1

Missoula, MT 59802

Allocated: \$950,259.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

60 Units; 3 Buildings-Family

30-2 BR, 30-3 BR

Rents: 100% @ 45%

Location - 210 East Jefferson, Cheyenne

Status: Carryover

2009

Elkhorn Apartments

Summit Housing Group

Scott Keiper

283 W Front Street, Suite 1

Missoula, MT 59802

Allocated: \$772,422.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

48 Units; 2 Buildings-Family

24 2-Bdrm; 24 3-bdrm

Rents: 100% @ 40%

Location - TBD Central Drive, Casper

Status: Carryover

2009

The Meadows Apts, Senior Housing

Summit Housing Group

Scott Keiper

283 W Front Street, Suite 1

Missoula, MT 59802

Allocated: \$682,288.00

9%, 4% or Both: 9%

Other Financing: HOME/TCAP

New Construction/Acq/Rehab: New

48 Units; 1 Buildings-Elderly

23 1-Bdrm; 25 2-bdrm

Rents: 100% @ 40%

Location - TBD Central Drive, Casper

Status: Carryover

2009

Rocky Point Apts

Machacek Real Estate

Gary Machacek

203 Twin Willow Dr.

Boise, ID 83706

Allocated: \$154,255.00

9%, 4% or Both: Both

Other Financing: RD/TCAP

New Construction/Acq/Rehab: Acq/Rehab

23 Units; 4 Buildings-Family

4 1-bdrm; 17 2-bdrm; 2 3-bdrm

Rents: 3@30%; 3@35%; 17@55% (PBRA)

Location - 215 Feather Way, Evanston

Status: PIS 2010

2009

Windridge Apts

Summit Housing Group

Scott Keiper

283 W Front Street, Suite 1

Missoula, MT 59802

Allocated: \$763,017.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

48 Units; 2 Buildings-Family

23 2-Bdrm; 25 3-bdrm

Rents: 100% @ 40%

Location - TBD Ledoux Lane, Gillette

Status: Carryover

2009

Aspen Creek Apts

Machacek Real Estate

Gary Machacek

203 Twin Willow Dr.

Boise, ID 83706

Allocated: \$225,180.00

9%, 4% or Both: Both

Other Financing: RD/TCAP

New Construction/Acq/Rehab: Acq/Rehab

24 Units; 3 Buildings-Family

12 1-bdrm; 12 2-bdrm

Rents: 3@30%; 3@35%; 18@60% (PBRA)

Location - 2000 Corner Creek Lane, Jackson

Status: PIS 2010

2009

Northside Apartments

G.A. Haan Development, L.L.C.

Gerald Haan

380 Franklin Street

Harbor Springs, MI 49740

Allocated: \$473,318.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

40 Units; 4 Buildings-Family

20 2-Bdrm; 20 3-Bdrm

Rents: 10@45%; 30@55%

Location - 950 North Lane, Lander

Status: Withdrawn

2009

Foothills Family Apts

Sparrow Development

Tim German

619 SW Higgins Ave., Suite E

Missoula, MT 59803

Allocated: \$964,845.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

72 Units; 6 Buildings-Family

42 2 Bdrm; 30 3-Bdrm

Rents: 10@45%; 44@50%; 18@60%

Location - TBD Foothills Blvd, Rock Springs

Status: Withdrawn

LIHTC Properties - 4

2008

Cobblestone

Community Development Inc.

Fred Free

4110 Eaton Ave., Suite A

Caldwell, ID 83607

Allocated: \$568,954.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

47 Units; 7 Buildings-Family

32 2-bedroom; 11 3-bedroom; 4 4-bedroom

Rents: 7@40%; 4@45%; 36@50%

Location - 1500 Paradise Drive, Casper

Status: RECAPTURED

2008

Cornerstone Apts

Cornerstone Associates, LLC

Bobbi Jo Lucas

209 S. 19th Street, Suite 600

Omaha, NE 68102

Allocated: \$622,769.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

36 Units; 2 Buildings-Family

24 2-bedroom; 12 3-bedroom

Rents: 13@30%; 19@40%;4@45%

Location - 915 - 945 N. Elma, Casper

Status: Carryover

2008

Platte View Apts

Menola Land, LLC

c/o Henry Burgwyn

1743 Wazee Street, Suite 450

Denver, CO 80202

Allocated: \$78,114.00

9%, 4% or Both: 4%

Other Financing: Tax-Exempt Bond

New Construction/Acq/Rehab: Acq/Rehab

48 Units; 9 Buildings-Family

17 1-bedroom; 25 2-bedroom; 6 3-bedroom

Rents: 25@45%; 23@50% (PBRA)

Location - 600 East M Street, Casper

Status: PIS 2008

2008

Prairie Sage Apts

Summit Management Group, Inc.

Scott Keiper

283 West Front Street, Suite 1

Missoula, MT 59802

Allocated: \$769,431.00

9%, 4% or Both: 4%

Other Financing: HOME

New Construction/Acq/Rehab: New

63 Units; 3 Buildings-Family

33 2-bedroom; 30 3-bedroom

Rents: 11@45%; 52@50%

Location - 2035 S. Beverly, Casper

Status: PIS 2009

2008

Cottonwood Terrace 2

Sparrow Group, LLC

Tim German

619 SW Higgins Avenue, Suite E

Missoula, MT 59803

Allocated: \$570,970.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

50 Units; 1 Building-Elderly

26 1-bdrm 24 2-bdrm

Rents: 11@30%; 39@45%

Location - 703 West Sixth Street, Gillette

Status: Final Cost Cert

2007

Legacy Senior Residences

Cornerstone Associates, LLC

Bobbi Jo Lucas

1623 Farnam Street, Suite 830

Omaha, NE 68102

Allocated: \$644,826(2007) \$20,674 (2008)

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

54 Units; 1 Building-Elderly

18 1-bedroom; 36 2-bedroom

Rents: 11@35%; 32@40%;11@50%

Location - 1005 N. Elma, Casper

Status: PIS 2009

2007

Antelope Ridge Apartments

Summit Management Group, Inc.

Scott Keiper

283 West Front Street, Suite 1

Missoula, MT 59802

Allocated: \$762,564.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

71 Units; 4 Buildings-Family

16 1-bedroom; 32 2-bedroom; 23 3-bedroom

Rents: 12@30%; 59@55%

Location - 2503 Ledoux, Gillette

Status: PIS - 2009

LIHTC Properties - 5

2007

Woodridge Apartments Homes

GA Haan Development LLC

Gerald Haan

380 Franklin Street

Harbor Springs, MI 49740

Allocated: \$443,000.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

40 Units; 5 Buildings-Family

22 2-bedroom; 18 3-bedroom

Rents: 6@40%;14@45%;20@50%

Location - Redwood Dr & Pinecrest St, Riverton

Status: PIS 2008

2006

Cobblestone

Community Development Inc.

Fred Free

4110 Eaton Ave., Suite A

Caldwell, ID 83607

Allocated: \$528,584.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

47 Units; 6 Buildings-Family

32 2-bedroom; 11 3-bedroom; 4 4-bedroom

Rents: 3@40%; 2@45%; 42@50%

Location - 1500 Paradise Drive, Casper

Status: RETURNED

2006

Yellow Creek Village

Sparrow Development, LLC

Tim German

619 SW Higgins Avenue, Suite E

Missoula, MT 59803

Allocated: \$541,016.00

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: New

48 Units; 12 Buildings-Family

12 2-bedroom; 36 3-bedroom

Rents: 5@30%; 10@40%; 33@45%

Location - Twin Ridge & Yellow Creek Rd., Evanston

Status: PIS 2008

2006

Elm Court Apartments

Summit Management Group, Inc.

Scott Keiper

283 West Front Street, Suite 1

Missoula, MT 59802

Allocated: \$689,791.00

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: New

71 Units; 4 Buildings-Family

16 1-bedroom; 31 2-bedroom; 24 3-bedroom

Rents: 14@30%; 57@55%

Location - 820 North Gurley Ave., Gillette

Status: PIS 2008

2006

Parkside Apts

Omni Mill Plain

Penny Wisneski

885 2nd Avenue, 31st Floor, Suite C

New York, NY 10017

Allocated: \$458,840.00

9%, 4% or Both: 4%

Other Financing:

New Construction/Acq/Rehab: Acq/Rehab

93 Units; 4 Buildings-Family

24 1-bdrm; 69 2-bdrm

Rents: 93 @ 50% (PBRA)

Location - 2513 Dogwood Ave, Gillette

Status: PIS 2007

2006

Thunder Rock

CDI- Wyoming

Fred Free

4110 Eaton Ave., Suite A

Caldwell, ID 83607

Allocated: \$428,440.84 (2006) \$196,984.00 (2007)

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

52 Units; 9 Buildings-Family

36 2-bdrm; 16 3-bdrm

Rents: 19@40%; 17@45%; 16@50%

Location - 1070 Country Club Road, Gillette

Status: PIS 2008

2006

Village at Gillette

Opportunity Builders

Eric Kjeldgaard

135 South 5th Avenue, Suite I

Oakdale, CA 95361

Allocated: \$401,570.00

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: New

48 Units; 7 Buildings-Family

8 1-bedroom; 16 2-bedroom; 24 3-bedroom

Rents: 24@40%; 24@45%

Location - 7123 Robin Drive, Gillette

Status: PIS 2008

2006

Rock Butte Apartments

Machacek Real Estate Holdings Co., LLC

Gary Machacek

203 Twin Willow Dr.

Boise, ID 83706

Allocated: \$274,830.00

9%, 4% or Both: Both

Other Financing: RD

New Construction/Acq/Rehab: Acq/Rehab

69 Units; 12 Buildings-Family

69 2-bedroom

Rents: 35@30%; 34@35% (PBRA)

Location - 1430 E. Teton Blvd., Green River

Status: PIS 2007

LIHTC Properties - 6

2006

Autumn Ridge Commons

CDI- Wyoming

Fred Free

4110 Eaton Ave., Suite A

Caldwell, ID 83607

Allocated: \$490,280.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

47 Units; 8 Buildings-Family

36 2-bdrm; 7 3-bdrm; 4 4-bdrm

Rents: 2@40%; 8@45%; 28@50%; 9@55%

Location - 752 Evans St, Laramie

Status: PIS 2008

2006

Stadium Place Apartments

Sparrow Development, LLC

Tim German

619 SW Higgins Avenue, Suite E

Missoula, MT 59803

Allocated: \$517,685.00

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: New

48 Units; 12 Buildings-Family

12 2-bedroom; 36 3-bedroom

Rents: 5@40%; 43@50%

Location - 1120 Mydland Place, Sheridan

Status: PIS 2008

2005

Beaver Creek III

Northern Arapaho Tribal Housing Authority

Patrick Goggles

P.O. Box 8236

Ethete, WY 82520

Allocated: \$179,065.00

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: New

20 Units; 10 Buildings-Family

20 3-bdrm

Rents: 20@35%

Location - Wind River Reservation, Arapahoe

Status: PIS 2006

2005

Paradise Village

CDI- Wyoming

Fred Free

4110 Eaton Ave., Suite A

Caldwell, ID 83607

Allocated: \$366,392.00

9%, 4% or Both: 9%

Other Financing: HUD 202

New Construction/Acq/Rehab: New

46 Units; 1 Building-Elderly (55+)

36 1-bdrm; 10 2-bdrm

Rents: 19@40%; 27@45%

Location - 1500 Paradise Drive, Casper

Status: RETURNED

2005

Wyoming National Flats

Grimshaw Investments

Stephen Grimshaw

39 East 1st Street

Sheridan, WY 82801

Allocated: \$610,192 (2005) 153,708 (2007)

9%, 4% or Both: Both

Other Financing: HOME

New Construction/Acq/Rehab: Acq/Rehab

44 Units; 1 Building-Family

24 1-bdrm; 20 2-bdrm

Rents: 14@40%; 30@45%

Location - 204 East 2nd Street, Casper

Status: PIS 2007

2005

Thunder Rock

CDI- Wyoming

Fred Free

4110 Eaton Ave., Suite A

Caldwell, ID 83607

Allocated: \$395,365.00

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: New

48 Units; 9 Buildings-Family

28 2-bdrm; 20 3-bdrm

Rents: 13@40%; 17@45%; 18@50%

Location - 1070 Country Club Road, Gillette

Status: RETURNED

2005

Lincoln Commons

Sparrow Group, LLC

Tim German

619 SW Higgins Avenue, Suite E

Missoula, MT 59803

Allocated: \$486,875.00

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: New

48 Units; 12 Buildings-Family

48 3-bdrm

Rents: 5@30%; 36@40%; 7@45%

Location - 1700 Block of W. 5th St. North, Green River

Status: RETURNED

LIHTC Properties - 7

2005

Bicentennial Apt. Villlage

Western Region Nonprofit

Marion Willey

756 South 200 East, Suite A

Salt Lake City, UT 84111

Allocated: \$457,270.00

9%, 4% or Both: Both

Other Financing: M2M

New Construction/Acq/Rehab: Acq/Rehab

101 Units; 21 Buildings-Family & Elderly

30 1-bdrm; 48 2-bdrm; 14 3-bdrm

Rents: 101 @ 50% (PBRA)

Location - 3723 Madison Dr., Rock Springs

Status: PIS 2005

2004

Concord Village

CDI- Wyoming

Fred Free

4110 Eaton Ave., Suite A

Caldwell, ID 83607

Allocated: \$284,991.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

47 Units; 1 Building-Senior

38 1-bdrm; 9 2-bdrm

Rents: 4@40%; 8@45%; 35@50%

Location - 1122 West Allison Rd, Cheyenne

Status: PIS 2006

2004

Lexington Hills at Harmony

CDI- Wyoming

Fred Free

4110 Eaton Ave., Suite A

Caldwell, ID 83607

Allocated: \$636,488 (597,630 in 2004 & 38,858 in 2005)

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

83 Units; 15 Buildings-Family

52 2-bdrm; 25 3-bdrm; 6 4-bdrm

Rents: 10@40%;13@45%; 60@50%

Location - N. side of West Allison Rd & E. Snyder Ave.,

Cheyenne

Status: PIS 2006

2004

Cottonwood Terrace

Sparrow Group, LLC

Tim German

619 SW Higgins Avenue, Suite E

Missoula, MT 59803

Allocated: \$452,128 (359,234 in 2004 & 92,894 in 2005)

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: New

50 Units; 1 Building-Elderly

32 1-bdrm 18 2-bdrm

Rents: 11@30%; 13@35%; 26@40%

Location - 705 West Sixth Street, Gillette

Status: PIS 2006

2004

Autumn Ridge Commons

CDI- Wyoming

Fred Free

4110 Eaton Ave., Suite A

Caldwell, ID 83607

Allocated: \$272,324.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

47 Units; 1 Building-Senior

38 1-bdrm; 9 2-bdrm

Rents: 4@40%; 8@45%; 35@50%

Location - Pierce & I-80 S of Stockyard Rd, Laramie

Status: RETURNED

2004

College Hill Apartments Phase II

Pacific Communities of Idaho, LLC

Caleb Roope

13 12th Avenue South

Nampa, ID 83651

Allocated: \$259,652.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

32 Units; 4 Buildings-Family

16 2-bdrm; 16 3-bdrm

Rents: 16 @ 40%; 16 @ 45%

Location - W. Side of Dickinson Ave., Riverton

Status: PIS 2006

2004

Bicentennial Apt. Villlage

Western Region Nonprofit

Marion Willey

756 South 200 East, Suite A

Salt Lake City, UT 84111

Allocated: \$409,542.00

9%, 4% or Both: Both

Other Financing:

New Construction/Acq/Rehab: Acq/Rehab

101 Units; 21 Buildings-Family & Elderly

30 1-bdrm; 40 2-bdrm; 31 3-bdrm

Rents: 101 @ 45%

Location - 3723 Madison Dr., Rock Springs

Status: RETURNED

2003

Central Pines

Grimshaw Investments

Stephen Grimshaw

39 East 1st Street

Sheridan, WY 82801

Allocated: \$372,591 (342,492 in 2003 & 30,099 in 2004)

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

52 Units; 1 Building-Elderly

17 1-bdrm; 35 2-bdrm

Rents: 32%@40%; 68%@45%

Location - 2600 Fleetwood Place, Casper

Status: PIS 2005

LIHTC Properties - 8

2003

Capital Greens at Harmony

Community Development Inc.

Fred Free

4110 Eaton Ave., Suite A

Caldwell, ID 83607

Allocated: \$428,137.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

65 Units; 12 Buildings-Family

40 2-bdrm; 21 3-bdrm; 4 4-bdrm

Rents: 9%@40%; 24%@45%; 53%@50%; 14%@60%

Location - 940 W. College Dr., Cheyenne

Status: PIS 2005

2003

Pioneer Homestead III

Pioneer Homestead Inc.

Harry Lawrowski

P.O. Box 1801

Jackson, WY 83001

Allocated: \$190,107 (2003) 16,034 (2004)

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

25 Units; 1 Building-Elderly

22 1-bdrm; 3 2-bdrm

Rents: 11@ 25%; 2@30%; 12@35%

Location - 8356 Hansen Ave., Jackson

Status: PIS 2005

2003

River Run II Apartments

Community Development Inc.

Fred Free

4110 Eaton Ave., Suite A

Caldwell, ID 83607

Allocated: \$190,204 (2003) \$28,971 (2004)

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

27 Units; 4 Buildings-Family

8 2-bdrm; 17 3-bdrm; 2 4-bdrm

Rents: 33% @ 40%; 44% @ 45%; 23%@50%

Location - 1228 S. 17th, Laramie

Status: PIS 2005

2002

Wind River Apartments

Pacific Communities of Idaho, LLC

Caleb Roope

13 12th Avenue South

Nampa, ID 83651

Allocated: \$299,061.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

42 Units; 7 Buildings-Family

8 2-bdrm; 30 3-bdrm; 4 4-bdrm

Rents: 12% @ 30%; 88% @ 45%

Location - Carver Dr & Wind River Dr, Douglas

Status: PIS 2004

2002

Desert Run Apartments II

Koa Community Development, LLC

Rico Brazil

13 12th Avenue South

Nampa, ID 83651

Allocated: \$375,222.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

54 Units; 10 Buildings-Family

11 2-bdrm; 37 3-bdrm; 6 4-bdrm

Rents: 13% @ 30%; 87% @ 40%

Location - E. Gurley, between Warlow & Kulver, Gillette

Status: PIS 2004

2002

Karns Hillside Affordable Housing

Pacific Communities of Idaho, LLC

Caleb Roope

13 12th Avenue South

Nampa, ID 83651

Allocated: \$306,438 (278,535 in 2002 & 27,903 in 2004)

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

24 Units; 4 Buildings-Family

8 1-bdrm; 8 2-bdrm; 8 3-bdrm

Rents: 25% @ 40%; 37% @ 50%; 37% @ 60%

Location - Snow King & Flat Creek, Jackson

Status: PIS 2004

2002

River Run Apartments

Community Development Inc.

Fred Free

4110 Eaton Ave., Suite A

Caldwell, ID 83607

Allocated: \$234,748 (2002) \$23,854 (2004)

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

35 Units; 7 Buildings-Family

8 2-bdrm; 23 3-bdrm; 4 4-bdrm

Rents: 6% @ 40%; 94% @ 45%

Location - 1228 S. 17th, Laramie

Status: PIS 2004

LIHTC Properties - 9

2002

Carrington Pointe

Pacific Communities of Idaho, LLC

Caleb Roope

13 12th Avenue South

Nampa, ID 83651

Allocated: \$430,971 (2002) & 13,825 (2004)

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

60 Units; 10 Buildings-Family

20 2-bdrm; 30 3-bdrm; 10 4-bdrm

Rents: 20% @ 30%; 80% @ 40%

Location - Plumtree Drive, Rock Springs

Status: PIS 2004

2001

Cloud Peak Vistas

Community Development Inc.

Fred Free

4110 Eaton Ave., Suite A

Caldwell, ID 83607

Allocated: \$176,305.71

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

30 Units; 6 Buildings-Family

20 2-bdrm; 10 3-bdrm

Rents: 23% @ 40%; 66% @ 45%; 11% @ 50%

Location - Flatiron Dr. north of State Route 16, Buffalo

Status: PIS 2003

2001

Pershing Pointe Phase III

W.O. Brisben Companies South, Inc.

Don Paxton

7800 East Kemper Road

Cincinnati, OH 45249

Allocated: \$92,072.50

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: New

60 Units; 8 Buildings-Family

32 2-bdrm; 28 3-bdrm

Rents: 100% @ 45%

Location - 1900 Rainbow Rd., Cheyenne

Status: PIS 2002

2001

Desert Run Apartments

Koa Community Development, LLC

Rico Brazil

13 12th Avenue South

Nampa, ID 83651

Allocated: \$478,648.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

76 Units; 13 Buildings-Family

19 2-bdrm; 42 3-bdrm; 10 4-bdrm

Rents: 12% @ 30%; 88% @ 40%

Location - E. Gurley, between Warlow & Kulver, Gillette

Status: PIS 2003

2001

Fairway LLC

Grimshaw Investments

Stephen Grimshaw

39 East 1st Street

Sheridan, WY 82801

Allocated: \$398,469.21

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

58 Units; 9 Buildings-Family

10 1-bdrm; 30 2-bdrm; 15 3-bdrm; 3 4-bdrm

Rents: 3%@30%; 8%@35%; 29%@40%; 60%@50%

Location - 1020 Country Club Road, Gillette

Status: PIS 2003

2001

Amber Valley Estates, Phase II

Grimshaw Investments

Stephen Grimshaw

39 East 1st Street

Sheridan, WY 82801

Allocated: \$239,798.30

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

36 Units; 6 Buildings-Family

6 1-bdrm; 18 2-bdrm; 9 3-bdrm; 2 4-bdrm

Rents: 11%@30%; 11%@35%; 17%@40%; 61%@50%

Location - 600 block of Badger Lane, Mills

Status: PIS 2003

2001

Courtyards at Sheridan

Pacific Communities of Idaho, LLC

Caleb Roope

13 12th Avenue South

Nampa, ID 83651

Allocated: \$379,924.18

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

60 Units; 10 Buildings-Family

20 2-bdrm; 29 3-bdrm; 10 4-bdrm

Rents: 20% @ 30%; 80% @ 50%

Location - Terra Ave, E of Sheridan Ave., Sheridan

Status: PIS 2003

LIHTC Properties - 10

2001

Creekside Court

Pacific Communities of Idaho, LLC

Caleb Roope

13 12th Avenue South

Nampa, ID 83651

Allocated: \$273,661.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

51 Units; 1 Building-Elderly

32 1-bdrm; 18 2-bdrm

Rents: 22% @ 30%; 78% @ 50%

Location - Sheridan Ave, N of Brundage Lane, Sheridan

Status: PIS 2003

2000

Amber Valley Estates

Grimshaw Investments

Steve Grimshaw

39 East 1st Street

Sheridan, WY 82801

Allocated: \$241,810.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

36 Units; 6 Buildings-Family

6 1-bdrm; 18 2-bdrm; 10 3-bdrm; 2 4-bdrm

Rents: 11%@30%,35%, & 40%;67%@50%

Location - 600 Block of Fulton St, Mills

Status: PIS 2001

2000

Beaver Creek Housing

Northern Arapaho Tribal Housing

Tonja Brown

P.O. Box 8236

Ethete, WY 82520

Allocated: \$115,825.00

9%, 4% or Both: Both

Other Financing:

New Construction/Acq/Rehab: Acq/Rehab

20 Units; 20 Buildings-Family

2 2-bdrm; 12 3-bdrm; 6 4-bdrm

Rents: 100% @ 45%

Location - Beaver Creek Subidivion, Riverton

Status: PIS 2002

2000

College Hill Apartments

Pacific Communities of Idaho, LLC

Caleb Roope

13 12th Avenue South

Nampa, ID 83651

Allocated: \$341,564.46

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

48 Units; 7 Buildings-Family

32 2-bdrm; 16 3-bdrm

Rents: 100% @ 40%

Location - TBD Hill Street, Riverton

Status: PIS 2002

1999

Aspen Court Apartments

American Property Development

Jon Wood

110 110th Ave. N.E., Suite 550

Bellevue, WA 98004

Allocated: \$331,129.90

9%, 4% or Both: 4%

Other Financing: TAX EX. BONDS

New Construction/Acq/Rehab: New

151 Units; 10 Buildings-Family

40 1-bdrm; 109 2-bdrm

Rents: 100% @ 60%

Location - 760 Landmark Drive, Casper

Status: PIS 2000

1999

Wentworth Apts

Thomas Development

Thomas Mannschreck

413 W. Idaho, Suite 200

Boise, ID 83702

Allocated: \$157,725.95

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

24 Units; 3 Buildings-Family

4 1-bdrm; 12 2-bdrm; 8 3-bdrm

Rents: 9%@35%; 48%@40%; 43%@45%

Location - 96 Hayden Ave., Evanston

Status: PIS 2000

1999

Connemara Apts

Thomas Development

Thomas Mannschreck

413 W. Idaho, Suite 200

Boise, ID 83702

Allocated: \$283,751.55

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

48 Units; 4 Buildings-Family

6 1-bdrm; 36 2-bdrm; 6 3-bdrm

Rents: 100% @ 45%

Location - 2120 Binford, Laramie

Status: PIS 2000

1999

Powell Elderly

Wyoming Housing Opportunities Assoc.

Jim Casey

3304 Sheridan St.

Cheyenne, WY 82009

Allocated: \$98,402.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

20 Units; 5 Buildings-Elderly

10 1-bdrm; 10 2-bdrm

Rents: 100% @ 45%

Location - 7th & County Rd 10, Powell

Status: PIS 2000

LIHTC Properties - 11

1999

Airport Road

Northern Arapaho Limited Partnership

501 Ethete Road

P.O. Box 8236

Ethete, WY 82520

Allocated: \$130,302.00

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: New

20 Units; 11 Buildings-Family

11 2-bdrm; 9 3-bdrm

Rents: 100% @ 45%

Location - Airport Road, Riverton

Status: PIS 2001

1998

Crow Creek Senior Apartments

Remount LLC

Dean Greenwalt

P. O. Box 2937

Cheyenne, WY 82003

Allocated: \$175,210.00

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: New

40 Units; 1 Building-Elderly

29 1-bdrm; 10 2-bdrm

Rents: 60%@45%; 40%@50%

Location - 500 4th Street, Cheyenne

Status: RETURNED

1998

Grandview Apartments

Gerrard Corp

Peter Gerrard

P. O. Box 1086

LaCrosse, WI 54602

Allocated: \$38,543.00

9%, 4% or Both: 4%

Other Financing: RD

New Construction/Acq/Rehab: New

24 Units; 1 Building-Elderly

24 1-bdrm

Rents: 100% @ 45% (PBRA)

Location - 2102 Pioneer Ave., Cody

Status: PIS 1999

1998

Parkview Senior Apartments

Pioneer Apartments Inc.

Shelia Edwards

430 Oriole Drive

Spearfish, SD 57783

Allocated: \$86,563.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

20 Units; 3 Buildings-Elderly

20 1-bdrm

Rents: 100%@45%

Location - 301 W. Warlow Dr., Gillette

Status: PIS 1999

1998

Shandon Park

Thomas Development

Thomas Mannschreck

413 W. Idaho, Suite 200

Boise, ID 83702

Allocated: \$192,767.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

36 Units; 6 Buildings-Family

26 2-bdrm; 8 3-bdrm

Rents: 3%@30%;21%@35%;38%@40%;38%@45%

Location - 3020 Lerwick Dr., Rawlins

Status: PIS 1999

1997

Mountainside Apartments

American Property Development

Jon Wood

110 110th Ave., NE, Suite 550

Bellevue, WA 98004

Allocated: \$312,758.00

9%, 4% or Both: 4%

Other Financing: TAX EX. BONDS

New Construction/Acq/Rehab: New

157 Units; 14 Buildings-Family

40 1-bdrm; 95 2-bdrm; 20 3-bdrm; 2 mgr

Rents: 100% @ 60%

Location - 4201 East Pershing Blvd, Cheyenne

Status: PIS 1997

1997

Pershing Pointe II

Brisben Companies, Inc.

Scott Merusi

7800 E Kemper Road

Cincinnati, OH 45249

Allocated: \$244,437.00

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: New

41 Units; 7 Buildings-Family

8 2-bdrm; 28 3-bdrm; 5 4-bdrm

Rents: 48%@50%; 52%@45%

Location - Persing Blvd. & Taft Rd., Cheyenne

Status: PIS 1998

1997

Broadway Apartments

Housing Development Assoc.

Dan Hickey

P.O. Box 1496

Billings, MT 59103

Allocated: \$7,343.00

9%, 4% or Both: 4%

Other Financing: RD

New Construction/Acq/Rehab: Acq/Rehab

12 Units; 2 Buildings-Family

12 2-bdrm

Rents: 33%@45%; 33%@50%; 33%@60% (PBRA)

Location - 731 Broadway, Dayton

Status: PIS 1998

LIHTC Properties - 12

1997

Parkview I Apartments

Housing Development Assoc.

Dan Hickey

2320 3rd Ave. North

Billings, MT 59101

Allocated: \$16,378.00

9%, 4% or Both: 4%

Other Financing: RD

New Construction/Acq/Rehab: Acq/Rehab

24 Units; 3 Buildings-Family

8 1-bdrm; 16 2-bdrm

Rents: 33%@45%; 33%@50%; 33%@60% (PBRA)

Location - 749 Beckman, Powell

Status: PIS 1998

1997

Buffalo Run Residentials

Grimshaw Investments

Steve Grimshaw

39 East 1st Street

Sheridan, WY 82801

Allocated: \$114,615.00

9%, 4% or Both: Both

Other Financing: HOME

New Construction/Acq/Rehab: Acq/Rehab

28 Units; 4 Buildings-Family

6 1-bdrm; 16 2-bdrm; 6 3-bdrm

Rents: 100% 45%

Location - 808 W. Buffalo Street, Rawlins

Status: PIS 1999

1997

Torrington Apartments

Retro Development

Peter Spoto

P.O. Box 55205

Omaha, NE 68155

Allocated: \$105,589.00

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: New

18 Units; 9 Buildings-1/2 Family 1/2 Elderly

10 2-bdrm; 8 3-bdrm

Rents: 100 % @ 60%

Location - Campbell Dr. & Hot Springs St., Torrington

Status: RETURNED

1996

Foxcrest Elderly Housing

Foxcrest Limited Partnership

Mike Stanfield

3304 Sheridan Street

Cheyenne, WY 82009

Allocated: \$289,790 (1996) \$39,345 (1997)

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: New

56 Units; 14 Buildings-Elderly

40 1-bdrm; 16 2-bdrm

Rents: 100% @ 45%

Location - Cheyenne St. & Cleveland, Cheyenne

Status: PIS 1997

1996

Pershing Pointe

Brisben Companies Inc.

Scott Merusi

7800 E. Kemper Road

Cincinnati, OH 45249

Allocated: \$498,404.00

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: New

87 Units; 13 Buildings-Family

48 3-bdrm; 39 4-bdrm

Rents: 31% @ 50%; 69% @ 45%

Location - Pershing Blvd. & Taft Road, Cheyenne

Status: PIS 1998

1996

DeWal Associates

Dalea Limited Partnership

Michael Chevalier

1209 Pacific Ave.

Benson, MN 56215

Allocated: \$28,286.00

9%, 4% or Both: 4%

Other Financing: RD

New Construction/Acq/Rehab: Acq/Rehab

24 Units; 1 Building-Family

12 1-bdrm; 12 2-bdrm

Rents: 100% @ 60% (PBRA)

Location - 560 Cheyenne, Evanston

Status: PIS 1997

1996

Townhouse Apartments

WHG Partnership

Mike Ryan

1566 Terra Ave.

Sheridan, WY 82801

Allocated: \$106,450.00

9%, 4% or Both: 9%

Other Financing: HOME

New Construction/Acq/Rehab: New

23 Units; 6 Buildings-Family

2 1-bdrm; 17 2-bdrm; 4 3-bdrm

Rents: 100% @ 45%

Location - Brundage Place, Sheridan

Status: PIS 1997

1995

Eastland Village Apartments

Yellowstone Terrace L.P.

Comcal Investments Ltd.

531 California Ave

Bakersfield, CA 93304

Allocated: \$624,576.00

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: New

112 Units; 14 Buildings-Family

32 2-bdrm; 80 3-bdrm

Rents: 100% @ 60%

Location - 5626 Lundsford, Cheyenne

Status: PIS 1997

LIHTC Properties - 13

1995

Crystal Cove Apartments

Northwest Associates

Gary Machacek

P. O. Box 2232

Boise, ID 83701

Allocated: \$27,418.00

9%, 4% or Both: 4%

Other Financing: RD

New Construction/Acq/Rehab: Acq/Rehab

24 Units; 3 Buildings-Elderly

24 1-bdrm

Rents: 100% @ 50% (PBRA)

Location - 1613, 1619 & 1625 Big Horn Ave., Cody

Status: PIS 1996

1995

Crystal Cove II Apartments

Northwest Associates

Gary Machacek

P. O. Box 2232

Boise, ID 83701

Allocated: \$31,300.00

9%, 4% or Both: 4%

Other Financing: RD

New Construction/Acq/Rehab: Acq/Rehab

24 Units; 3 Buildings-1/3 Elderly 2/3 Family

8 1-bdrm; 16 2-bdrm

Rents: 100 % @ 50% (PBRA)

Location - 1601, 1605, & 1609 Big Horn Ave., Cody

Status: PIS 1996

1995

Pioneer Homestead Apartments

Pioneer Homestead

John Poljanec

835 E. Hansen Ave.

Jackson, WY 83001

Allocated: \$113,531.00

9%, 4% or Both: 4%

Other Financing: HOME & RD

New Construction/Acq/Rehab: New

25 Units; 1 Building-Elderly

23 1-bdrm; 2 2-bdrm

Rents: 100% @ 50% (PBRA)

Location - 8356 Hansen Ave., Jackson

Status: PIS 1997

1995

Parkway East Apartments

WHG Partnership

Mike Ryan

1566 Terra Ave.

Sheridan, WY 82801

Allocated: \$431,17.73

9%, 4% or Both: 4%

Other Financing: RD

New Construction/Acq/Rehab: New

23 Units; 6 Buildings-Family

2 1-bdrm; 17 2-bdrm; 4 3-bdrm

Rents: 100% @ 60% (PBRA)

Location - 1938 Sage Crossing, Worland

Status: PIS 1996

1994

Cottonwood Estates I & II

Cornerstone Partners V, Inc.

Brisben Companies, Inc.

78 Est Kemper Road

Cincinnati, OH 45249

Allocated: \$618,808.00

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: New

79 Units; 79 Buildings-Family

39 3-bdrm; 40 4-bdrm

Rents: 100% @ 60%

Location - Whisper Sprgs, Gila Bend, Concho, Casper

Status: PIS 1996

1994

Homestead Apartments

WHG Partnership

Mr. Mike Ryan

1566 Terra Ave.

Sheridan, WY 82801

Allocated: \$38,796.00

9%, 4% or Both: 4%

Other Financing: RD

New Construction/Acq/Rehab: New

16 Units; 1 Building-Elderly

15 1-bdrm; 1 2-bdrm

Rents: 50% @60%; 38%@50%; 12%@45% (PBRA)

Location - 1100 Avoca Court, Sheridan

Status: PIS 1995

1993

Village Creek Townhouses

Cheyenne Housing Authority

Mr. Mike Stanfield

3304 Sheridan

Cheyenne, WY 82007

Allocated: \$443,510.00

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: New

51 Units; 16 Buildings-Family

23 2-bdrm; 28 3-bdrm

Rents: 100% @ 60%

Location - 10th Street & Cary ave, Cheyenne

Status: PIS 1995

1993

Green Rock Village

Greenrock Village LTD Partnership

Don Walgrave

101 East 34th Street

Sioux Falls, SD 57105

Allocated: \$84,676.00

9%, 4% or Both: 4%

Other Financing: RD

New Construction/Acq/Rehab: New

48 Units; 1 Building-Elderly

46 1-bdrm; 2 2-bdrm

Rents: 98% @ 60% (PBRA)

Location - Crossbow Dr. & West Teton Blvd., Green River

Status: PIS 1994

LIHTC Properties - 14

1991

Owl Creek

Owl Creek Ltd Partnership

Don Walgrave

101 East 34th Street

Sioux Falls, SD 57105

Allocated: \$92,521.00

9%, 4% or Both: 4%

Other Financing: RD

New Construction/Acq/Rehab: New

48 Units; 1 Building-Elderly

46 1-bdrm; 2 2-bdrm

Rents: 100% @ 60% (PBRA)

Location - 309 North Broadway, Riverton

Status: PIS 1991

1991

Torrington Apartments

WHG Partnership

Mr. Mike Ryan

1566 Terra Ave.

Sheridan, WY 82801

Allocated: \$41,959.00

9%, 4% or Both: 4%

Other Financing: RD

New Construction/Acq/Rehab:

25 Units; 4 Buildings-Family

8 1-bdrm; 15 2-bdrm; 2 3-bdrm

Rents: 100% @ 60% (PBRA)

Location - 1317 East 17th Ave., Torrington

Status: PIS 1992

1990

Single Family Homes

Joyce Dryden

(Individual)

2855 East 8th

Casper, WY 82609

Allocated: \$2,292.00

9%, 4% or Both: 4%

Other Financing:

New Construction/Acq/Rehab: Acq/Rehab

4 Units; 4 Buildings-Family

2 2-bdrm; 2 3-bdrm

Rents: 100% @ 60%

Location - 332 S. Grant; 1447 Sheridan, Casper

Status: removed from program

1989

Single Family Homes

Grant Marsh

(Individual)

103 Garden Creek Road

Casper, WY 82601

Allocated: \$21,006.00

9%, 4% or Both: 4%

Other Financing:

New Construction/Acq/Rehab: Acq/Rehab

11 Units; 11 Buildings-Family

7 2-bdrm; 2 3-bdrm; 2 4-bdrm

Rents: 100% @ 60%

Location - Various Sites, Casper

Status: PIS 1989

1988

Single Family Homes

Laurel Lundstrum/James Jones

(Individuals)

1814 East 2nd Street

Casper, WY 82601

1988

Single Family Homes

Grant Marsh

(Individual)

103 Garden Creek Road

Casper, WY 82601

Allocated: \$11,560.00

9%, 4% or Both: 4%

Other Financing:

New Construction/Acq/Rehab: Acq/Rehab

5 Units; 5 Buildings-Family

4 2-bdrm; 1 3-bdrm

Rents: 100% @ 60%

Location - Various Sites, Casper

Status: PIS 1988

1988

Spring Hill Housing Associates

Gold Crown Management

Attn: Mr. Baker

5675 DTC Blvd., Suite 180

Englewood, CO 0

Allocated: \$383,033 ('88 & '89)

9%, 4% or Both: 9%

Other Financing:

New Construction/Acq/Rehab: Acq/Rehab

127 Units; 12 Buildings-Family

31 1-bdrm; 95 2-bdrm; 1 3-bdrm

Rents: 100% @ 60% (PBRA)

Location - 550-750 Walsh; 551-771 Andrea Ln, Casper

Status: PIS 1988

1988

Del Mar Housing Associates

Joe Queenan

c/o Rainbow Apts.

700 West 24th Street

Yuma, AZ 85364

Allocated: \$35,556.00

9%, 4% or Both: 4%

Other Financing:

New Construction/Acq/Rehab: Acq/Rehab

20 Units; 3 Buildings-Family

18 2-bdrm; 2 1-bdrm

Rents: 100% @ 60% (PBRA)

Location - 811 & 815 Lincoln; 302 Boxelder, Gillette

Status: PIS 1988

1988

Jackson Apartments

Jackson Apartments Ltd.

Mike Ryan

1566 Terra Ave.

Sheridan, WY 82801

Allocated: \$52,667.00

9%, 4% or Both: 4%

Other Financing: RD

New Construction/Acq/Rehab: Acq/Rehab

27 Units; 3 Buildings-Family

10 1-bdrm; 17 2-bdrm

Rents: 100% @ 60% (PBRA)

Location - 2196 Corner Creek Lane, Jackson

Status: PIS 1989

LIHTC Properties - 15

1987

Avoca Apartments

Avoca Apartments, A Limited Partnership

Mike Ryan

1566 Terra Ave

Sheridan, WY 82801

Allocated: \$14,114.00

9%, 4% or Both: 4%

Other Financing: RD

New Construction/Acq/Rehab: Acq/Rehab

74 Units; 6 Buildings-Family

34 1-bdrm; 40 2-bdrm

Rents: 100% @ 60% (PBRA)

Location - 1352 - 1359 Avoca, Sheridan

Status: PIS 1987

HOME Projects by Community - 1

Project Name

HOME
units

HOME
Allocation

Bar Nunn

1820 - 2060 Palamino (Habitat for Humanity)

8

\$21,525.48

Bar Nunn 1 Homeowner Asst. Project(s)

8

\$21,525.48

Wyoming Housing Network

1

\$21,392.56

Bar Nunn 1 Homeowner Rehab Project(s)

1

\$21,392.56

Bar Nunn Total Number of Home Units

9

\$42,918.04

Buffalo

Cloud Peak Vistas

6

\$385,000.00

Buffalo 1 Rental Project(s)

6

\$385,000.00

Casper

1118,1128,1138 S. Wisconsin

12

\$434,991.00

1445 S. Durbin

1

\$39,100.00

1235 S. Durbin

1

\$45,460.00

919 East 3rd

2

\$60,000.00

310 N. Center - Galley Motel

25

\$595,609.00

232 South Grant

1

\$50,768.00

2937 Pheasant (M & T)

1

\$53,195.00

537 E. 14th (Premier Builders)

1

\$58,000.00

923 S. David Street (Marsh)

2

\$82,169.00

1420 S. Boxelder (Relcon)

2

\$110,970.00

1406 Boxelder Marsh

4

\$152,140.00

227 N. Park - Central Wyoming Rescue Mission

2

\$107,094.98

2939 Pheasant (M&T)

1

\$49,498.00

1421 S. Wilson Street (Norita Malone)

1

\$54,400.00

828 East 4th Street (Marsh)

3

\$205,800.00

310 N. Center - Galley II

4

\$100,020.00

1417 South Boxelder

1

\$12,500.00

1021 Wisconsin SPOP-1999-01 on IDIS

4

\$124,500.00

1041 Wisconsin SPOP-1999-02 on IDIS

4

\$124,500.00

236 East J Street Project

4

\$114,650.15

920 Glenarm Projects

2

\$62,850.00

1851 Westridge Project

1

\$68,000.00

1715 Jackson Rehabilitation Project

1

\$71,465.00

1611 Nebraska Rehabilitation Project

1

\$66,943.00

2918 Ridge Crest

1

\$72,500.00

1660 Westridge Circle Project

1

\$47,600.00

2941 Knollwood Project

1

\$47,800.00

HOME Projects by Community - 2

174 Honeysuckle Project

1

\$51,400.00

920 Illinois

1

\$63,732.00

410 East 12th Street New Construction

1

\$66,776.00

1915 S. Fairdale

1

\$51,200.00

2940 E. 10th

1

\$72,450.00

1140 Hazelwood

1

\$72,820.00

Life Steps Campus, Wilson School Bldg

8

\$474,824.00

309 N. McKinley - Thad's House

9

\$74,437.83

303 S. Grant (Marsh)

4

\$31,650.00

Central Pines

11

\$866,700.00

Wyoming National Flats

11

\$703,861.00

Legacy Senior Residences

11

\$967,905.00

Prairie Sage Apts

11

\$1,173,000.00

Cornerstone Apts

9

\$933,000.00

The Meadows Apts (Sr. Housing) - TCAP

11

\$243,302.00

Stoney Hill Apts

11

\$1,457,000.00

Casper 43 Rental Projects

186

\$10,316,580.96

Medowlark on Pheasant

5

\$ 328,400.00

Casper 1 Homeowner Asst. Project(s)

5

\$328,400.00

Wyoming Housing Network

0

\$23,893.00

1 Homeowner Rehab Project(s)

0

\$23,893.00

Casper Total number of Home Units

191

\$ 10,668,873.96

Cheyenne

Logan Manor 1301Sugar/1602 E 13th Ln

19

\$676,245.00

4602 - 4980 Golden Meadows Lane (WHOA)

16

\$586,823.50

1437 Lampman Court-Lampman Group Home (Magic City)

5

\$78,135.00

710 Dell Range (CALC)

4

\$154,360.00

555 -561 W. 6th (CALC)

4

\$87,400.00

551 West 6th (CALC)

6

\$234,600.00

Capital Greens

5

\$514,900.00

Lexington Hills

11

\$625,000.00

Concord Village

11

\$575,000.00

Rolling Rock Apts

11

\$1,457,000.00

Cheyenne 10 Rental Projects

81

\$3,532,463.50

City of Cheyenne

116

\$1,610,830.90

Cheyenne 1 Homeowner Rehab Project(s)

116

\$1,610,830.90

619 - 623 W. 6th (CALC)

2

\$127,012.00

508/514/518/558/560 W. 5th (HFH)

5

\$45,614.24

City of Cheyenne

83

\$478,397.53

Cheyenne 3 Homeowner Asst. Project(s)

90

\$651,023.77

HOME Projects by Community - 3

Cheyenne Total number of Home Units

287

\$5,794,318.17

Chugwater

403 - 405 4th (M & A)

4

\$189,598.40

Chugwater 1 Rental Project(s)

4

\$189,598.40

Douglas

704 - 718 N. 5th (W.I.N.)

6

\$275,241.83

1254, 1273, 1366,1375 Riverbend

10

\$495,000.00

1244 - 1277 Riverbend (SWAH)

6

\$354,995.00

233-248 LaPrele SWAH

10

\$664,821.00

Wind River Apartments

11

\$550,000.00

Douglas 5 Rental Project(s)

43

\$2,340,057.83

Dubois

21 - 29 Carson Street

11

\$766,884.00

Dubois 1 Rental Project(s)

11

\$766,884.00

Evanston

240 - 262 Ortega Court (Evanston HA)

12

\$128,260.67

1229 Uinta Evanston Astd Living (Evanston HA)

14

\$695,443.00

85 Park Rd. (Pioneer Counseling Services)

14

\$458,731.00

Wentworth Apartments

9

\$374,500.00

Evanston 4 Rental Project(s)

49

\$1,656,934.67

Gillette

Way Station II (CCCCS) (Homeless shelter)

6

\$283,260.00

Parkview Senior Apartments

11

\$511,628.00

CCCCS - Way Station III

8

\$344,800.00

Fairway Estates

10

\$615,800.00

Desert Run

10

\$293,789.00

Desert Run II

7

\$393,571.00

Support. Living for People w/Disabilities

4

\$233,449.80

Thunder Rock

11

\$1,157,000.00

Antelope Ridge Apts

11

\$1,185,500.00

Cottonwood Terrace 2

11

\$945,500.00

Windridge Apts

8

\$1,000,000.00

Gillette 10 Rental Project(s)

97

\$6,964,297.80

Glendo

603 Wilson (Glendo Community's Outlook)

6

\$305,370.10

Glendo 1 Rental Project(s)

6

\$305,370.10

Guernsey

451 - 521 W. Marble (M&A)

8

\$416,824.00

351 - 381 Kansas (M & A)

4

\$191,999.00

HOME Projects by Community - 4

410 - 440 Wheatland (M & A)

4

\$211,868.00

Guernsey 3 Rental Project(s)

16

\$820,691.00

Hulett

200 Birch - Hulett Elderly Apartments

7

\$332,339.00

220-218 Red Bluff Road

10

\$478,757.20

Hulett 2 Rental Project(s)

17

\$811,096.20

Jackson

Pioneer Homestead II Apts.

10

\$463,996.00

625 E. Kelly (CES)

4

\$31,700.00

Karns Hillside Affordable Housing

6

\$304,500.00

Pioneer Homestead III Apts.

6

\$297,000.00

Jackson 4 Rental Project(s)

26

\$1,097,196.00

Lot 5, 13, 21 Sage Meadows

3

\$30,000.00

2750 N Moose - Millward Redevelopment

11

\$200,000.00

The Melody Ranch - Habitat for Humanity

6

\$120,000.00

Jackson 3 Homeowner Asst. Projects

20

\$350,000.00

Jackson Total Number of Home Units

46

\$1,447,196.00

Lander

276 N. 8th - Fremont Counseling Service

9

\$254,599.00

Lander 1 Rental Project(s)

9

\$254,599.00

Laramie

Laramie HOME Project (2754-2768 Jackson)

20

\$815,305.02

Independent Living Program (1680 N. 6th)

10

\$339,782.00

Muriel Apartments (809 Downey)

10

\$402,000.00

Connemara Apartments

9

\$479,500.00

River Run

7

\$580,900.00

River Run II

5

\$432,562.00

Albany County Supervised

10

\$834,430.00

Autumn Ridge

11

\$1,163,500.00

Laramie 8 Rental Project(s)

82

\$5,047,979.02

Lyman

216 W. Sage (Evanston HA)

5

\$237,000.00

Lyman 1 Rental Project(s)

5

\$237,000.00

Mills

648 Badger - Relcon Ltd.

8

\$274,310.73

Amber Valley Estates

10

\$515,643.54

Amber Valley II

10

\$615,800.00

321 Wasatch

1

\$65,261.00

315 Wasatch New Construction Project

1

\$53,000.00

HOME Projects by Community - 5

Mills 5 Rental Project(s)

30

\$1,524,015.27

Pine Bluffs

916 Stoezel

1

\$71,494.00

914 Stoezel

1

\$71,494.00

Pine Bluffs 2 Homeowners Asst Project(s)

2

\$142,988.00

Powell

175 Division Street

1

\$37,140.00

342 6th Street

1

\$34,844.00

Powell Elderly, The Surrey

10

\$375,800.00

Powell 3 Rental Project(s)

12

\$447,784.00

Rosewood Corp

7

\$140,000.00

Powell 1 Homeowner Asst. Project(s)

7

\$140,000.00

Powell Total Number of Home Units

19

\$587,784.00

Rawlins

1910 - 2010 Edinburg (SWAH)

10

\$582,035.00

Shandon Park

10

\$325,000.00

Buffalo Run Residentials

10

\$275,000.00

Rawlins 3 Rental Project(s)

30

\$1,182,035.00

City of Rawlins

15

\$232,187.65

Rawlins 1 Homeowner Rehab Project(s)

15

\$232,187.65

Rawlins Total Number of Home Units

45

\$1,414,222.65

Riverton

111 - 121 S. 10th (Fremont Counseling Service)

5

\$113,280.00

829 Fremont (CES)

1

\$29,436.47

515 - 523 N 2nd E (Hsg Prt./Fremont Counsel)

7

\$200,000.00

College Hill Apartments

11

\$563,000.00

College Hill Apartments II

6

\$281,000.00

Community Entry Services (509 W. Fremont)

5

\$307,500.00

Woodridge Apt Homes

6

\$673,500.00

Riverton 7 Rental Project(s)

41

\$2,167,716.47

Housing Partners CHDO Capacity Bldg

\$42,331.64

1 CHDO Capacity Building

6

\$42,331.64

Total Number of Home Units

47

\$2,210,048.11

Rock Springs

Carrington Pointe

6

\$425,000.00

Rock Springs 1 Rental Project(s)

6

\$425,000.00

Sheridan

HUME Draw III

11

\$692,780.00

1129 - 1173 Avoca - Sheridan Senior Housing

20

\$990,559.70

HOME Projects by Community - 6

1167-1173 Avoca - Sheridan Sr Housing, Ph II

10

\$536,291.00

Townhouse Apts

11

\$436,000.00

Parker Draw Estates

6

\$342,358.90

55 Mandel (Northern Wy Mental Health Center)

10

\$199,977.38

Hume Draw Estates

6

\$375,464.00

HUME Draw II

11

\$693,600.00

460 E. Works - Sheridan Assisted Living

2

\$89,613.00

Creekside Court

10

\$425,000.00

Courtyards @ Sheridan

10

\$425,000.00

1410 Martin - RENEW

4

\$173,260.00

Omarr Apartments

8

\$760,000.00

Carrington Street Apts

11

\$1,339,385.00

Sheridan 14 Rental Project(s)

130

\$7,479,288.98

Shoshoni

450 West 3rd

4

\$230,928.00

510 West 3rd - Town of Shoshoni Sr Housing

8

\$481,600.00

Shoshoni 2 Rental Project(s)

12

\$712,528.00

Thermopolis

337 N. 6th - Mondell Project

2

\$72,732.00

430 - 434 Big Horn

2

\$90,130.00

Thermopolis 2 Rental Project(s)

4

\$162,862.00

Wyoming Housing Network

8

\$88,709.00

Thermopolis 1 Homeowner Rehab Project(s)

8

\$88,709.00

Thermopolis Total Number of Home Units

12

\$251,571.00

Torrington

443 Albany (Southeast Wyoming Mental Health)

8

\$365,728.00

Torrington 1 Rental Project(s)

8

\$365,728.00

City of Torrington

6

\$209,022.59

Wyoming Housing Network

10

\$30,270.50

Torrington 2 Homeowner Rehab Project(s)

16

\$239,293.09

Torrington Total Number of Home Units

24

\$605,021.09

Upton

711 Ash St. - Antelope Heights Sr Project

10

\$474,769.00

Upton 1 Rental Project(s)

10

\$474,769.00

Wheatland

2152 - 2254 Mariposa (M & A)

10

\$516,000.00

2256 W. Mariposa (M & A)

4

\$270,290.00

Wheatland 2 Rental Project(s)

14

\$786,290.00

Worland

1300 Big Horn - Supported Independence Prj

8

\$130,000.00

1925 Sage Crossing - Meadowlark Expansion

2

\$120,400.00

2022 - 2024 Cloud Peak (NOWCAP)

2

\$145,238.11

Worland 3 Rental Project(s)

12

\$395,638.11

Wright

Wrightland Apts

11

\$1,210,000.00

Wright 1 Rental Project(s)

11

\$1,210,000.00

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	265	0%	1,469	3%
1 bedroom	3,384	3%	8,261	17%
2 bedrooms	23,780	20%	19,912	42%
3 or more bedrooms	89,111	76%	18,128	38%
Total	116,540	99%	47,770	100%

Table 30 – Unit Size by Tenure

Data Source: 2005-2009 ACS Data

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The HOME Program has funded 969 units of rental housing since its inception in 1992 and has an additional 87 currently under construction. The Low Income Tax Credit Program has placed 3,932 units in services since 1986 and has an additional 145 units under construction. Over the past ten years, the HOME and LIHTC Program have funded projects jointly. Over the next five years, the state plans to add 685 additional affordable rental housing units to the inventory. The highest priorities will be for households that are at or below 60% of median income. See Exhibit A "Priority Needs Table". These

numbers will be accomplished through new construction, rehabilitation of existing and conversion of non-residential structures into residential use.

The increased cost of housing, the rising rents and the low incomes in Wyoming as discussed earlier are the basis for these goals.

The major programs that will be used to meet these goals will be the HOME Program, CDBG, LIHTC and Rural Development 515 and 538 programs.

According to the Bureau of Economic Analysis, both real per capita income and total personal income saw appreciable increases in Wyoming. However, while total earnings of all workers rose considerably from 1969 through 1981, Preliminary BEA figures for 2010 indicate that Wyoming had one of the highest per capita income growth rates in the nation, reaching \$44,861 compared to \$39,945 nationally.

According to "A Profile of Wyoming; Demographics, Economics and Housing; Semiannual Report Ending December 31, 2011", and as discussed earlier in this plan, rents are increasing in many of our communities. Over the past five years (Q2.05 to Q2.11), the average rent for a two bedroom apartment in Wyoming has increased 30.2% from \$504 to \$656.

The Profile goes on to state that the Wyoming Rental Vacancy Survey which has been completed 22 times is showing a statewide vacancy rate of 5.49%. This is compared to a 1st Quarter 2012 Census vacancy rate of 5.2%. The Wyoming Rental Vacancy Survey is probably more accurate for Wyoming's vacancies. However, there is a large range with a 14.1% vacancy in Weston County and a 2.1% vacancy in Carbon and Washakie.

It becomes very obvious when comparing the high cost of construction with the lower income in Wyoming that it will continue to be difficult to cash flow new rental properties without a subsidy.

Additional rental units affordable to extremely low and low-income large-related families with children are a high priority for housing. Larger families need larger housing units. Larger units of three or more bedrooms are more expensive to rent. Many times larger families live in overcrowded conditions as well as pay in excess of 30% of their income for rent and utilities.

Wyoming has approximately 656 Public Housing Units spread throughout nine different communities. There are 197 Moderate Rehab Units spread throughout 3 different communities. Most of these (161) are in Casper. There are approximately 2,330 Section 8 Certificates and Vouchers spread throughout approximately ten communities.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

In addition, Wyoming had approximately 2,255 units with Section 8 Housing Assistance Payments (HAP) contracts prior to the time the HUD contracts began to expire.

Does the availability of housing units meet the needs of the population?

Wyoming's Homeownership rates are considerably higher than the U.S. rate. In 2010, 69% of Wyoming's households are homeowners while only 65.1% of the nation's households are homeowners. Homeownership has always been a priority for the State of Wyoming and will continue as a priority.

WCDA's average loan amount for 2008 - 2012 was \$146,722. Over the past five years, the average WCDA loan amount has decreased from \$147,396 in 2008 to \$139,715 in the first half of 2012. This decrease in average loan amounts for first-time homebuyers is due to the falling of housing prices across the state due to settling of the housing market after the run up and subsequent collapse of the housing market in 2007, 2008 and 2009. The purchase price of homes was significantly higher in 2008, 2009 and 2010.

The average first-time homebuyer has approximately \$1,140.00 to pay for P&I (Principal and Interest) based on an annual income of \$45,600.

The WCDA's Five Year Goal for first-time homebuyers is to provide homeownership opportunities for 3,050 first-time homebuyers with incomes at or below 115% of HUD's median income. Of this number, approximately 300 will have incomes between 51% and 80% (moderate-income) of HUD's median income and 70 will have incomes below 50% of HUD's median income (extremely low and low-incomes). WCDA has financed homes for approximately 5,401 first-time homebuyers over its last five fiscal years. With the rising cost of single family residences, it may be difficult to continue at this level.

The major programs that will be used for homeownership will be the WCDA Single Family MRB Program, the Rural Development programs, the WCDA Down Payment Programs.

No specific geographic targeting will be done for homeownership. WCDA's program is very accessible to homebuyers across the state. WCDA has approximately 90 participating lenders in the single family program in 40 communities.

WCDA has purchased first-time homebuyer loans in all 23 counties and 150 communities across the state.

Describe the need for specific types of housing:

Rental housing for small and large related families with children continues to be a high priority in the Consolidated Plan for households with extremely low and low-incomes. Rental housing for small and large related families with children is a moderate priority in the Consolidated Plan for households with moderate-incomes. Adding additional affordable rental units to Wyoming's housing inventory through new construction, acquisition, rehabilitation or conversion is a high priority as discussed above.

Rehabilitation of existing occupied affordable rental housing units is a moderate priority at this time when there appears to be continuing needs for additional units. Applications that are submitted for rehabilitation of existing affordable units will be carefully reviewed to determine if the need for the rehab is due to mismanagement of the units.

Discussion

The Wyoming Housing Data Base Partnership has published the "Wyoming Housing Conditions Report" dated March 14, 2011. This report provides information on the status of Wyoming's existing single

family housing stock. The information in the report is from the county assessors. This report identifies 72,476 single family homes as being in below average condition.

Over the next five years, the state plans to rehabilitate 78 homes that are occupied by low and moderate-income homeowners.

The increased cost of housing, the rising rents, the low incomes in Wyoming and the increased elderly population as discussed earlier are the basis for these goals.

Rehabilitation of owner-occupied housing for extremely low and low-income homeowners is a high priority. Maintaining the condition of Wyoming's affordable housing stock is a high priority.

The major programs that will be used to meet these needs are the HOME, WCDA Single Family MRB, FHA 203(K), and the Neighborhood Stabilization Program.

WCDA has developed three programs: Spruce Up Wyoming I and Spruce Up Wyoming II that encourage rehabilitation of single family residences. Spruce Up Wyoming I is funding for loans that allows first time homebuyers to purchase and rehabilitate older homes with a low interest rate. The program allows FHA 203 (k) rehabilitation loans and for a new product which is a Conventional Single close loan.

Spruce Up Wyoming II allows both first-time homebuyers and non-first-time homebuyers to either purchase and rehab or refinance and rehab their homes. This program requires at least \$15,000 in rehabilitation work and provides a lower interest rate for the borrowers. The program allows FHA 203 (k) rehabilitation loans and for a new product which is a Conventional Single close loan.

WCDA has also created the Wyoming Energy Savers Program (WES) to assist homeowners with rehabilitation loans for cost-effective energy related improvements such as furnaces, ceiling insulation, caulking, weatherstripping, programmable thermostat, exterior storm windows, and exterior door (including storm doors and patio doors).

In addition, this program could combine with federal programs such as HOME and CDBG for targeting to low and moderate income homeowners.

MA-15 Cost of Housing – 91.310(a)

Introduction

According to the Bureau of Economic Analysis, both real per capita income and total personal income saw appreciable increases in Wyoming. However, while total earnings of all workers rose considerably from 1969 through 1981, Preliminary BEA figures for 2010 indicate that Wyoming had one of the highest per capita income growth rates in the nation, reaching \$44,861 compared to \$39,945 nationally.

According to “A Profile of Wyoming; Demographics, Economics and Housing; Semiannual Report Ending December 31, 2011”, and as discussed earlier in this plan, rents are increasing in many of our communities. Over the past five years (Q2.05 to Q2.11), the average rent for a two bedroom apartment in Wyoming has increased 30.2% from \$504 to \$656.

The Profile goes on to state that the Wyoming Rental Vacancy Survey which has been completed 22 times is showing a statewide vacancy rate of 5.49%. This is compared to a 1st Quarter 2012 Census vacancy rate of 5.2%. The Wyoming Rental Vacancy Survey is probably more accurate for Wyoming’s vacancies. However, there is a large range with a 14.1% vacancy in Weston County and a 2.1% vacancy in Carbon and Washakie.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2009	% Change
Median Home Value	0	163,400	0%
Median Contract Rent	0	525	0%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	25,631	53.7%
\$500-999	18,901	39.6%
\$1,000-1,499	2,113	4.4%
\$1,500-1,999	748	1.6%
\$2,000 or more	377	0.8%
Total	47,770	100.0%

Table 32 - Rent Paid

Data Source: 2005-2009 ACS Data

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	No Data	No Data
50% HAMFI	No Data	No Data
80% HAMFI	No Data	No Data
100% HAMFI	No Data	No Data
Total	0	0

Table 33 – Housing Affordability

Data Source Comments:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	471	474	602	754	961
High HOME Rent	510	512	651	816	1,040
Low HOME Rent	510	512	651	816	977

Table 34 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

For the most part there appears to be sufficient housing at all income levels however, additional rental units affordable to extremely low and low-income large-related families with children are a high priority for housing. Larger families need larger housing units. Larger units of three or more bedrooms are more expensive to rent. Many times larger families live in overcrowded conditions as well as pay in excess of 30% of their income for rent and utilities.

How is affordability of housing likely to change considering changes to home values and/or rents?

Affordability of housing is unlikely to change considering home values and / or rents. Further, it becomes very obvious when comparing the high cost of construction with the lower income in Wyoming that it will continue to be difficult to cash flow new rental properties without a subsidy

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Discussion

MA-20 Condition of Housing – 91.310(a)

Introduction:

Adding additional affordable rental units to Wyoming's housing inventory through new construction, acquisition, rehabilitation or conversion is a high priority as discussed above.

Rehabilitation of existing occupied affordable rental housing units is a moderate priority at this time when there appears to be continuing needs for additional units. Applications that are submitted for rehabilitation of existing affordable units will be carefully reviewed to determine if the need for the rehab is due to mismanagement of the units.

The Wyoming Housing Data Base Partnership has published the “Wyoming Housing Conditions Report” dated March 14, 2011. This report provides information on the status of Wyoming’s existing single family housing stock. The information in the report is from the county assessors. This report identifies 72,476 single family homes as being in below average condition.

Definitions

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	21,917	19%	13,644	29%
With two selected Conditions	931	1%	797	2%
With three selected Conditions	61	0%	208	0%
With four selected Conditions	0	0%	23	0%
No selected Conditions	93,631	80%	33,098	69%
Total	116,540	100%	47,770	100%

Table 35 - Condition of Units

Data Source: 2005-2009 ACS Data

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	12,698	11%	3,191	7%
1980-1999	38,073	33%	12,670	27%
1950-1979	46,900	40%	21,706	45%
Before 1950	18,869	16%	10,203	21%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
<i>Total</i>	<i>116,540</i>	<i>100%</i>	<i>47,770</i>	<i>100%</i>

Table 36 – Year Unit Built

Data Source: 2005-2009 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	65,769	56%	31,909	67%
Housing Units build before 1980 with children present	14,198	12%	8,462	18%

Table 37 – Risk of Lead-Based Paint

Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Data Source Comments:

Need for Owner and Rental Rehabilitation

Over the next five years, the state plans to rehabilitate 78 homes that are occupied by low and moderate-income homeowners. The increased cost of housing, the rising rents, the low incomes in Wyoming and the increased elderly population as discussed earlier are the basis for these goals.

Rehabilitation of owner-occupied housing for extremely low and low-income homeowners is a high priority. Maintaining the condition of Wyoming's affordable housing stock is a high priority.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The 2010 Census shows that there were 147,792 housing units that were built in 1979 or earlier. At that time the Census estimated that Wyoming had 255,276 housing units. If we can assume that all of the 147,792 units are still standing, that means that 57.9% of Wyoming's housing stock was built during a time period when lead-based paint may have been used in the housing. The 2010 Census shows a decrease from the 2000 Census of 6,150 housing units that were built in 1979 or earlier.

As of November 30, 2002, the Wyoming Lead Poisoning Prevention Program tested 7,304 children for Elevated Blood Level (EBL). Of these 7,304 children, 4,652 (64%) were low-income as determined through their eligibility for Medicaid. Eighty three (1.8%) of the Medicaid children are elevated. Of the total 7,304 tested, 110 (1.5%) are elevated. Updated information has not been obtained since 2002 due to the fact that this program no longer receives funding.

Additional discussion may be found in the Strategic Plan (SP 65).

Discussion:

The major programs that will be used to meet these needs are the HOME, WCDA Single Family MRB, FHA 203(K), and the Neighborhood Stabilization Program.

WCDA has developed three programs: Spruce Up Wyoming I and Spruce Up Wyoming II that encourage rehabilitation of single family residences. Spruce Up Wyoming I is funding for loans that allows first time homebuyers to purchase and rehabilitate older homes with a low interest rate. The program allows FHA 203 (k) rehabilitation loans and for a new product which is a Conventional Single close loan.

Spruce Up Wyoming II allows both first-time homebuyers and non-first-time homebuyers to either purchase and rehab or refinance and rehab their homes. This program requires at least \$15,000 in rehabilitation work and provides a lower interest rate for the borrowers. The program allows FHA 203 (k) rehabilitation loans and for a new product which is a Conventional Single close loan.

WCDA has also created the Wyoming Energy Savers Program (WES) to assist homeowners with rehabilitation loans for cost-effective energy related improvements such as furnaces, ceiling insulation, caulking, weatherstripping, programmable thermostat, exterior storm windows, and exterior door (including storm doors and patio doors).

In addition, this program could combine with federal programs such as HOME and CDBG for targeting to low and moderate income homeowners.

MA-25 Public and Assisted Housing – (Optional)

Introduction:

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	15	716	2,420	0	503	604	0	0
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 39 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Wyoming Housing Authorities

Buffalo Housing Authority

P.O. Box 599

Buffalo, WY 82834

307-684-2860

Casper Housing Authority

800 Werner Ct., Ste 230

Casper, WY 82601

307-266-1388

Cheyenne Housing Authority

3304 Sheridan Ave.

Cheyenne, WY 82003

307-634-7947

Douglas Housing Authority

120 S. 5th Street

Douglas, WY 82633

307-358-2440

Evanston Housing Authority

155 Apache Drive

Evanston, WY 82930

307-789-2381

Hanna Housing Authority

P.O. Box 203

Hanna, WY 82327

307-325-9054

Lander Housing Authority

84 Pushroot

Lander, WY

307-332-2240

Lusk Housing Authority

P.O. Box 117

Lusk, WY 82225

307-334-3224

Newcastle Housing Authority

336 Roundup

Newcastle, WY 82701

307-746-9749

Platte County Housing

1605 16th St.

Wheatland, WY 82201

307-322-2373

Rock Springs Housing Authority

212 "D" Street

Rock Springs, WY 82901

307-362-1856

Sundance Housing Authority

P.O. Box 831

Sundance, WY 82729

307-283-3451 (city's phone number)

Teton County Housing Authority

P.O. Box 714

180 N. Center, #8 Center Square Bldg.

Jackson, WY 83001

307-732-0867

Upton Housing Authority

P.O. Box 285

Upton, WY 82730

307-468-2441

Wright Housing Authority

P.O. Box 70

Wright, WY 82732

307-464-1666

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Wyoming has approximately 656 Public Housing Units spread throughout nine different communities. There are 197 Moderate Rehab Units spread throughout 3 different communities. Most of these (161) are in Casper. There are approximately 2,330 Section 8 Certificates and Vouchers spread throughout approximately ten communities.

In addition, Wyoming had approximately 2,255 units with Section 8 Housing Assistance Payments (HAP) contracts prior to the time the HUD contracts began to expire.

Describe the Restoration and Revitalization Needs of public housing units in the jurisdiction:

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Discussion:

The WCDA Section 8 Rental Assistance Program which had been operating in 5-6 communities around the state over the past few years was transferred to the Cheyenne Housing Authority effective July 1, 2000. Cheyenne Housing Authority in cooperation with other for-profit and non-profit entities, provide the application intake and property inspections for the program. Persons interested in the Section 8 Rental Assistance program should contact the Cheyenne Housing Authority at 307-634-7947.

Many of these Housing Authorities may operate only one project. The Housing Authorities in Buffalo, Casper, Cheyenne, Douglas, Evanston, Hanna, Lusk, and Rock Springs all own public housing units. Cheyenne Housing Authority also operates 75 units of public housing in Laramie, Wyoming. The Housing Authorities in Casper, Cheyenne, Evanston, and Rock Springs administer Section 8 Rental Assistance. The Cheyenne Housing Authority also administers rental assistance in a few other communities across the state including Laramie, Wyoming.

For further information on Public Housing Authority Programs, a list of Housing Authorities is provided as an attachment to this information.

MA-30 Homeless Facilities – 91.310(b)

Introduction

The majority of Wyoming counties are sparsely populated with vast open spaces. With few large cities, the ability to provide the array of services and housing needed is not feasible in all areas. Persons falling into homelessness face significant issues and the agencies who work toward meeting their needs similarly face major obstacles. Services are difficult to coordinate, the relatively small numbers of homeless persons in a given area are often hard to find and the provision of services is often not feasible. The economy, with its strong link to energy resources development, is subject to boom and bust cycles, causing family instability and homelessness. Affordable housing is also limited for those in the lowest income brackets. Finally, the limited resources available for meeting the needs of homeless people in the state pose a major obstacle. Not only are Federal sources limited but many of the agencies serving the homeless are unable to meet the match requirements of the ESG Program, thereby limiting the number of project proposals.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	510	57	126	104	0
Households with Only Adults	96	0	0	0	0
Chronically Homeless Households	49	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	566	57	232	126	0

Table 40 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Health, mental health and employment services are offered to every homeless individual that enters any shelter. Personnel available at the shelters also make referrals to appropriate support services including child care, transportation, substance abuse assistance, nutrition, education, meals, clothing and hygiene. Aside from the temporary housing provided by the shelters themselves, counseling is available to assist individuals with transitional and permanent housing options. There are a total of 538 year-round emergency shelter beds and 279 transitional housing beds available to meet the need for homeless housing. In addition, there are 230 permanent supportive housing beds for homeless persons with disabilities being operated by a number of non-profit agencies in the state. These facilities tend to be located in the state's major cities. Only 66 permanent supportive housing beds are available for the 454 chronic homeless persons found in the latest homeless count. Many of the chronic homeless units are occupied by the more than 300 homeless veterans found during the one-night count. Counting housing resources in all three housing types, there are 1,047 beds helping to stabilize Wyoming's homeless. These are split almost evenly between beds designated for use by families with children (532) and by singles and couples with no children (515). There are no beds available for unaccompanied homeless youth.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Emergency Homeless Shelters:

Campbell County Homeless Shelter (The Way Station, Gillette); Fremont County Good Samaritan Center, Riverton; COMEA House and Resource Center, Cheyenne; Central Wyoming Rescue Mission, Casper; Sheridan Community Shelter, Sheridan; Good Samaritan Mission, Jackson.

Transitional Housing Shelters: Seaton House, Casper; Life Steps Transitional Housing, Casper.

Self-Sufficiency for the Homeless Programs: Community Action Programs of Laramie County, Inc., Cheyenne; Yellowstone Country Assistance Network, Powell.

Healthcare for the Homeless Programs: Community Action Programs of Laramie County, Inc., Cheyenne; Healthcare for the Homeless Clinic, Casper.

Adult Education for the Homeless Programs: Central Wyoming College, Riverton; Laramie County Community College, Cheyenne; Casper College, Casper.

PATH (Projects to Aid in Transition from Homelessness) Programs: Fremont Counseling Service, Riverton; Laramie County Community College, Cheyenne; Central Wyoming Counseling Center, Casper.

Salvation Armies: Gillette, Laramie, Cheyenne, Casper, Sheridan and Laramie.

As described above, health, mental health and employment services would be made available to any person entering an emergency homeless shelter. In particular, the strategy for assisting homeless young people is to find a stable place of living through the partnership with local youth group homes, private apartments, managers, family reunification when safe and appropriate, or through stable housing of extended families/friends. The staff of youth group homes work with young people on developing independent living permanency plans, and meet weekly to work on the plan's objectives. This may include working on the list of available resources, filling out apartment applications, putting together a resume and/or job applications to secure a permanent employment, acquiring and practicing financial management skills, putting a plan together on re-building healthy relationships with his/her family members. The Independent Living plan incorporates the Youth Positive Development approach that gives youth an active voice in designing their own transitional plan to permanency and independent living. Financial assistance to young people is offered as well. This may include rent for housing, transportation, furniture, food, acquiring a driving license, etc. Additionally, Cheyenne is home to the State's only Veteran's Administration hospital. The Cheyenne VA Medical Center has 70 HUD-VASH vouchers to serve chronically homeless Veterans in the southeast Wyoming catchment area. There are currently 19 of those vouchers available to serve Veterans meeting the chronic criteria. Outreach continues to find eligible Veterans, and to network with community partners regarding resources.

MA-35 Special Needs Facilities and Services – 91.310(c)

Introduction

The WCDA has inventoried the affordable housing throughout Wyoming and developed a directory, "Wyoming's Affordable Rental Housing Directory" which lists most of the affordable housing and the affordable housing providers in Wyoming that has been developed over the years from various federal subsidies through the U.S. Department of Housing and Urban Development, the U.S. Department of Agriculture-Rural Housing Services, Low-Income Housing Tax Credit Program and other housing units that are targeted toward lower income households.

A copy may be obtained by contacting the WCDA at 155 North Beech Street, Casper, Wyoming 82601 -- (307) 265-0603. The housing units are listed by community, type of housing and a telephone number for inquiries.

While there has been a significant increase in affordable housing units across the state, there is still a demand for additional units for Special Needs Housing.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	30
PH in facilities	0
STRMU	20
ST or TH facilities	0
PH placement	15

Table 41 – HOPWA Assistance Baseline

Data Source Comments: Wy. Department of Health

Wyoming's HIV Population

Wyoming has a small HIV positive population. According to surveillance numbers approximately 202 HIV positive individuals reside in Wyoming as of June 30, 2011. During the time frame of 2/1/11-2/1/12, there were 149 individuals enrolled in the HIV Services Program (HOPWA, Ryan White Part B/ADAP and Ryan White Part C-EIS) at the Wyoming Department of Health. Of those 149 enrolled, 124 are eligible for HOPWA services. Demographics for enrolled clients are as follows: Male – 75%, Female

– 25%; White – 73%, African American – 13%, Asian – 0.8%, American Indian – 6%, more the one race – 2%, other – 4%; Hispanic – 14%, Non-hispanic – 86%. Average age of enrolled clients is 44.

The HIV Services Program expects enrollment to increase slightly each year due to newly diagnosed individuals and those moving into the state. Projected outcomes for the HOPWA program for the next five year years are as follows: TBRA – 25 each year; STRMU – 15 each year; Supportive Services – 100 each year; Housing Information Services – 15 each year; and Permanent Housing – 10 each year. Due to the the large number of clients in stable housing most clients are avoiding homelessness. Currently, 77 clients are in rental situations and 20 own their own homes. Of those in rental housing, 23 are enrolled in TBRA, 13 receive Public Housing/Section 8 and 28 are staying with friends or relatives (these situations may or may not be stable). Requests for STRMU continue to decline, which speaks to the stability of enrolled clients accessing services, not only TBRA but case management and other supportive services.

Supportive services provided by the HIV Services Program include case management (medical and non-medical), transportation, nutritional, mental health and emergency shelter. Transportation remains a critical service due to Wyoming's frontier nature many clients must travel to access medical care and case management services. The program is in the first year of a three year grant cycle and received \$623,117 for the current grant cycle (1/1/12 – 12/31/14).

Priority Needs

Non-homeless special needs populations with extremely low-, low-income and moderate-income living on a fixed income with little or no ability to increase their income earning potential such as persons with mental, physical, or developmental disabilities, elderly & frail elderly persons and persons with HIV/AIDS are considered a high priority in the delivery of housing in Wyoming.

To the extent information is available, describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The 2005 Census estimate shows there were 70,090 people age 65 and over. This number is 21.5% higher than the 2000 Census count of 57,693.

2010 Census – 65 years and olderThe 2010 Census shows Campbell County had a 47.7% increase and Teton had a 66.0% increase from the 2000 Census in people 65 and over.

Housing our elderly population will continue to remain a priority in Wyoming as our population ages. With the enactment of the Housing for Older Persons Act, the Elderly projects funded under HOME Program will allow persons 55 or older to live in the units. Some projects may elect to place persons 62 or older on a priority list before housing persons under 62. This will be a project by project determination depending on the type of demand for the units.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Governor's Planning Council on Developmental Disabilities and the Wyoming Department of Health Division of Developmental Disabilities has compiled a directory of services in Wyoming which lists by county the majority of the agencies in Wyoming that provide services and housing for persons with disabilities. This directory is too large to include as an exhibit to the Consolidated Plan, but is an excellent source of services that are provided in Wyoming to persons with Special Needs. This directory, "Pathways to Information" may be obtained by calling the Governor's Planning Council on Developmental Disabilities at 1-800-438-5791 (in-state) or at (307) 777-7230 (voice or TDD) in Cheyenne.

The "Pathways to Information" lists agencies that deal with developmental disabilities, mental health, head start, special services within each school district, elderly services, nursing homes, Department of Family Services Offices, licensed professionals in the field of nutrition, addiction therapy, occupational therapy, physical therapy, professional counselors, etc.

This directory is a very comprehensive list of human resource services, facilities and agencies throughout Wyoming.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The funding from HOME and CDBG will continue to be used to provide additional housing as well as rehabilitation of existing housing for the special needs populations identified in this section. Based on the information provided in January of 1998 by several agencies representing special needs populations and based on the prior applications received for funding of these types of projects, it was anticipated that additional housing would be needed by approximately 600 persons.

As of July of 2012, there appears to be a need for approximately 115 units of special needs housing over the next two to three years. For the 5 year period covered by this Consolidated Plan beginning January 1, 2013 through December 31, 2017, it is anticipated there will be a need for approximately 230 units of Non-Homeless Special Needs housing.

The funding sources realistically available for this type of housing are Community Development Block Grant, HOME Investment Partnerships Program, Low-income Housing Tax Credit Program, HUD Section 811 and 202 Programs and Rural Development 515 Programs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

N/A

MA-40 Barriers to Affordable Housing – 91.310(d)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The two major barriers to affordable housing in Wyoming continue to be demand versus supply and the cost of construction.

The cost of construction in Wyoming continues to be high. It seems that many contractors cannot build new housing for less than \$150.00 a square foot excluding land cost. Development of raw land is extremely expensive with the costs running in excess of \$40,000 per lot for a home.

Example - A 1,000 square foot home on a \$40,000 lot would cost approximately \$190,000 to purchase.

If the home in the example was used as a rental property the rent would need to be in the neighborhood of \$1,500 to \$1,600 per month in order to cash flow the debt service, pay operating, maintenance and management costs and reserves. This unit might be affordable to a household with an income of \$64,000 using 30% of income for rent. Generally utilities are extra.

If this same unit were purchased and financed at 4.0% for 30 years, it would take an income of approximately \$35,000 to qualify at the maximum payment ratio that HUD would allow for P&I. This would not leave much room for other expenses. The increased affordability in recent years has been from the lower mortgage interest rates, not from lower construction costs nor from lower housing prices.

It appears that affordable housing does not get built in communities until the housing situation becomes a crisis. At the point housing becomes a crisis, then communities begin to look at how the local government can be a partner.

Some of the areas in which local governments have been contributing are in the waiving of development fees and charges, allowing greater densities, providing for zoning variances, and donation of land or buildings.

In addition, the WCDA has structured the ranking criteria for HOME and LIHTC to reward developers that are able to provide quality housing for less money.

While a high cost of construction drives new housing costs, the demand for housing drives existing housing costs. Wyoming has seen an increased demand for rentals and home purchases over the last several years as discussed in the market inventory section causing increased rents and higher real estate values.

In the past three years, builders have committed to using alternative construction techniques and floor plans have contributed significantly to lower construction costs. They are demonstrating that units can be constructed in Wyoming for \$146.00/s.f. excluding lot costs. Providing builders and developers with information on innovative construction techniques will continue. Encouraging builders and architects to work together on the plan development also results in a significant reduction in costs.

MA-45 Non-Housing Community Development Assets -91.315(f)

Introduction

Wyoming is fortunate to have a low unemployment rate of 5.4 percent currently. There are numerous training and vocational rehabilitation programs available making job seeking easier. Wyoming's median income ranks about 13th in the 50 states.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	29,604	9,993	14	7	-7
Arts, Entertainment, Accommodations	22,819	17,973	10	13	3
Construction	20,441	14,932	9	11	2
Education and Health Care Services	45,798	31,225	21	22	1
Finance, Insurance, and Real Estate	9,002	6,566	4	5	1
Information	3,124	2,627	1	2	1
Manufacturing	10,484	4,048	5	3	-2
Other Services	9,149	7,228	4	5	1
Professional, Scientific, Management Services	13,671	6,139	6	4	-2
Public Administration	11,353	11,028	5	8	3
Retail Trade	23,890	16,378	11	12	1
Transportation and Warehousing	14,625	6,226	7	4	-3
Wholesale Trade	4,799	7,583	2	5	3
Total	218,759	141,946	--	--	--

Table 42- Business Activity

Data Source: 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

Labor Force

Total Population in the Civilian Labor Force	228,837
Civilian Employed Population 16 years and over	218,759
Unemployment Rate	4.40
Unemployment Rate for Ages 16-24	15.52
Unemployment Rate for Ages 25-65	2.67

Table 43 - Labor Force

Data Source: 2005-2009 ACS Data

Occupations by Sector	Number of People
Management, business and financial	66,076
Farming, fisheries and forestry occupations	3,633
Service	37,686
Sales and office	46,785
Construction, extraction, maintenance and repair	35,173
Production, transportation and material moving	29,406

Table 44 – Occupations by Sector

Data Source: 2005-2009 ACS Data

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	160,871	80%
30-59 Minutes	26,589	13%
60 or More Minutes	13,797	7%
Total	201,257	100%

Table 45 - Travel Time

Data Source: 2005-2009 ACS Data

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	9,956	936	4,729

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	53,194	2,020	14,001
Some college or Associate's degree	65,209	2,255	13,725
Bachelor's degree or higher	45,307	663	6,889

Table 46 - Educational Attainment by Employment Status

Data Source: 2005-2009 ACS Data

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	591	1,058	848	2,055	3,407
9th to 12th grade, no diploma	6,298	3,692	2,543	5,425	5,255
High school graduate, GED, or alternative	15,828	15,502	16,021	37,875	18,640
Some college, no degree	18,014	14,168	13,663	32,175	10,442
Associate's degree	3,379	5,836	5,561	10,233	1,832
Bachelor's degree	2,663	8,560	8,806	19,176	5,489
Graduate or professional degree	211	2,436	3,881	10,135	3,727

Table 47 - Educational Attainment by Age

Data Source: 2005-2009 ACS Data

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 48 – Median Earnings in the Past 12 Months

Data Source: 2005-2009 ACS Data

Based on the Business Activity table above, what are the major employment sectors within the state?

The largest employers in Wyoming are federal, state and local governments comprising one-fifth of the workforce. This is followed by agriculture, mining and oil and gas extraction. This is consistent with not only Wyoming's history but current activity.

Describe the workforce and infrastructure needs of business in the state.

There has been little demand for the CDBG Economic Development component of Wyoming's program for the last couple years. This is due in part to the economy and the fact that new business was not being generated and existing businesses weren't expanding. However, Wyoming also has a state funded program which provides grants and loans to businesses for infrastructure, spec buildings, and so on. The amount of funding available through that program (Business Ready Communities Program) is much higher and proves to be more sought after than CDBG.

Describe any major changes that may have an economic impact, such as planned public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

A coal gassification plant is scheduled for construction next year near the small community of Medicine Bow, Wyoming. It is estimated the construction of the plant will employ approximately 2,300 persons and retain a permanent workforce of 400. For a community the size of Medicine Bow (about 250 people) this will be a tremendous impact. The State CDBG planning grant program awarded the community a planning grant for the purposes of establishing a survey of the community, and developing zoning that will assist them in digesting the growth that is anticipated.

How do the skills and education of the current workforce correspond to employment opportunities in the state?

The skills of the workforce are very much in keeping with the employment opportunities. However, for those cases where additional training is necessary, the CDBG job training grants are available as is a program through the Wyoming Department of Workforce Services which trains persons for current employment opportunities.

Describe current workforce training initiatives supported by the state. Describe how these efforts will support the state's Consolidated Plan.

See the response above. The training opportunities support the State's consolidated plan in that if there are opportunities for a person to be employed but they need training or re-training in order to be successful, there is help available. They would not simply be turned away as unemployable.

Describe any other state efforts to support economic growth.

The Wyoming Business Council actively supports all local economic development efforts. In addition to growing existing businesses, new businesses are being recruited to the state routinely. Wyoming economic development efforts are capitalizing on Wyoming's low taxes, clean environment and excellent education system. Additionally, in 2003, the State Legislature approved a new program (Business Ready Community Program). This program provides financing for publicly owned infrastructure that serves the needs of businesses and promotes economic development within Wyoming communities. Cities, towns, counties, joint powers boards and the Tribes of the Wind River Reservation (Eastern Shoshone and Northern Arapahoe) are eligible to apply for funding. Public infrastructure that is eligible for funding includes water, sewer, streets and roads, airports, rights of way, telecommunications, land, spec buildings, amenities within a business park, industrial park, industrial site or business district, landscaping, recreation and educational facilities; and other physical projects in support of primary economic and educational development.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

There are no areas where households with multiple housing problems are concentrated.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The terms "area of racial/ethnic minority concentration" and "area of low-income concentration" as they are used in the Consolidated Plan refer to the county and percent of each group in the county as determined from the 2010 census data.

The Consolidated Plan regulations define racial/ethnic minority concentration as any racial/ethnic minority group that is 10% or greater of the population in any county. The State has no racial/ethnic minority which is greater than 10% of the state population and only one racial/ethnic minority which is greater than 5% of the State population, Non-white Hispanic at 8.9%.

What are the characteristics of the market in these areas/neighborhoods?

N/A

Are there any community assets in these areas/neighborhoods?

N/A

Are there other strategic opportunities in any of these areas?

N/A

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Wyoming's wide open spaces and sparse population drives all the plans and strategies for any agency serving any population. The small sizes of Wyoming's communities make it difficult to develop much affordable housing for low income persons or anyone with special needs, and the same can be said of providers of services for these populations. There aren't many agencies providing services and where there are those agencies, there is a lack of resources. It is a daunting task to be sure. However, Wyoming's heart is the untiring nature of it's people and the providers who serve Wyoming's low income, homeless and special needs populations work very hard to bring services to those who need it most despite some of our peculiarities that makes service delivery challenging.

SP-10 Geographic Priorities – 91.315(a)(1)

Geographic Area

Table 49 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Wyoming has not set specific geographic areas in which assistance will be directed over the coming year. However, as more and more affordable housing units are developed through with HOME, LIHTC and Rural Development Programs, it is becoming increasingly more important to target these funds to the areas of the greatest need. Applicants for HOME funds will need to be able to show that there is a demand for the type and price of unit they are proposing. WCDA will be utilizing the Wyoming Housing Data Base Partnership Reports (Semiannual Profiles, Housing Conditions Report & Forecasts) for comparison to the Developer's own information. While the WCDA continues to recognize need as the primary driver of housing within any given community and maintains scoring that reflects this principle, a new scoring category for geographic distribution has been added for 2013. This category will help ensure that affordable housing resources are distributed throughout the state and no one community shall benefit disproportionately to the rest of the state. The WCDA provides a list of funded projects by community on its web-site for HOME, LIHTC and CDBG programs. The state has no racial or ethnic concentrations, i.e. no racial or ethnic minority which is greater than 10% of the State population. Therefore, the CDBG program, the HOPWA program and the ESG program also do not allocate resources geographically but consider applications from all over the state based on their urgency, seriousness, integrated effort, ability to create jobs and so on.

National Housing Trust Fund

Wyoming has not set specific geographic areas in which assistance will be directed over the coming year. However, as more and more affordable housing units are developed, it is becoming increasingly more important to target these funds to the areas of the greatest need. Applicants for NHTF funds will need to be able to show that there is a demand for the type and price of unit they are proposing. WCDA will be utilizing the Wyoming Housing Data Base Partnership Reports (Semiannual Profiles, Housing Conditions Report & Forecasts) for comparison to the Developers own information. While the WCDA continues to recognize need as the primary driver of housing within any given community and maintains scoring that reflects this principle, a scoring category for geographic distribution is included in the allocation plan. This category will help ensure that affordable housing resources are distributed throughout the state and no one community shall benefit disproportionately to the rest of the state.

Due to higher costs associated with real estate development in smaller communities, the rural nature of the entire state, and Wyoming's low population, WCDA has adopted a Small Rural Project Set-aside for a

portion of our NHTF allocation to fund housing projects in towns with populations less than 15,000 that are not within 20 miles of another town with a population over 15,000, and the projects must have 24 or fewer units. We have found a need in smaller towns for affordable housing and we have set-aside funds to encourage development where it is most difficult.

The WCDA provides a list of funded projects by community on its web-site for its housing programs. The state has no racial or ethnic concentrations, i.e. no racial or ethnic minority which is greater than 10% of the State population. Results from the upcoming Assessment of Fair Housing will be reviewed and incorporated into future NHTF allocation plans.

SP-25 Priority Needs – 91.315(a)(2)

Priority Needs

Table 50 – Priority Needs Summary

1	Priority Need Name	State of Wyoming
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Public Housing Residents</p> <p>Rural</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Families with Children</p> <p>Mentally Ill</p> <p>Chronic Substance Abuse</p> <p>veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p>
Geographic Areas Affected		

<p>Associated Goals</p>	<p>CDBG Child Care Loan Program CDBG Economic Development CDBG Elimination of Slum and Blight CDBG Housing Infrastructure CDBG Planning CDBG Public Facilities CDBG Public Facilities-Accessibility CDBG Public Infrastructure ESG-Emergency Shelter ESG-Homeless Prevention ESG-Supportive Services HOPWA Homeownership Assistance NSP - Rehab of Existing Owner Units Non-homeless special needs HOME Owners 0-30% Median Family Income HOME Owners 31-50% Median Family Income HOME Renters 31-50% of Median Family Income HOME Renters-0-30% of Median Family Income NHTF Renters 0-30% of Median Family Income</p>
<p>Description</p>	<p>Wyoming's rural population and very small communities make service delivery and housing especially challenging. Developing housing is very difficult due to the high cost of construction and the small population. Interested developers are few. However, with the available funds and variety of programs there has been housing development even in some of Wyoming's small communities and there are more in process.</p> <p>In the last two years there have also been few economic development projects as businesses were not starting nor expanding so the capacity of the CDBG program was limited for creating LMI jobs. However, the Community Development program saw increases in applications and the ability to make a difference service seniors, disabled adults and so on has increased. Recently the CDBG State program added Homeownership Assistance and Housing Infrastructure which has met with very positive response and projects are underway in both those categories.</p> <p>The Emergency Solutions Grant program is fully expended every year. It is anticipated that additional funding coming to the table as of the 2011 program year will also be fully utilized. Wyoming's rural nature makes addressing homelessness difficult but the providers are very adept at meeting Wyoming's challenges. The activities funded with ESG are very high priority.</p>

Basis for Relative Priority	It's very hard to prioritize getting homeless off the streets over repairing housing that is not meeting code. Each need is evaluated as applications are submitted through each separate program (HOME, NHTF, CDBG, ESG and HOPWA).
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Narrative (Optional)

SP-30 Influence of Market Conditions – 91.315(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Wyoming's economy varies pretty wildly depending on natural resource production and the prices of those commodities. When we are in a boom cycle the market rents aer high and make the ability to provide TBRA even more important just to try to allow persons in need to level the playing field.
TBRA for Non-Homeless Special Needs	Wyoming's economy varies pretty wildly depending on natural resource production and the prices of those commodities. When we are in a boom cycle the market rents aer high and make the ability to provide TBRA even more important just to try to allow persons in need to level the playing field.
New Unit Production	The high cost of construction and the need to build fewer units given Wyoming's sparse population and small communities will be a challenge for producing new units. Subsidies will be very important to entice developers to attempt projects in Wyoming - particularly in some of Wyoming's smaller communities.
Rehabilitation	While housing market conditions are improving, the improvements are slow and makes the ability to rehabilitate existing housing more important. Wyoming's Analysis of Impediments to Fair Housing Choice showed an increase in properties that were falling into disrepair (possibly due to the tough economic times) so the market is defintely having an effect which only highlights the need for programs and funding available to rehabilitate existing properties for those unable to change their living situation.
Acquisition, including preservation	

Table 51 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.315(a)(4), 91.320(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,500,000	0	50,022	2,550,022	10,200,000	While Wyoming's annual allocation has diminished in the last few years, we are hopeful it will remain stable at approximately \$2,500,000.00 each year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,500,000	1,200,000	2,500,000	7,200,000	21,300,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	207,705	0	0	207,705	830,820	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	331,391	0	250,239	581,630	1,325,564	Wyoming's ESG program was recently awarded additional funds for the 2011 and 2012 program years. Those funds were distributed to current eligible entities. The normal allocation of funds for 2013 and beyond will be available to all current eligible participants and any new eligible applicants.
Housing Trust Fund	public - federal	Admin and Planning Multifamily rental new construction Multifamily rental rehab	3,000,000	0	0	3,000,000	6,000,000	NHTF funding is expected to be utilized with other housing funding sources.

Table 52 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Wyoming Business Council provides match dollars for the CDBG Administration funds. Planning grants require 25% of the total project costs as a cash match. Additionally, cash match contributed on projects aids in their ranking which encourages leveraging additional local resources. HOME projects also include local match and can be from many sources (lending institutions, local governments, developer equity and so on). The ESG program requires dollar for dollar matching.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

N/A

Discussion

NHTF Narrative:

Rental Production and Rehabilitation

The approximate amount of funding set-aside in this category for Rental Housing Production programs in the 2016 Action Plan Year is \$2,700,000, which includes \$2,000,000 in the Open Allocation (statewide competitive) and \$700,000 in the Small Rural Project Set-aside category. Projects may be either new construction or acquisition/rehabilitation.

These funds will be distributed through a competitive application process. If through this process, not all of the funds are allocated in the specified funding cycle, WCDA will allocate them to eligible projects through a second competitive application process or to projects meeting the minimum ranking criteria on a first-come, first-served basis as determined by WCDA in its sole discretion.

The NHTF regulations allow up to 10% of NHTF funds to be used for homeownership activities; however, given the extremely low-income targeting requirements of the NHTF program and the need for rental housing affordable to ELI households in Wyoming, WCDA will use NHTF program funds exclusively for rental housing to meet the priority housing needs of ELI renter households, as identified by the state's Consolidated Plan.

SP-40 Institutional Delivery Structure – 91.315(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ACCESSIBLE SPACE, INC.	Non-profit organizations	Non-homeless special needs	Jurisdiction
ARC OF LARAMIE COUNTY	Non-profit organizations	Non-homeless special needs	Region
ATTENTION HOMES, INC.	Non-profit organizations	Non-homeless special needs	Jurisdiction
Albany County SAFE Project	Non-profit organizations	public services	Region
BIG HORN ENTERPRISES	Non-profit organizations	Non-homeless special needs	Jurisdiction
BOYS & GIRLS CLUB	Non-profit organizations	Non-homeless special needs	Region
BOYS AND GIRLS CLUB	Non-profit organizations	Non-homeless special needs	Region
BOYS AND GIRLS CLUB OF CAMPBELL COUNTY	Non-profit organizations	Non-homeless special needs	Region
BOYS AND GIRLS CLUB OF CENTRAL WYOMING	Non-profit organizations	Non-homeless special needs	Region
CAEDA	Non-profit organizations	Economic Development	Region
CALC - HOMELESS PREVENTION	Non-profit organizations	Homelessness	Region
CALC - EARLY HEAD START		Non-homeless special needs public services	Jurisdiction
CATC	Non-profit organizations	public services	Jurisdiction
CATHEDRAL HOME FOR CHILDREN	Non-profit organizations	Non-homeless special needs	State
CHEYENNE COMMUNITY CLINIC	Non-profit organizations	public services	Jurisdiction
CHEYENNE FAMILY YMCA	Non-profit organizations	public services	Jurisdiction
CHEYENNE HEALTH & WELLNESS CENTER	Non-profit organizations	public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CHEYENNE HOUSING AUTHORITY	PHA	Ownership Public Housing Rental	Region
CHEYENNE INTERFAITH HOSPITALITY NETWORK	Other	Homelessness public services	Jurisdiction
CHEYENNE RESPITE PROGRAMS	Non-profit organizations	Non-homeless special needs	Jurisdiction
CHEYENNE TRANSIT	Non-profit organizations	public services	Jurisdiction
CHILDREN'S CENTER	Non-profit organizations	public facilities	Jurisdiction
COMEIA House and Resource Center	Non-profit organizations	Homelessness Non-homeless special needs Public Housing Rental public services	Region
COMMUNITY ACTION OF LARAMIE COUNTY	Non-profit organizations	Homelessness Non-homeless special needs Ownership Public Housing Rental public facilities public services	Region
COMMUNITY ENTRY SERVICES	Non-profit organizations	Non-homeless special needs Rental	State
COURT APPOINTED SPECIAL ADVOCATE PROGRAM FOR THE 6TH JUDICIAL DIST	Government	public services	State
Casper Housing Authority	PHA	Non-homeless special needs Ownership Public Housing Rental	Jurisdiction
Climb Wyoming	Non-profit organizations	public services	State

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Community Action Partnership of Natrona County	Non-profit organizations	Homelessness Non-homeless special needs Public Housing Rental public services	Region
Community Resource Center of Johnson County	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
EL PUENTE, INC.	Non-profit organizations	public services	Region
FRONTIER PENITENTIARY JOINT POWERS BOARD	Non-profit organizations	Economic Development	Jurisdiction
Fremont County Alcohol Crisis Center	Non-profit organizations	public services	Region
Fremont County Good Samaritan Center	Non-profit organizations	Homelessness public services	Region
GLENROCK EARLY CHILDHOOD CENTER	Non-profit organizations	public facilities	Jurisdiction
HABITAT FOR HUMANITY	Non-profit organizations	Ownership	Region
HABITAT FOR HUMANITY, THE HEART OF WYOMING	Non-profit organizations	Ownership	Region
INTERFAITH OF NATRONA COUNTY	Other	Homelessness Non-homeless special needs	Region

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Legal Assistance	X	X	
Mortgage Assistance	X		X
Rental Assistance	X		X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling		X	X
Transportation	X	X	X
Other			

Table 54 - Homeless Prevention Services Summary

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction

The HIV Services Program expects enrollment to increase slightly each year due to newly diagnosed individuals and those moving into the state. Projected outcomes for the HOPWA program for the next five year years are as follows: TBRA – 25 each year; STRMU – 15 each year; Supportive Services – 100 each year; Housing Information Services – 15 each year; and Permanent Housing – 10 each year. Due to the the large number of clients in stable housing most clients are avoiding homelessness. Currently, 77 clients are in rental situations and 20 own their own homes. Of those in rental housing, 23 are enrolled in TBRA, 13 receive Public Housing/Section 8 and 28 are staying with friends or relatives (these situations may or may not be stable). Requests for STRMU continue to decline, which speaks to the stability of enrolled clients accessing services, not only TBRA but case management and other supportive services.

Supportive services provided by the HIV Services Program include case management (medical and non-medical), transportation, nutritional, mental health and emergency shelter. Transportation remains a critical service due to Wyoming's frontier nature many clients must travel to access medical care and case management services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

An analysis of the housing needs and gaps indicates that a total of 189 year-round emergency shelter beds and 251 transitional housing beds are needed to meet the need for homeless housing. In addition, 474 permanent supportive housing beds for homeless persons with disabilities are needed to stabilize one of the more vulnerable homeless populations. Additional resources will be necessary to prevent up to 29 households currently being served by the expiring HPRP assistance, from falling back into homelessness. Finally, it is estimated that at least 12 beds for unaccompanied youth are needed. There are currently no beds for this population. The vast majority of beds needed are for singles and couples without children (775), while it is estimated that the gap for beds serving families with children is 199. As noted above in the discussion of resources, a major gap in the system is the lack of designated permanent supportive housing beds for chronic homeless persons.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Collaborative and the State are pursuing common efforts to limit the risk of persons becoming homeless including; providing access to affordable and adequate healthcare; providing access to mental health and substance abuse treatment; initiate a major effort expand the "housing first" concept; work to prevent people from facing economic loss, disability, and other unexpected events which may cause homelessness; and improve communication between all agencies providing services to the homeless.

SP-45 Goals Summary – 91.315(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HOME Renters-0-30% of Median Family Income	2013	2017			State of Wyoming		Rental units constructed: 15 Household Housing Unit
2	HOME Renters 31-50% of Median Family Income	2013	2017	Affordable Housing		State of Wyoming		Rental units constructed: 335 Household Housing Unit
3	HOME Renters 51-80% of Median Family Income	2013	2017	Affordable Housing				Rental units constructed: 335 Household Housing Unit
4	HOME Owners 0-30% Median Family Income	2013	2017	Affordable Housing		State of Wyoming		Homeowner Housing Added: 5 Household Housing Unit
5	HOME Owners 31-50% Median Family Income	2013	2017	Affordable Housing		State of Wyoming		Homeowner Housing Added: 65 Household Housing Unit
6	HOME Owner 51-80% Median Family Income	2013	2017	Affordable Housing				Homeowner Housing Added: 303 Household Housing Unit
7	Non-homeless special needs	2013	2017	Non-Homeless Special Needs		State of Wyoming		Other: 230 Other
8	CDBG Housing Infrastructure	2013	2017	Affordable Housing		State of Wyoming		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 48 Households Assisted
9	Homeownership Assistance	2013	2017	Affordable Housing		State of Wyoming		Direct Financial Assistance to Homebuyers: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	NSP - Rehab of Existing Owner Units	2013	2017	Affordable Housing		State of Wyoming		Homeowner Housing Rehabilitated: 53 Household Housing Unit
11	CDBG Public Facilities	2013	2017	Non-Housing Community Development		State of Wyoming		Other: 3 Other
12	CDBG Public Facilities- Accessibility	2013	2017	Non-Housing Community Development		State of Wyoming		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
13	CDBG Elimination of Slum and Blight	2013	2017	Non-Housing Community Development		State of Wyoming		Buildings Demolished: 3 Buildings
14	CDBG Economic Development	2013	2017	Economic Development		State of Wyoming		Jobs created/retained: 15 Jobs
15	CDBG Child Care Loan Program	2013	2017	Non-Housing Community Development		State of Wyoming		Jobs created/retained: 3 Jobs Businesses assisted: 5 Businesses Assisted
16	CDBG Planning	2013	2017	Affordable Housing Planning		State of Wyoming		Other: 570 Other
17	CDBG Public Infrastructure	2013	2017	Affordable Housing Non-Housing Community Development		State of Wyoming		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	ESG-Emergency Shelter	2013	2017	Homeless		State of Wyoming		Homeless Person Overnight Shelter: 37500 Persons Assisted
19	ESG-Supportive Services	2013	2017	Homeless		State of Wyoming		Other: 17500 Other
20	ESG-Homeless Prevention	2013	2017	Homeless		State of Wyoming		Homelessness Prevention: 250 Persons Assisted
21	HOPWA	2013	2017	Non-Homeless Special Needs		State of Wyoming		Other: 825 Other
22	NHTF Renters 0-30% of Median Family Income	2016	2017	Affordable Housing		State of Wyoming	Housing Trust Fund: \$100	Rental units constructed: 5 Household Housing Unit Rental units rehabilitated: 5 Household Housing Unit

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	HOME Renters-0-30% of Median Family Income
	Goal Description	Goal of adding 3 units each year for a total of 15 over the life of the five year plan.
2	Goal Name	HOME Renters 31-50% of Median Family Income
	Goal Description	It is the goal of the HOME program to add 67 units each year for a total of 335 units over the life of the five year plan.

3	Goal Name	HOME Renters 51-80% of Median Family Income
	Goal Description	It is the goal of the HOME program to add 67 units per year for a total of 335 over the life of the five year plan.
4	Goal Name	HOME Owners 0-30% Median Family Income
	Goal Description	It is the goal of the HOME program to add 1 unit per year for a total of 5 over the life of the five year plan.
5	Goal Name	HOME Owners 31-50% Median Family Income
	Goal Description	It is the goal of the HOME program to add 21 units in the first year and 11 units each year following for a total of 65 over the life of the five year plan.
6	Goal Name	HOME Owner 51-80% Median Family Income
	Goal Description	It is the goal of the HOME program to add 87 units the first year and 54 each year following for a total of 303 over the life of the five year plan.
7	Goal Name	Non-homeless special needs
	Goal Description	Over the five year life of the Consolidated Plan it is estimated that there will be 230 new housing units for the non-homeless specials needs population with 115 coming in the first year (under the 2013 Annual Action Plan).
8	Goal Name	CDBG Housing Infrastructure
	Goal Description	It is the goal of the State's CDBG program to assist in the creation of housing available to low to moderate income persons through public infrastructure. The program will strive to make infrastructure available for the creation of eight units the first year and ten units each year following for a total of 48 over the life of the five year plan.

9	Goal Name	Homeownership Assistance
	Goal Description	It is the goal of the CDBG Homeownership Assistance program to assist four families per year with eligible assistance (closing costs, down payment, interest rate buydown, etc.) towards purchasing a home for a total of twenty families being assisted over the life of the five year plan.
10	Goal Name	NSP - Rehab of Existing Owner Units
	Goal Description	It is the goal of the Neighborhood Stabilization program to rehabilitate 53 owner units. It is anticipated that 45 will be completed in the first year (2013) and two each year following for a total of 53 over the life of the five year plan.
11	Goal Name	CDBG Public Facilites
	Goal Description	It is anticipated that CDBG may assist with the construction or rehabilitation of up to three public facilities over the life of the five year plan.
12	Goal Name	CDBG Public Facilites-Accessibility
	Goal Description	It is anticipated that 15,000 people will benefit from CDBG Accessibility projects over the life of the five year plan.
13	Goal Name	CDBG Elimination of Slum and Blight
	Goal Description	The CDBG program estimates that 3 sites will be cleared of blight over the life of the plan.
14	Goal Name	CDBG Economic Development
	Goal Description	It is anticipated that fifteen jobs will be created over the life of the five year plan through CDBG Economic Development Activities.
15	Goal Name	CDBG Child Care Loan Program
	Goal Description	It is estimated that three jobs will be created and five facilities will be able to increase capacity with the assistance of the Child Care Loan Program over the life of the five year plan.

16	Goal Name	CDBG Planning
	Goal Description	<p>It is estimated that ten communities may benefit from housing planning available through the CDBG program over the life of the five year plan.</p> <p>It is estimated that 500 households may benefit from public infrastructure planning through the CDBG program over the life of the five year plan.</p> <p>It is estimated that 20 communities may benefit from Community and Economic Development planning through the CDBG program over the life of the five year plan.</p> <p>It is estimated that 40 jobs may be created as a result of business development / economic development planning through the CDBG program over the life of the five year plan.</p>
17	Goal Name	CDBG Public Infrastructure
	Goal Description	It is estimated that 500 households will benefit from public infrastructure improvements through the CDBG program over the life of the five year plan.
18	Goal Name	ESG-Emergency Shelter
	Goal Description	It is estimated that 37,500 persons will be provided emergency shelter (425,000 total nights of shelter) over the life of the five year plan.
19	Goal Name	ESG-Supportive Services
	Goal Description	It is estimated that 17,500 low income people will be provided with 100,000 essential support services over the life of the five year plan including 600,000 meals will be provided to low income people and 75,000 referrals to other agencies for services.
20	Goal Name	ESG-Homeless Prevention
	Goal Description	It is estimated that 250 people will be provided with homeless prevention assistance over the life of the five year plan.

21	Goal Name	HOPWA
	Goal Description	It is estimated that the Wyoming HOPWA program will provide assistance as follows: TBRA – 25 each year; STRMU – 15 each year; Supportive Services – 100 each year; Housing Information Services – 15 each year; and Permanent Housing – 10 each year of the five year plan.
22	Goal Name	NHTF Renters 0-30% of Median Family Income
	Goal Description	Goal of adding an average of 7 units each year for a total of 35 over the life of the five year plan, using both HOME and NHTF.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Over the five year life of the Consolidated Plan it is estimated that there will be 230 new housing units for the non-homeless specials needs population with 115 coming in the first year (under the 2013 Annual Action Plan).

NHTF Narrative:

Rental Production and Rehabilitation

The approximate amount of funding set-aside in this category for Rental Housing Production programs in the 2016 Action Plan Year is \$2,700,000, which includes \$2,000,000 in the Open Allocation (statewide competitive) and \$700,000 in the Small Rural Project Set-aside category. Projects may be either new construction or acquisition/rehabilitation. Based upon WCDA’s per unit subsidy maximums for NHTF, and the average sizes of units placed into service to date, we anticipate the creation of a minimum of 10 units of rental housing with our 2016 NHTF allocation.

These funds will be distributed through a competitive application process. If through this process, not all of the funds are allocated in the specified funding cycles, WCDA will allocate them to eligible projects through a second competitive application process or to projects meeting the minimum ranking criteria on a first-come, first-served basis as determined by WCDA in its sole discretion. Units produced may be either new construction or acquisition/rehabilitation.

SP-50 Public Housing Accessibility and Involvement – 91.315(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Activities to Increase Resident Involvements

In April of 2002, WCDA transferred the administration of 75 units of Low-Rent Public Housing in Laramie, Wyoming to the Cheyenne Housing Authority.

WCDA provides two down-payment programs for first-time homebuyers which would facilitate homeownership opportunities for public housing residents who have stable incomes and relatively good credit. The Homebuyer education course offered by the Wyoming Housing Network, Inc. is offered around the state as well as being offered in the major communities having public housing (Casper, Cheyenne, Evanston, Laramie, and Rock Springs). WCDA has developed 2 new additional programs under the Single Family MRB program which allows for more flexible underwriting criteria and would be available to public housing residents.

There are 90 lenders across the State of Wyoming who participate in the WCDA Single Family Mortgage Purchase Program providing good access to the WCDA first-time homebuyer program for these Public Housing residents.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

SP-55 Barriers to affordable housing – 91.315(h)

Barriers to Affordable Housing

The two major barriers to affordable housing in Wyoming continue to be demand versus supply and the cost of construction.

The cost of construction in Wyoming continues to be high. It seems that many contractors cannot build new housing for less than \$150.00 a square foot excluding land cost. Development of raw land is extremely expensive with the costs running in excess of \$40,000 per lot for a home.

Example - A 1,000 square foot home on a \$40,000 lot would cost approximately \$190,000 to purchase.

If the home in the example was used as a rental property the rent would need to be in the neighborhood of \$1,500 to \$1,600 per month in order to cash flow the debt service, pay operating, maintenance and management costs and reserves. This unit might be affordable to a household with an income of \$64,000 using 30% of income for rent. Generally utilities are extra.

If this same unit were purchased and financed at 4.0% for 30 years, it would take an income of approximately \$35,000 to qualify at the maximum payment ratio that HUD would allow for P&I. This would not leave much room for other expenses. The increased affordability in recent years has been from the lower mortgage interest rates, not from lower construction costs nor from lower housing prices.

It appears that affordable housing does not get built in communities until the housing situation becomes a crisis. At the point housing becomes a crisis, then communities begin to look at how the local government can be a partner.

Some of the areas in which local governments have been contributing are in the waiving of development fees and charges, allowing greater densities, providing for zoning variances, and donation of land or buildings.

In addition, the WCDA has structured the ranking criteria for HOME and LIHTC to reward developers that are able to provide quality housing for less money.

While a high cost of construction drives new housing costs, the demand for housing drives existing housing costs. Wyoming has seen an increased demand for rentals and home purchases over the last several years as discussed in the market inventory section causing increased rents and higher real estate values.

In the past three years, builders have committed to using alternative construction techniques and floor plans have contributed significantly to lower construction costs. They are demonstrating that units can be constructed in Wyoming for \$146.00/s.f. excluding lot costs. Providing builders and developers with information on innovative construction techniques will continue. Encouraging builders and architects to work together on the plan development also results in a significant reduction in costs.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Some of the areas in which local governments have been contributing are in the waiving of development fees and charges, allowing greater densities, providing for zoning variances, and donation of land or buildings.

In addition, the WCDA has structured the ranking criteria for HOME and LIHTC to reward developers that are able to provide quality housing for less money.

While a high cost of construction drives new housing costs, the demand for housing drives existing housing costs. Wyoming has seen an increased demand for rentals and home purchases over the last several years as discussed in the market inventory section causing increased rents and higher real estate values.

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information on innovative construction techniques will continue. Encouraging builders and architects to work together on the plan development also results in a significant reduction in costs.

SP-60 Homelessness Strategy – 91.315(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Wyoming Homeless Collaborative (Collaborative) was created in 2007 by members of the Regional Continuum of Care organizations, members of the Wyoming Interagency Council on Homelessness, Homeless Management Information System (HMIS) Committee members, and federal agencies responsible for grant assistance programs including Veterans Affairs and the Department of Housing & Urban Development. The Executive Board of the Collaborative currently consists of 25 members who meet bi-monthly and are assisted staff of the Wyoming Rural Development Council/Wyoming Main Street. In addition, a statewide meeting of all members is held annually. The mission of the Collaborative is to plan, develop, and implement a statewide continuum of care, to identify and eliminate gaps in service; to maximize limited resources by reducing duplication of service; and to mobilize nonprofit organizations, government agencies, businesses, and other appropriate groups and individuals in Wyoming in an ongoing effort to break the cycle of homelessness and to help homeless people achieve and maintain self-sufficiency. In addition, the Collaborative provides advice on the annual McKinney-Vento application and reviews performance reports of McKinney-Vento grants. Members of the Collaborative include one representative of each of the five regional continuums of care, a member of a city housing department, a representative of the Wyoming State Department of Health, a representative of Veterans Affairs, an economic development director, a representative of the Wyoming Housing Development Authority and a formerly homeless person. The adopted vision of the Collaborative is to end chronic homeless as well as all homelessness in the state by utilizing “Housing First” as a guiding principle and facilitating the provision of housing and supportive services to prevent homelessness, including support for affordable housing development, job training, vocational rehabilitation, increased public awareness and education about homelessness, access to mental health and substance abuse care, disability income, worker’s compensation, housing, housing programs that bridge the gap between foster care and prison discharge systems and permanent housing. The vision emphasizes the complete cooperation, coordination, and spirit of partnership of all housing organizations, faith-based organizations, service delivery agencies, and both the public and private sector in order to generate and efficiently utilize limited resources and to implement effective programs. The Collaborative is currently reorganizing to improve its coordination and decision-making capacity. It is also expanding its leadership group to include additional persons representing a more diverse representation of key organizations and homeless sub-populations. The Collaborative will use the Annual Point in Time Count as a method of reaching out and identifying homeless populations. During the Count referral information will be given to unsheltered person. To the extent of resources, persons will be assessed at that time or as they enter the care system. The Veterans Administration also holds “Stand Down” events each fall in both Casper and Cheyenne which provide opportunities to assess the needs of homeless veterans and refer them to appropriate services and housing.

Addressing the emergency and transitional housing needs of homeless persons

The Collaborative will pursue those actions identified by the HEARTH Act as summarized by the Alliance to End Homelessness as follows:

Increased Prevention – The HEARTH Act will provide much greater resources to communities for prevention and re-housing targeted to those who are at risk of homelessness, including people who have extremely low incomes and are doubled up, living in a hotel, or have a precarious housing situation. The bill will change the current Emergency Shelter Grants Program to the Emergency Solutions Grants (ESG) Program, and almost double the amount for ESG to 20 percent of the total for homeless assistance. The new ESG program served as a model for the Homelessness Prevention Fund included in the American Recovery and Reinvestment Act.

Family Rapid Re-housing Incentive – The Act requires that HUD provide incentives for rapid re-housing programs for homeless families. Rapid re-housing programs have been successfully used in numerous communities to significantly reduce family homelessness. By dramatically reducing the length of time that families are homeless, rapid re-housing programs ensure a quicker return to stability and self-sufficiency.

Continued Attention to Chronic Homelessness – The HEARTH Act continues HUD's existing initiative to house people who experience chronic homelessness. However, it adds families with children to the initiative.

Permanent Housing Solutions – The HEARTH Act designates 30 percent of total funds for new permanent housing for families and individuals with a disability. It also requires that 10 percent of funds be used for permanent housing activities for families with children.

Definition of Homelessness – The HEARTH Act will change HUD's definition of homelessness to include people at imminent risk of losing their housing and families or youth who live in precarious situations and are unlikely to become stable. Communities will be able to use up to 10 percent of their resources to serve people who meet the definitions of homelessness used by other federal agencies. Communities with low rates of homelessness will be able to use more than 10 percent.

Consolidate HUD's Competitive Grant Programs – The HEARTH Act consolidates the Supportive Housing Program, Shelter Plus Care, and the Moderate Rehabilitation/Single Room Occupancy Program into a single Continuum of Care program. This consolidation will allow communities to apply to one program rather than three, reducing the administrative burden and increasing flexibility and local decision-making.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that

individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Collaborative has established a goal of increasing permanent supportive housing beds for chronic homeless persons from the current 14 to 30 beds in the next ten years. The Collaborative has committed to update its strategic plan to include specific strategies for assisting veterans in transitioning to stable, independent housing. The Collaborative and the Homeless Youth Consortium has formed a partnership to assure easy access by youth to alternative living arrangements, medical services, mental health care and legal services. In addition, CoC agencies will continue to maintain strong working relationships with local law enforcement agencies to assure appropriate referral.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Collaborative works closely with the foster care providers around the state of Wyoming to ensure that youth do not become homeless when they age out of the system. The foster care providers follow specific guidelines that include training and educating foster parents about their responsibilities to youth in their care, and about the "family support" youth would need when they age out of the systems. Next, all of the youth in foster care are required to participate in the Independent Living Program that teaches them how to get and retain a job, sets up internships and job shadows for them, helps with obtaining a GED, teaches budgeting and financial management, assists with renting an apartment, getting a drivers license, and assists with college tuition. The foster care and Independent living staff work together in helping youth to sign up for college if they choose, perhaps a trade school, or help to successfully transition into the workforce. The CoC agencies and foster care staff fully understand that youth that age out of foster care need many extra supports in order for them to continue with a successful transition process out of the foster care system. To summarize, the discharge plan includes guidelines for family support, financial security, a plan and a direction for their future. The Collaborative and Wyoming Community Network have partnered with the Wyoming Department of Corrections to assure there are policies and procedures in place to refer individuals to community resources and providers. Resources and referrals include: medication provision, primary care medical provider, housing and employment. The procedures have been in place since 2002.

Addressing Emergency Shelter (Continued)

Improving Homeless Assistance in Rural Communities – The HEARTH Act creates the Rural Housing Stability Assistance Program. This program will grant rural communities greater flexibility in utilizing Homeless Assistance Grants, allowing rural areas more flexibility to identify and address the needs of

homeless people or those in the worst housing situations in their communities. Rural communities will also be allowed to use more funding for capacity building.

Performance-Based Focus – The HEARTH Act increases the emphasis on performance by measuring applicants’ progress at reducing homelessness and providing incentives for proven solutions like rapid re-housing for families and permanent supportive housing for chronically homeless people. The Act also allows communities with low levels of homelessness or that are reducing homelessness to focus more on prevention and serving people who are at risk of homelessness.

Simplified Match Requirement – The HEARTH Act requires that communities provide a 25 percent match, instead of the varying levels of matching funds required by existing statute. It will, however, ensure that activities that had a lower match prior to enactment would continue to have that match requirement.

Thus, the Collaborative will work toward expanding the supply of homeless housing, including emergency shelter and transitional housing resources. Among the approaches to be pursued is to double the capacity of the Transitional Housing for Families in Casper.

SP-65 Lead based paint Hazards – 91.315(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The 2010 Census shows that there were 147,792 housing units that were built in 1979 or earlier. At that time the Census estimated that Wyoming had 255,276 housing units. If we can assume that all of the 147,792 units are still standing, that means that 57.9% of Wyoming's housing stock was built during a time period when lead-based paint may have been used in the housing. The 2010 Census shows a decrease from the 2000 Census of 6,150 housing units that were built in 1979 or earlier.

As of November 30, 2002, the Wyoming Lead Poisoning Prevention Program tested 7,304 children for Elevated Blood Level (EBL). Of these 7,304 children, 4,652 (64%) were low-income as determined through their eligibility for Medicaid. Eighty three (1.8%) of the Medicaid children are elevated. Of the total 7,304 tested, 110 (1.5%) are elevated. Updated information has not been obtained since 2002 due to the fact that this program no longer receives funding.

Low-income children living in pre-1950 housing have the greatest risk for elevated blood lead levels. Every county in Wyoming has at least one area with risk exceeding the national average (based on pre-1950 housing.) The state has determined that few of the children at greatest risk have been screened.

Issues arising relating to lead issues with programs under the Consolidated Plan will be dealt with by coordinating efforts with the Lead Poisoning Prevention Program, within the Wyoming Department of Health. The lead unit has been formed within the Division of Preventive Health and Safety.

How are the actions listed above integrated into housing policies and procedures?

The Wyoming Community Development Authority, hereafter referred to as "the office" has a TSCA Title IV Cooperative Agreement with EPA (Environmental Protection Agency), Region VIII. The office is responsible for monitoring and handling situations with regards to lead program management. They will provide all management and administration necessary to operate the lead program. This includes the establishment of a lead program management structure, planning and tracking project activities, hiring, training, and supervising staff, providing clerical support, and preparing reports to EPA.

The office will establish interagency agreements where needed to facilitate the conduct of the program. Cooperation is also encouraged with other federal and State/Tribal governmental agencies.

The office has provided for general lead training to project management and appropriate staff. They also provide for specific training in paint chip, x-ray fluorescence (XRF) paint sampling, household water sampling, and soil sampling, depending upon which techniques are to be used. In coordination with local health officials, specific training in blood lead sampling may be provided as required.

The office identifies key stakeholders, including minority groups. They determine the status of databases with information about previous lead-related activities, including age of housing stock, prior lead-based paint (LBP), household water, and blood lead data collection status. They also identify locations of candidate structures for LBP sampling, candidate sites for soil and household water sampling, and candidate subjects for blood lead sampling.

LBP Procedure Integration (Continued):

The office has developed a public education/outreach activity component regarding lead issues and has established a state lead information hotline.

The office determines requirements to establish, modify and/or update existing information management systems for the lead project. They also determine requirements for blood registry program equipment/supplies/services.

The office determines and acquires appropriate equipment, supplies, and services to conduct paint, soil, household water and blood sampling and analysis.

The office has ensured that information collected conforms to the requirements in the Quality Assurance Plan (QAP), approved by EPA, Region VII on TBD.

The office makes provisions for the collection of paint samples (TBD) using the paint chip and/or XRF method, soil samples (TBD), household water samples (TBD), and blood samples.

The office has quantitative data to determine the potential demand for a certified work force to provide lead-related service (nonresidential, as well as residential applications).

The office has ensured that analysis of paint, soil, household water and blood samples are conducted in accordance with the Quality Assurance Plan. They have consolidated and evaluated the sampling program results.

The office conducts an economic analysis on an on-going basis to determine the potential demand for lead-related services.

The office-developed recommendations regarding establishment of blood lead level registries and surveillance programs. Based on its recommendations they have coordinated the establishment of a State blood lead registry program.

The U.S. Department of Housing and Urban Development implemented new regulations in April of 2008 for reduction of Lead Based Paint Hazards in housing.

The Wyoming Community Development Authority requires Lead Based Paint Hazard Evaluation and Reduction Activities in the current housing rehab programs under the HOME Investment Partnership Programs. Because of Wyoming's low population and large geographic area, it has been difficult to get certified inspectors, assessors and workers to enable housing rehab programs through local governments to continue with federal dollars.

In June of 2010 WCDA contracted with the University of North Dakota and sponsored Lead Based Paint Remediation and Removal Training. This training was conducted in the cities of Rock Springs, Cheyenne and Casper and resulted in a total of 60 individuals certified in Lead Safety for Remodeling, Repair and Painting at the subcontractor level, 6 individuals certified at the Lead Hazard Reduction Worker Level and 12 individuals Certified at the Lead Hazard Reduction Supervisor Level.

SP-70 Anti-Poverty Strategy – 91.315(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Collaborative and the State are pursuing common efforts to limit the risk of persons becoming homeless including; providing access to affordable and adequate healthcare; providing access to mental health and substance abuse treatment; initiate a major effort expand the “housing first” concept; work to prevent people from facing economic loss, disability, and other unexpected events which may cause homelessness; and improve communication between all agencies providing services to the homeless.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

In addition to the Wyoming Homeless Collaborative's efforts to prevent people from becoming homeless through their "housing first" initiative, non-homeless special needs populations with extremely low-, low-income and moderate-income living on a fixed income with little or no ability to increase their income earning potential such as persons with mental, physical, or developmental disabilities, elderly & frail elderly persons and persons with HIV/AIDS are considered a high priority in the delivery of housing in Wyoming.

SP-80 Monitoring – 91.330

Describe the standards and procedures that the state will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The WBC manages grantee compliance for the CDBG program via desk monitoring, and on-site visits conducted during the course of a recipient's project including closeout. A quarterly report in narrative form including a financial summary is required. A detailed checklist is utilized in project files to insure all proper documentation and actions are being addressed over the life of a project. The checklist includes all relevant regulatory compliance items. Site visits are conducted prior to a grant award for all projects except planning applications. Desk monitoring is on-going over the life of the project. An online quarterly reporting system is used for all projects. Database and IDIS entries regularly record financial and performance measures to insure the project is being conducted as proposed and is meeting the objectives intended. Resources and reporting forms for Section 3, Fair Housing, Equal Employment Opportunity and more have been incorporated into the training and materials are provided to grantee in addition to being available on the WBC website. CDBG on-site training sessions were offered the summer of 2012 and training is available online. Topic specific modules continue to be developed.

ESG monitors local programs on an on-going basis through monthly fiscal and performance reports and periodic on-site visits to ensure effective service delivery, proper program management and compliance with all appropriate rules and regulations. Monitoring of non-profit or sub-recipients is conducted by the ESG funding recipients (local governments). The primary aim of state monitoring activities is to ensure that ESG program funds are used effectively to assist homeless individuals and families and that the basic ESG program goals are met; ensure compliance with ESG regulations and program requirements and enhance and develop the management capacity of grantees/recipients. ESG monitoring techniques include: Desk/file reviews, which entail the review and analysis of proposals, Grant Agreements, correspondence, monthly performance and fiscal reports, and other related information. On-site reviews entail the review and analysis of records and documents at the local (grantee/provider) level and interviews with key staff and clients. The State's monitoring activities include verification of grantee Grant Agreement compliance; observation of grantee service provision and types of assistance provided; submission of field visit reports certifying grantee program activities; provision of training and technical assistance in direct services and administrative areas; attendance at regularly scheduled grantee governing board meetings to observe board functions; on-site review of grantee governing board records/files and minutes to verify board composition; assessment of grantee performance regarding operations and program activities; on-going contact with grantees in writing, by e-mail, by telephone, or at information-sharing meetings; review of annual grant applications to assure compliance with Federal Assurances and State requirements; and collection of data from grantees.

Local grantees or sponsors are required to submit standardized monthly financial reports which detail by budget cost category the expenditure of, and benefits from, ESG funds. CSP office staff review these

reports for consistency with the currently approved budget, noting any unusual expenditure patterns. The evaluation process compliments the monitoring process in that formal evaluations of the local programs may be requested either by the state or by local overseers.

The Wyoming Community Development Authority (WCDA) will monitor units of general local government to encourage their adoption of affirmative marketing procedures. On-site monitoring will be performed as required by HUD HOME Regulations.

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,500,000	0	50,022	2,550,022	10,200,000	While Wyoming's annual allocation has diminished in the last few years, we are hopeful it will remain stable at approximately \$2,500,000.00 each year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,500,000	1,200,000	2,500,000	7,200,000	21,300,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	207,705	0	0	207,705	830,820	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	331,391	0	250,239	581,630	1,325,564	Wyoming's ESG program was recently awarded additional funds for the 2011 and 2012 program years. Those funds were distributed to current eligible entities. The normal allocation of funds for 2013 and beyond will be available to all current eligible participants and any new eligible applicants.
Housing Trust Fund	public - federal	Admin and Planning Multifamily rental new construction Multifamily rental rehab	3,000,000	0	0	3,000,000	6,000,000	NHTF funding is expected to be utilized with other housing funding sources.

Table 56 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Wyoming Business Council provides match dollars for the CDBG Administration funds. Planning grants require 25% of the total project costs as a cash match. Additionally, cash match contributed on projects aids in their ranking which encourages leveraging additional local resources. HOME projects also include local match and can be from many sources (lending institutions, local governments, developer equity and so on). The ESG program requires dollar for dollar matching.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion

NHTF Narrative:

Rental Production and Rehabilitation

The approximate amount of funding set-aside in this category for Rental Housing Production programs in the 2016 Action Plan Year is \$2,700,000, which includes \$2,000,000 in the Open Allocation (statewide competitive) and \$700,000 in the Small Rural Project Set-aside category. Projects may be either new construction or acquisition/rehabilitation.

These funds will be distributed through a competitive application process. If through this process, not all of the funds are allocated in the specified funding cycle, WCDA will allocate them to eligible projects through a second competitive application process or to projects meeting the minimum ranking criteria on a first-come, first-served basis as determined by WCDA in its sole discretion.

The NHTF regulations allow up to 10% of NHTF funds to be used for homeownership activities; however, given the extremely low-income targeting requirements of the NHTF program and the need for rental housing affordable to ELI households in Wyoming, WCDA will use NHTF program funds exclusively for rental housing to meet the priority housing needs of ELI renter households, as identified by the state's Consolidated Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HOME Renters-0-30% of Median Family Income	2013	2017			State of Wyoming		Rental units constructed: 3 Household Housing Unit
2	HOME Renters 31-50% of Median Family Income	2013	2017	Affordable Housing		State of Wyoming		Rental units constructed: 67 Household Housing Unit
3	HOME Renters 51-80% of Median Family Income	2013	2017	Affordable Housing		State of Wyoming		Rental units constructed: 67 Household Housing Unit
4	HOME Owners 0-30% Median Family Income	2013	2017	Affordable Housing		State of Wyoming		Homeowner Housing Added: 1 Household Housing Unit
5	HOME Owners 31-50% Median Family Income	2013	2017	Affordable Housing		State of Wyoming		Homeowner Housing Added: 21 Household Housing Unit
6	HOME Owner 51-80% Median Family Income	2013	2017	Affordable Housing		State of Wyoming		Homeowner Housing Added: 87 Household Housing Unit
7	Non-homeless special needs	2013	2017	Non-Homeless Special Needs		State of Wyoming		Other: 115 Other
8	CDBG Housing Infrastructure	2013	2017	Affordable Housing		State of Wyoming		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 8 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Homeownership Assistance	2013	2017	Affordable Housing		State of Wyoming		Direct Financial Assistance to Homebuyers: 4 Households Assisted
10	NSP - Rehab of Existing Owner Units	2013	2017	Affordable Housing		State of Wyoming		Buildings Demolished: 1 Buildings
11	CDBG Public Facilities	2013	2017	Non-Housing Community Development		State of Wyoming		Other: 1 Other
12	CDBG Public Facilities- Accessibility	2013	2017	Non-Housing Community Development		State of Wyoming		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
13	CDBG Elimination of Slum and Blight	2013	2017	Non-Housing Community Development		State of Wyoming		Buildings Demolished: 1 Buildings
14	CDBG Economic Development	2013	2017	Economic Development		State of Wyoming		Jobs created/retained: 5 Jobs
15	CDBG Child Care Loan Program	2013	2017	Non-Housing Community Development		State of Wyoming		Jobs created/retained: 3 Jobs
16	CDBG Planning	2013	2017	Affordable Housing Planning		State of Wyoming		Other: 14 Other
17	CDBG Public Infrastructure	2013	2017	Affordable Housing Non-Housing Community Development				Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	ESG-Emergency Shelter	2013	2017	Homeless		State of Wyoming		Homeless Person Overnight Shelter: 7500 Persons Assisted
19	ESG-Supportive Services	2013	2017	Homeless				Other: 3500 Other
20	ESG-Homeless Prevention	2013	2017	Homeless		State of Wyoming		Homelessness Prevention: 50 Persons Assisted

Table 57 – Goals Summary

Goal Descriptions

1	Goal Name	HOME Renters-0-30% of Median Family Income
	Goal Description	This goal applies to the National Housing Trust Fund and HOME.
2	Goal Name	HOME Renters 31-50% of Median Family Income
	Goal Description	
3	Goal Name	HOME Renters 51-80% of Median Family Income
	Goal Description	
4	Goal Name	HOME Owners 0-30% Median Family Income
	Goal Description	
5	Goal Name	HOME Owners 31-50% Median Family Income
	Goal Description	
6	Goal Name	HOME Owner 51-80% Median Family Income
	Goal Description	

7	Goal Name	Non-homeless special needs
	Goal Description	
8	Goal Name	CDBG Housing Infrastructure
	Goal Description	
9	Goal Name	Homeownership Assistance
	Goal Description	
10	Goal Name	NSP - Rehab of Existing Owner Units
	Goal Description	
11	Goal Name	CDBG Public Facilites
	Goal Description	
12	Goal Name	CDBG Public Facilites-Accessibility
	Goal Description	
13	Goal Name	CDBG Elimination of Slum and Blight
	Goal Description	
14	Goal Name	CDBG Economic Development
	Goal Description	
15	Goal Name	CDBG Child Care Loan Program
	Goal Description	
16	Goal Name	CDBG Planning
	Goal Description	
17	Goal Name	CDBG Public Infrastructure
	Goal Description	

18	Goal Name	ESG-Emergency Shelter
	Goal Description	
19	Goal Name	ESG-Supportive Services
	Goal Description	
20	Goal Name	ESG-Homeless Prevention
	Goal Description	

AP-25 Allocation Priorities – 91.320(d)

Introduction:

The funding allocations for the HOME and NSP Programs can be found on the WCDA website in their 2013 Affordable Housing Allocation Plan. This document is too large to add to this online plan but can be accessed at <http://www.wyomingcda.com/files/2013%20QAP%20Final.pdf>.

Funding Allocation Priorities

	HOME Renters-0-30% of Median Family Income (%)	HOME Renters 31-50% of Median Family Income (%)	HOME Renters 51-80% of Median Family Income (%)	HOME Owners 0-30% Median Family Income (%)	HOME Owners 31-50% Median Family Income (%)	HOME Owner 51-80% Median Family Income (%)	Non-homeless special needs (%)	CDBG Housing Infrastructure (%)	Homeownership Assistance (%)	NSP - Rehab of Existing Owner Units (%)	CDBG Public Facilites (%)	CDBG Public Facilites-Accessibility (%)	CDBG Elimination of Slum and Blight (%)
CDBG	0	0	0	0	0	0	0	0	0	0	0	0	0
HOME	0	0	0	0	0	0	0	0	0	0	0	0	0
HOPWA	0	0	0	0	0	0	0	0	0	0	0	0	0
ESG	0	0	0	0	0	0	0	0	0	0	0	0	0
Housing Trust Fund	0	0	0	0	0	0	0	0	0	0	0	0	0

Table 58 – Funding Allocation Priorities

Reason for Allocation Priorities

The funding allocations for the HOME and NSP Programs can be found on the WCDA website in their 2013 Affordable Housing Allocation

Plan. This document is too large to add to this online plan but can be accessed at <http://www.wyomingcda.com/files/2013%20QAP%20Final.pdf>.

CDBG projects are considered on a case by case basis. Criteria include seriousness, urgency and need of a project, the potential job creation or contribution to affordable housing. It is always unknown when there may be an urgent need, new development that may create a need for infrastructure, and so on. For this reason, the CDBG Allocation is divided only into broad categories of 20% to administration and planning, 40% to Economic Development and 40% to Community Development. However, the Wyoming Business Council Board of Directors has the discretion to move funds between those categories (primarily Community and Economic Development) depending on the number and type of applications received.

Emergency Solutions grants are driven by the facilities that have the capacity to match the grant funds and to administer the programs.

NHTF Narrative:

The NHTF regulations allow up to 10% of NHTF funds to be used for homeownership activities; however, given the extremely low-income targeting requirements of the NHTF program and the need for rental housing affordable to ELI households in Wyoming, WCDA will use NHTF program funds exclusively for rental housing to meet the priority housing needs of ELI renter households, as identified by the state's Consolidated Plan. WCDA will retain 10% of the NHTF allocation for administrative and planning purposes.

Public comment received highlighted the difficulty pursuing homeownership strategies at the ELI level, and WCDA concurs with this opinion. Therefore, we have elected not to pursue homeownership strategies with NHTF funding at this time.

Reason for Allocation Priorities

The state of Wyoming's Consolidated Plan identifies rental unit production as a priority, specifically calling out the need for additional rental units affordable to extremely low and low-income large-related families with children as a high priority for housing. Larger families need larger housing units, however larger units of three or more bedrooms are more expensive to rent. As a result, many times larger families live in overcrowded conditions as well as pay in excess of 30% of their income for rent and utilities.

As identified in the Affordable Housing Allocation Plan, WCDA's highest priorities for NHTF funding approval are: 1.) need; 2.) quality of construction; 3.) income levels served; and, 4.) affordability and extended length of time the restrictions will be in place. While the highest priority is need, WCDA does not put a preference on new construction or rehabilitation, but rather the priority is on serving the community with the highest need among the applications received.

For these reasons, WCDA will allocate all NHTF non-administrative program funds to rental housing production.

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

The rural nature of the state of Wyoming makes large scale development near impossible. Therefore, it suits WYoming best to consider applications very individually and in their unique setting of small communities. All the funds are directed to assisting those of low to moderate income in some way.

National Housing Trust Fund

Wyoming's Consolidated Plan identifies rental housing production as a high priority need in the state. The highest priority target population for rental housing unit production is for households at or below 60% of AMI. With the HOME program in place to address the upper end of the 0-60% range, the NHTF funding will address the lower end of the range, or ELI households.

WCDA does not believe in allocating funds where they are not needed and where the population will not sustain affordable housing for the long term. Due to higher costs associated with real estate development in smaller communities, the rural nature of the entire state, and Wyoming's low population, WCDA has a Small Rural Project Set-aside for a portion of our NHTF allocation to fund housing projects in towns with populations less than 15,000 that are not within 20 miles of another town with a population over 15,000, and the projects must have 24 or fewer units. We have found a need in smaller towns for affordable housing and we have set-aside funds to encourage development where it is most difficult.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction:

Distribution Methods

Table 59 - Distribution Methods by State Program

1	State Program Name:	Community Development Block Grant Program - State of Wyoming
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	<p>Grant applications are available on the WBC website, by contacting the WBC’s Regional Directors or by contacting the CDBG Program Managers. Applications from incorporated cities, towns and counties (or from a unit of local government on behalf of a non-profit or for-profit) are accepted twice annually. The deadlines are posted on the WBC website as well. Applications include project information, timeline and implementation plan, budget, certification of citizen participation, certification of adequate notice and public hearing information, a resolution and official meeting minutes from the public meeting. Also, some applications require additional supporting materials such as business plans or financial information.</p> <p>If awarded, some projects require environmental review. Where that is the case, the environmental regulations must first be satisfied and any additional working documents gathered prior to the grant agreement being executed. Once a grant agreement is in place, the project will then be given authorization to begin work and to draw grant funds. CDBG funds are disbursed on a reimbursement basis and require all supporting documentation as well as a signature and certification by the chief elected official and that the project be current in quarterly reporting in order to receive payment.</p>

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Applications are scored according to ranking criteria including area unemployment information, matching funds made available to the project, number of beneficiaries or proposed jobs that will be created, seriousness, urgency and need for the project. (Additional scoring information can be found in the CDBG Rules available on the WBC website. Site visits are conducted on all proposed projects except planning projects.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Interested applicants may access all application materials (forms, rules, etc) online at wyomingbusiness.org. They may also contact CDBG Program Managers Sandy Quinlan or Julie Kozlowski at sandy.quinlan@wyo.gov or 307-777-2825 or julie.kozlowski@wyo.gov or 307-777-2812 respectively. Materials can be provided electronically or hard copy.</p>

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>A written summation of the application is provided to the WBC Board of Directors for their review and funding determination. Board meetings are public and applicants are provided with board meeting information and are encouraged to attend (either in person or by phone).</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	

<p>Describe how resources will be allocated among funding categories.</p>	<p>For the 2013 program year for CDBG, it is anticipated the State will received approximately \$2.5 million. The State initially budgets \$950,000 each for community and economic development projects, \$215,000 for administration and \$385,000 for planning. The Wyoming Business Council's Board of Directors has the ability to move funds (primarily between community and economic development) should the applications indicate a greater need in one category over the other.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>Downtown Development - \$500,000 Economic Development Infrastructure - \$500,000 Job Training Grants - \$100,000 Technical Assistance - \$7,500 Planning grants - For comprehensive community and economic development plans - \$50,000 For housing plans - \$20,000 For site specific feasibility studies - \$15,000 For community development public infrastructure - \$500,000 Public Facilities - \$500,000 Public Accessability - \$300,000 Homeownership Assistance - \$40,000 Section 108, Float Loans, Convertible loans are also still available under Wyoming's CDBG program but have not been utilized for several years.</p> <p>Threshold and ranking criteria as described in the CDBG rules which may be found at http://wyomingbusiness.org/DocumentLibrary/CDBG/CDBG%20Rules%20Clean%20-%20Final.pdf.</p>

	What are the outcome measures expected as a result of the method of distribution?	See attached Table 1.
2	State Program Name:	Emergency Solutions Grant
	Funding Sources:	ESG
	Describe the state program addressed by the Method of Distribution.	<p>ESG State Management Plans are distributed throughout Wyoming announcing available allocations. The State of Wyoming (grantee) subcontracts with eligible local 501(c)(3) organizations through a competitive application process. Specific projects and budgets are required in their applications, as well as signed certifications and assurances. Eligible entities are required to provide a dollar for dollar match and commit to using the Homeless Management Information System (HMIS) to track all client data. Monthly expenditure and programmatic detail reports are also required. Programs are monitored through desk and on-site monitoring.</p> <p>Due to the changes within ESG, additional funding will be allocated during FY 2013 (January 1 – December 31, 2013). The additional funding for FY 2011 and 2012 will only be available to current eligible entities for specific projects. Under the FY 2013 State Plan, applications will be welcomed from all current and any new eligible entities.</p>
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Applicants are currently determined upon a “needs and resources” basis. Planning estimates related to need for shelter services from those areas that have emergency shelters are the core of the allocation formula. The major factors relating to the funding allocation to State recipients are: (1) numbers of homeless individuals and families requiring assistance; (2) nights of lodging (shelter) required; (3) meals provided; (4) local resources available for homeless individuals and families; and (5) the local economy.

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Please see information under method of distribution and application criteria.</p>

<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	
<p>Describe how resources will be allocated among funding categories.</p>	<p>Approximately \$331,391 will be allocated for FY13 in the following manner:</p> <p>Street Outreach: \$17,792</p> <p>Emergency Shelter: \$160,130</p> <p>Rapid Re-Housing: \$78,615</p> <p>Homelessness Prevention: \$40,000</p> <p>HMIS: \$10,000</p> <p>Administration: \$24,854</p>
<p>Describe threshold factors and grant size limits.</p>	
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>Decent housing with the outcome of sustainability</p> <p>Suitable living environment with the outcome of sustainability</p>

3	State Program Name:	HOME Investments Partnership Program
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	<p>The State of Wyoming, through the Wyoming Community Development Authority, will use HOME funds for the following major activities:</p> <p style="margin-left: 40px;">A. Rental Housing Production</p> <p style="margin-left: 80px;">1. Rehabilitation</p> <ul style="list-style-type: none"> • Rehabilitation • Conversion • Reconstruction • Rehab and refinance <p style="margin-left: 80px;">2. Acquisition and/or Rehabilitation</p> <p style="margin-left: 80px;">3. New Construction</p> <p style="margin-left: 40px;">B. Homeowner Rehabilitation subject to Recapture provisions as outlined in Section XVIII HOME Program Definitions - Recapture</p> <p style="margin-left: 80px;">1. Acquisition and Rehabilitation</p> <p style="margin-left: 40px;">2. Rehabilitation</p> <p style="margin-left: 80px;">3. Rehabilitation and refinance</p> <p style="margin-left: 40px;">C. Small Project Set-Aside</p> <p style="margin-left: 80px;">1. Rental Housing Acquisition / Rehabilitation</p> <p style="margin-left: 80px;">2. Rental Housing New Construction</p>

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The general purposes of HOME include:</p> <ul style="list-style-type: none"> • Expansion of the supply of decent and <u>affordable</u> housing, particularly rental housing, for low and very-low-income Americans. • Strengthening the abilities of State and local governments to design and implement strategies for achieving adequate supplies of decent and affordable housing. • Extending and strengthening partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing. <p>HOME provides funding to meet both the short-term goal of increasing the supply and availability of affordable housing and long-term goals of building partnerships between State and local governments, private and non-profit organizations, while strengthening their capacity to meet the housing needs of low and very low-income residents.</p> <p>For FY 1994 and subsequent years, there are match requirements that must be met under the HOME Program. Matching funds are the local contribution to the partnership. Match obligations must be met in the fiscal year they occur.</p> <p>The State of Wyoming anticipates receiving an annual allocation in HOME funds of approximately \$3,500,000. See the WCDA Affordable Housing Allocation Plan, Attachment A for actual funding levels. These HOME funds will be allocated to local governments, Community Housing Development Organizations (CHDOs), Public Housing Authorities, Non-profit Organizations and for-profit developers of Low-income housing as described below. All projects outside of Casper and Cheyenne must be developed pursuant to the State's Consolidated Plan for Housing and Community Development. Casper and Cheyenne projects must be developed pursuant to their respective local Consolidated Plans. Projects located in entitlement cities (Cheyenne and Casper) must have a current letter of consistency with the Consolidated Plan from the appropriate Jurisdiction.</p>
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	<p>HOME funds must be spent quickly. The time frames for committing and expending funds are very short. From the time WCDA signs a HOME Investment Partnerships Agreement for HOME funds with the Department of Housing and Urban Development, the following CRITICAL time frames apply:</p> <ul style="list-style-type: none"> • 24 months to enter into written agreements with an Owner/Developer to reserve HOME funds. • 24 months to commit funds in the HOME IDIS System for specific projects. • Four years to actually expend funds. <p>II. ELIGIBLE PROGRAM BENEFICIARIES</p> <p>The HOME Program beneficiaries are homeowners and tenants with very-low and low-incomes. No HOME funds can be used to benefit property owners or tenants with gross annual incomes greater than 80 percent of HUD's median income. Specific participant eligibility criteria vary depending upon the category of assistance being provided. Program Beneficiary Requirements will be defined within each eligible category listed below.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	

<p>Describe how resources will be allocated among funding categories.</p>	<p>A. DIRECT ADMINISTRATION CATEGORY--WCDA</p> <p>Approximately \$1,000,000 - available for Rental Housing Production, and. programs under which non-profit developers, for-profit developers, Local Governments, and public housing authorities may apply. Applications are anticipated to be accepted in January of each year. Projects are ranked competitively against the Ranking Criteria listed in the WCDA Affordable Housing Allocation Plan. For actual funding levels, see WCDA Affordable Housing Allocation Plan, Current Year Summary Attachment "A".</p> <p>B. Homeowner Rehab – The approximate amount of funding set-aside in this category for Homeowner Rehab programs is outlined in the current Year Summary, Attachment "A". these funds will be distributed through a competitive application process. If through this process, not all the funds are allocated in the first funding cycle, WCDA will retain the funds and institute a homeowner rehab program which they will administer similar to the WRAP program created under the Neighborhood Stabilization Program. In addition, as Program income is received and increase the available funding, such funds may also be used under this set-aside.</p> <p>C. Small Project Set-Aside</p> <p>In Wyoming the HOME funding is allocated through a competitive process from applications received from outside Developers. WCDA does NOT retain any Rental funding to administer projects directly. Thus it is difficult to assure specific geographic distribution as applications are not received until after the Program Plan is approved. In an effort to achieve geographic distribution in areas of greatest need, WCDA analyzes information from various sources to ascertain where these locations are and then builds incentives in the Action Plan through scoring, set asides etc. In recent years it has been evident that the small communities have been overlooked on their affordable housing needs. In order to create an incentive for developers to consider more rural areas, and satisfy HUD’s geographic distribution requisite, this Small Project Set-Aside was created. The amount of the set-aside is disclosed in the Current Year Summary Attachment "A".</p>
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<p>Describe threshold factors and grant size limits.</p>	<p>Housing that is constructed or rehabilitated with HOME funds must meet all applicable local codes, rehabilitation standards, ordinances, and zoning ordinances at the time of project completion. In absence of a local code for new construction or rehabilitation, HOME-assisted new construction or rehabilitation must meet: as applicable, the International Building Code, the National Electric Code, or the Minimum Property Standards in 24 CFR 200.925 or 200.926.</p> <p>Newly constructed housing must meet the current edition of the Model Energy Code published by the Council of American Building Officials.</p> <p>Construction of all manufactured housing must meet the Manufactured Home Construction and Safety Standards established in 24 CFR Part 3280. These standards preempt State and local codes covering the same aspects of performance for such housing. Applicants providing HOME assistance to install manufactured housing units must comply with applicable State and local laws or codes. In the absence of such laws or codes, the applicant must comply with the manufacturer’s written instructions for manufactured housing units.</p> <p>Since HOME regulations require that HOME-assisted units meet a minimum property standard, HOME funds cannot be used for emergency repair programs.</p> <p>VIII. ELIGIBLE REHABILITATION COSTS</p>
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		<p>A. Development Hard Costs - The actual rehabilitation costs including:</p> <ul style="list-style-type: none"> • Costs to meet the International Building Code and the National Electric Code • Costs to meet rehabilitation standards • Essential improvements • Energy-related improvements • Costs to contain or abate Lead-based paint hazards • Improvements for handicapped persons • Repair or replacement of major housing systems in danger of failure • Incipient repairs and general property improvements of a non-luxury nature <p>B. Demolition Costs when part of a rehabilitation project.</p> <p>C. Site improvements and utility connections can be funded with HOME funds only when conducted in conjunction with HOME eligible activities.</p> <p>D. Related Soft Costs - reasonable and necessary costs, including:</p> <ul style="list-style-type: none"> • Architectural, engineering or related professional services (inspection, work write-ups) to a third party. • Financing costs such as loan points, credit and title costs, recordation fees, building permits, legal fees, appraisals, developer fees. • Relocation costs (permanent and temporary), affirmative marketing, and fair housing information services.
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	What are the outcome measures expected as a result of the method of distribution?	<p>For the HOME Investments Partnerships Program administered by the Wyoming Community Development Authority the outcomes and objectives for the eligible activities are as follows:</p> <p>Rental Housing Production - DH1</p> <p>Homeowner Rehabilitation – DH2</p> <p>Homeownership Opportunities – DH2</p>
4	State Program Name:	National Housing Trust Fund Program
	Funding Sources:	Housing Trust Fund
	Describe the state program addressed by the Method of Distribution.	<p>NHTF is primarily used as a financing tool for the creation of Affordable Housing Units. Most funding is used in connection with the Low-Income Housing Tax Credit and the HOME Investment Partnership Program.</p>

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Eligible applicants must complete the WCDA Affordable Housing Programs Application and submit the application by the application cycle deadline, which is the last business day in January. If sufficient funds are available, a second application cycle may be announced.</p> <p>Proposed projects will be ranked based on primary and secondary criteria. Where an applicant’s Market Study differs from the current economic statistics available to WCDA, the project may be ranked using the most recent data available to WCDA. Although projects may rank, WCDA reserves the right to add requirements to address any concerns to the Initial Allocation Document, which it may have for the long-term viability of the project. When scoring applications, WCDA will utilize data at the Primary Market Area level.</p> <p>Primary criteria include: Housing needs characteristics (need, vacancy in community, vacancy in subsidized projects, geographic distribution), Quality of construction (minimum construction stds, construction stds exceeded, energy efficiency and/or sustainability certification, HERS rating), Income levels (meeting market study, lower income targeting, deep income targeting, extreme NHTF targeting), Affordability Levels-monthly housing costs, Extended low-income use, Community revitalization in qualified census tracts. Secondary criteria include: Project location (appropriate location, concentration of low-income housing, inappropriate location, developer not at site), Project characteristics (project design, private-public partnerships, site control, proper zoning, subsidy, other supportive financing, community revitalization plan), Sponsor/Applicant characteristics (Experience and credibility, poor performance, financial capacity), Public housing waiting lists, Families or Individuals with Children, Financial Support from local sources and management capacity (poor performance). Also considered as owner/general partner equity in the project, and as a tie breaker, reduced fees are taken into consideration.</p> <p>In order to be considered for points in any category, sufficient documentation must be included and applications must include a detailed written explanation of how and why the applicant feels the criteria has been met.</p> <p>Information in the developer-provided Market Study, the Wyoming Profile of Demographics, Economics and Housing and other publications are used extensively in the Scoring analysis. However, WCDA reserves the right to consider any other information available or known to us.</p>
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<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	

<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	
<p>Describe how resources will be allocated among funding categories.</p>	<p>The WCDA anticipates \$3 million in new NHTF funding, to be distributed as follows: Small Rural Project Set-aside (for Rental Housing Production and Rehabilitation) \$700,000; Rental Housing Production and Rehabilitation \$2,000,000; and Administration \$300,000.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>Maximum NHTF funds to any one developer may be limited to 60 percent of total funds available. The WCDA has not set monetary allocation limits other than to say that no one developer would receive more than 60 percent of the available funds and that the amount of funds granted per unit must be reasonable and not exceed the HUD maximum.</p>

<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>Scoring and method of distribution have been established in hopes that the projects which can demonstrate the greatest need, with good quality construction which will serve the tenants for the longest period of time will be awarded this scarce resource.</p> <p>We have opportunities all around the state. We receive many calls from nonprofits, businesses and communities. We anticipate receiving more requests for grant funds than are available.</p> <p>WCDA expects to provide quality rental units available to ELI income citizens of Wyoming. Based on funds available we should see 10 new rental units available in the next two years.</p>
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HOME Application/Project Criteria-Rental Housing

There are three important things to remember about HOME assisted Rental Housing:

- Rents are **strictly** controlled
- Tenants must be low-income (80% of Area Median Income adjusted for family size as determined by HUD). In fact, most tenants in HOME assisted units must be very low-income (50% of Area Median Income adjusted for family size as determined by HUD).
- Both occupancy and rents must be maintained and monitored for a minimum affordability period of 5 to 20 years depending upon the amount of HOME funds provided per unit and the type of project (new or existing). Actual project affordability may exceed 20 years.

Both the rent and income targeting requirements are enforced by deed restrictions and specify remedies for breach of the provisions.

A. ELIGIBLE PROPERTY TYPES

- One or more buildings on a single site that are under common ownership, management and financing.
- Scattered sites are eligible as one project as long as the sites are under common ownership, management and financing, and receive HOME assistance as part of a single undertaking.
- There are no limits on the number of units per project.
- There are no preferences for unit size and style except for what is identified in the applicable Consolidated Plan.
- Properties may be privately or publicly owned.
- A letter of notification for proposed development will be sent to the local jurisdiction.

B. INITIAL HOME RENTS

Every HOME assisted unit is subject to rent controls designed to make sure that rents are affordable to very low-income households. These maximum rents may be referred to as HOME RENTS. HOME RENTS are subject to change annually and will be made available to applicants by WCDA.

LOW HOME RENT - 100% of HOME assisted units must have rents that are at or below the LOW HOME RENT. This requirement may be modified on a case by case basis at the discretion of WCDA and within the limits of the Federal Regulations.

The Low Home Rent is available on HUD's website as disclosed in the Affordable Housing Plan Current Year Summary Attachment "C" Item "1".

The maximum allowable HOME RENTS must be reduced if the tenant pays for utilities. Utility adjustments are made in accordance with the utility allowances prepared by the local Public Housing Authority. Utility adjustments proposed by owners/developers for specific projects must be approved by WCDA.

HOME Application/Project Criteria-Rental Housing -2

HOME assisted Rental units are rent controlled for varying lengths of time depending upon the average amount of HOME funds invested per unit. For rehabilitation or acquisition of existing housing it is five years if the per unit HOME investment is less than \$15,000; 10 years if the per unit investment is \$15-\$40,000 and 15 years if the per unit investment is greater than \$40,000. For new construction, the affordability period is 20 years regardless of the per unit investment.

Maximum monthly rents and utility allowances must be recalculated annually by the owner. They are reviewed and approved by WCDA. Rent increases may be permitted, but tenants must be given at least 30 days written notice before increases are implemented. Any increases are also subject to other provisions of the lease agreements and subject to approval by WCDA.

HOME Application/Project Criteria-Rental Housing -3

D. OCCUPANCY OF HOME ASSISTED RENTAL UNITS

There are two Federal constraints on occupancy:

1. INCOME TARGETING:

90% of the units assisted with HOME Funds for rental housing must be used to assist tenants who have annual incomes that are 60% or less of the area median income. The remaining dwelling units assisted with such funds may be used to assist families with household incomes between 60% and 80% of median.

2. PROJECT REQUIREMENT:

In projects with five or more rental units, or in the case of an owner of multiple one or two unit projects with a total of five or more rental units, not less than 20% of the rental units must be occupied by very low-income families (50% of area median income) bearing rents not greater than the low HOME rents determined by HUD, less any tenant paid utilities.

Owners of rental housing funded with HOME funds are required to have a written occupancy policy in place prior to the occupancy of HOME-assisted units. This policy should outline who is eligible for the units and be consistent with Fair Housing Laws. The HOME regulations list a number of prohibited lease provisions and some required lease provisions with which owners should become familiar. WCDA has a Suggested Occupancy Policy and a list of these provisions that owners can adapt for their project.

E. DETERMINING THE INITIAL INCOME ELIGIBILITY OF HOME TENANTS/HOMEOWNER

The income of each tenant/homeowner must be determined initially in accordance with 24 CFR 92.203. by using Annual Income as defined under the Section 8 Housing Assistance Payments programs in 24 CFR Part 5.609.

HOME Application/Project Criteria-Rental Housing -4

F. ANNUAL RECERTIFICATION OF INCOME

The annual incomes of tenants in HOME projects must be re-examined each year during the period of affordability. The project owner must re-examine each tenant's annual income by utilizing third party source documents evidencing annual income.

WCDA will require that the owner of HOME assisted rental units report at least once a year on the annual income of all tenants.

G. INCREASES IN TENANT INCOME

Tenants occupying HOME assisted units whose annual incomes exceed 80% of median (that is, they are no longer low-income) may stay in their HOME assisted apartments. Over income tenants (those who no longer qualify as low income) in HOME assisted units must pay no less than 30% of their adjusted monthly income for rent and utilities. Adjusted income is calculated according to the rules for the Section 8 Program. In general, adjustments are made by deducting from the annual income certain allowances.

For rental housing with Low-Income Housing Tax Credits and for units under local rent controls, when a tenant's income increases above 80 percent of the area median income, that tenant's rent will not have to be adjusted to 30 percent of the family's income. However, the next available unit of comparable size must be rented to a HOME eligible household, at which time the 80% unit will be re-classified as a Tax Credit unit at the appropriate income and rent level. The rent on the 80% unit may not be increased until the unit is replaced with a qualifying HOME unit.

WCDA will review the owner's recertification of tenant income annually. WCDA will review rent and utility allowances annually. WCDA will perform on-site inspection for compliance with Section 8 Housing Quality Standards at least:

- Annually for projects with more than 25 units.
- Once every two years for projects containing 5 - 25 units
- Once every three years for projects containing 1-4 units.

WCDA will review the owner's compliance with Written Agreements annually.

HOME Application/Project Criteria-Rental Housing -5

H. ELIGIBLE ACTIVITIES FOR RENTAL HOUSING PRODUCTION

The following activities are eligible for rental housing production with HOME funds:

1. REHABILITATION -

a. Rehabilitation of existing structures.

Rehabilitation and Refinancing to permit or continue affordability
under 24 CFR 92.252.

i. Rehabilitation must be the primary eligible activity requiring at least \$15,000 of required rehabilitation costs per unit.

ii. A review of the owner's management practices will be made in order to determine that disinvestment in the property has not occurred, that the long term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.

HOME Application/Project Criteria-Rental Housing -6

iii. The refinancing must be made for the purposes of maintaining current affordable units or creating additional affordable units.

iv. The minimum required period of affordability would be 15 years.

v. Refinancing is an eligible activity throughout the State of Wyoming under the HOME Program.

vi. HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG.

b. Conversion - Conversion of an existing structure from an alternative use to affordable, residential housing is an eligible activity and is considered rehabilitation. If conversion involves additional units beyond the walls of an existing structure, the project will be deemed new construction.

c. Reconstruction - Reconstruction is defined as the rebuilding, on the same lot, of housing standing on a site at the time of project commitment. The number of housing units on the lot may not be decreased or increased as part of a reconstruction project, but the number of rooms per unit may be increased or decreased. Reconstruction also includes replacing an existing substandard unit of manufactured housing with a new or standard unit of manufactured housing.

HOME Application/Project Criteria-Rental Housing -7

2. ACQUISITION - Acquisition of an eligible property is eligible as part of a rental housing project.

3. NEW CONSTRUCTION - New Construction is an eligible use of HOME funds. New Construction is also defined as housing that has received an initial certificate of occupancy or equivalent document within a one-year period before the commitment of HOME funds to the project.

HOME Application/Project Criteria-Homeowner Rehab - 1

V. HOMEOWNER REHABILITATION

City or County governments may apply for HOME Funds for Homeowner Rehabilitation programs. In addition, WCDA may administer a Homeowner Rehabilitation Program. The maximum administration fee which can be applied for is 10%. This administration fee will be funded as a percentage of each draw.

A. THE ELIGIBLE PROPERTY OWNER

The owner must have a gross annual income that does not exceed 80 percent of HUD's median income for the area. Third party written verification of income will be required. An owner must own the property prior to rehabilitation or the rehabilitated property must be sold to a qualifying household. A family or individual owns the property if they: **1)** have fee simple title to the property; or **2)** maintain a 99 year leasehold interest (50 year leasehold on reservation lands) in the property; All Lease forms of ownership must be PRE-approved by WCDA PRIOR to Application or **3)** have ownership or membership in a cooperative; **and 4)** do not have any restrictions or encumbrances that would unduly restrict the good and marketable nature of the ownership interest. The owner must occupy the property as a principal residence.

B. THE ELIGIBLE PROPERTY TYPE

An eligible property is any single family property, occupied as a principal residence by the owner in which the value of the property, after rehabilitation, does not exceed the HOME Single Family limits in effect at the time of HOME funds commitment. See the WCDA Affordable Housing Allocation Plan, Current Year Summary Attachment "A", Item "9".

Manufactured housing units must be connected to permanent utility hookups and be located on land that is owned by the manufactured housing unit owner.

All properties must also meet HUD's site and environmental requirements summarized below in Section XI Site and Neighborhood Requirements.

HOME Application/Project Criteria-Homeowner Rehab - 2

C. AFFORDABILITY PERIOD

Minimum Affordability Periods are as follows:

Amount of HOME Investment		Minimum Affordability Period
\$0	- \$ 15,000	5 years
\$ 15,001	- \$19,999	10 years
\$ 20,000	- 25,000	20 years

Should a property be sold or cease to be occupied by a qualified household during the period of time specified, Recapture provisions as outlined in Section XVIII HOME Program Definitions will apply. This requirement must be stipulated in a lien document separate from the mortgage which must be recorded.

After an initial investment of HOME funds, additional HOME funds may not be invested in HOME assisted Homeowner Rehabilitation units for varying lengths of time as described above depending upon the amount of the initial HOME investment as described above.

Resource Allocation (Cont) - 1

In order to qualify for the Small Rural Project Set-aside the following criteria applies:

- 1) The project must be in a small community with a population under 7,500 and no communities with a population over 7,500 are within 20 miles of the project.
- 2) The project must have 12 or fewer units
- 3) Project must not be done in conjunction with a separate project in the same locale.

Due to the fact that Market Rents are typically lower in Rural areas, projects may have a 10% variance in Income and Rent levels when qualifying for the Small Rural Project Set-aside.

D. CHDOs - COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS

1. Community Housing Development Organizations (CHDOs). Approximately \$525,000, fifteen percent (15%) of the Fiscal Year HOME funding allocation will be set aside for CHDO's*. Applications for CHDO Eligible Activities will be accepted through a competitive application process during the initial application period at the beginning of each year. If funds are

remaining, WCDA will open an additional competitive application process or, depending on the amount of remaining funds, accept applications on a first-come, first-serve basis to projects meeting the minimum ranking criteria until all funds are allocated to eligible projects. For actual funding levels, see WCDA Affordable Housing Allocation Plan, Current Year Summary Attachment "A". Activities that are NOT eligible under the CHDO set aside are; Homeowner Rehabilitation, Tenant Based Rental Assistance, Brokering or other Real Estate transactions.

2. CHDO Technical Assistance -

Ten percent of the CHDO set aside may be available to CHDOs for Project Specific Technical Assistance and Site Control Loans for items such as feasibility studies, consulting fees, architectural and engineering fees, etc. No administrative fees are eligible. **APPLICANTS WHO ANTICIPATE USING THE TECHNICAL ASSISTANCE AND SITE CONTROL LOANS SHOULD APPLY TO WCDA BEFORE ANY PROJECT COSTS ARE INCURRED IN ORDER TO ENSURE ELIGIBILITY FOR THE FUNDING.**

Resource Allocation (Cont) - 2

E. CHDO General Operating Costs and Capacity Building Reserve

(not project specific)

A Certified Community Housing Development Organization (CHDO) may apply to WCDA for HOME funding for any fiscal year for organizational operating funds in an amount that provides not more than \$50,000 or fifty percent (50%) of the CHDO's organization's total operating expenses, whichever is less, in that fiscal year. No CHDO may receive funding for more than 3 years. To apply for this set-aside a CHDO may apply on an annual basis prior to September 1st of each year.

In order to receive CHDO operating funds a CHDO must:

- 1) enter into a written agreement with WCDA that states the CHDO is expected to own, sponsor or develop a project which will receive funds under the CHDO set-aside within 24 months of receiving funds for operating expenses
- 2) submit a Development Plan outlining the CHDO's proposed housing projects, type of housing, number of units, and populations to be served, over the next 5 years
- 3) submit a timeline under which these projects will be developed
- 4) submit a list of anticipated funding sources for the projects in the Development Plan

- 5) submit a five year operating budget with all sources of operating income listed, designating which sources are firmly committed and which sources are tentative
- 6) submit a list of staff, experience of each staff member and their job description.
- 7) submit a report or narrative of accomplishments achieved through prior HOME CHDO Operating funds received.

Applications will generally be accepted once a year and should be submitted to WCDA on or before September 1st. No more than \$175,000 of HOME funds may be allocated as Operating Funds in any given program year. Applications will be reviewed and funded according to the feasibility of the projects proposed in the Development plan and an assessment by WCDA staff of the CHDO's capacity to successfully complete the Development Plan.

Resource Allocation (Cont) - 3

F. ADMINISTRATION AND CONTINGENCY RESERVE -

Approximately \$350,000 (10%) of Fiscal Year HOME allocation will be set-aside for WCDA administrative costs, and for a reserve for project over-runs that cannot be met from other funding sources.

After the first round of funding, WCDA reserves the right to re-allocate funds between categories as needed to most expeditiously commit and spend the funding, provided the minimum CHDO set aside is maintained.

Threshold Factors (Cont) - 1

IX. SITE AND NEIGHBORHOOD REQUIREMENTS

HOME projects must be located on a site eligible for federal financial assistance. The types of items that are reviewed when looking at a site are listed below:

- The site's proximity to noise sources such as railroads, highways or busy streets, and airports or military airfields.

- The site and the project must have a clearance from the state historic preservation office.
- The site cannot be in a 100-year flood plain.
- Lead-based paint and asbestos are concerns and must be dealt with in accordance with HUD and state requirements.
- The site's proximity (within 3,000 feet) to a hazardous waste site listed on the CERCLIS list.
- The site's proximity to above ground storage tanks with hazardous materials.

WCDA will also do a site visit to determine the site's suitability for the type of housing being proposed. All funded projects will have to meet HUD's environmental review process and HUD's site and neighborhood standards requirement at 24 CFR Part 92.202. Site selection is extremely important and is part of the evaluation and ranking process.

X. ELIGIBLE FORMS OF FINANCIAL ASSISTANCE

- Interest-bearing loans
- Non-interest-bearing loans
- Interest subsidies that leverage other monies
- Deferred payment loans
- Forgivable loans
- Grants
- Alternative forms must be approved by HUD

Threshold Factors (Cont) - 2

XI. MATCHING REQUIREMENTS

HUD requires that 25% of the HOME funds are matched by a non-federal eligible matching contribution. Matching funds are the local contribution to the partnership. Match obligations must be met in the fiscal year they occur.

A. Forms of matching contribution.

The match obligations can be met with:

- Cash from a non-federal source (**owner's cash is not eligible as match**)
- Value of waived taxes, fees or charges
- Value of donated land or real property
- Cost of infrastructure improvements not made with federal resources associated with HOME projects
- Proceeds from multifamily and single family affordable housing project bond financing validly issued by a State or local government or an agency or instrumentality of the State or local government
- Reasonable value of donated site-preparation and construction materials not acquired with Federal resources
- Reasonable rental value of the donated use of site preparation or construction equipment
- The value of donated or voluntary labor or professional services
- The value of sweat equity
- The direct cost of supportive services provided to families residing in HOME-assisted units during the period of affordability
- The direct cost of homebuyer counseling services provided to families that acquire a property with HOME assistance

B. Size of the Match

Every HOME project requires a 25% match contribution meaning that 25% of the HOME funds in a project must be matched by non-federal funds. For FY 2013, applicants will only be required to provide a match of 5.0% because WCDA has been able to accumulate banked match over the past several years.

This also means there will not be WCDA Match Pool funding available for this year as there has been in previous years. However, if projects require an additional financing source, they may apply to WCDA for funding from the WCDA Housing Trust Fund.

C. Sources of Match

Match providers will include a wide array of local providers, both public and private. These may include:

- Local tax funded initiatives
- Tax assessing offices
- Water and sewer departments
- Streets and sidewalk departments
- Redevelopment agencies
- Public housing agencies
- State agencies
- State tax funded initiatives
- Charitable Organizations/Foundations
- Private sector organizations
- Lending institutions
- Corporate donations/commitments

Threshold Factors (Cont) - 3

XII. DOUBLE DIPPING ON HOME ASSISTED PROJECTS

Except for the first year after project completion, no further HOME funds can be used during the relevant period of affordability. The period of affordability will vary depending on the type of HOME activity.

XIII. HOME INVESTMENT PER UNIT--Maximum/Minimum HOME Expenditure

The maximum, average subsidy per HOME assisted unit is established by HUD. Maximum Subsidy limits for Wyoming can be found in the WCDA Affordable Housing Allocation Plan Current Year Summary, Attachment A.

Only units receiving HOME monies are considered "HOME Assisted Units". HOME expenditure limits, rent and occupancy rules only apply to HOME Assisted Units.

Project developers using the **Federal Low-Income Housing Tax Credit** need to contact WCDA for special limitations when applying for HOME funds.

XIV. RESERVATION CRITERIA

See Affordable Housing Allocation Plan

Threshold Factors (Cont) - 4

XV. POLICIES & PROCEDURES

A. AFFIRMATIVE MARKETING

It is the affirmative marketing policy of WCDA to inform the public, homeowners, landlords and potential tenants about the Federal Fair Housing laws and the affirmative marketing goals by:

1. Making this program available for public review. An overview of the marketing policy is included.

2. Upon qualification and selection of a HOME project, the owner will be notified of Equal Opportunity requirements.

3. All advertising and literature used for the HOME program will carry the Equal Housing Opportunity logo or slogan.

4. Copies of media releases, advertisements, and announcements where the HOME program was presented, will be maintained.

5. Affirmative marketing to the general public, landlords, tenants and homeowners will be done by the placement of Public Notices in the applicable local newspapers. The Casper Star-Tribune is considered the major Wyoming newspaper having statewide circulation.

As projects are completed, owners will send written notices containing information about the project (size of units, rent, etc.) to agencies such as the Department of Family Services and the local Salvation Army.

6. WCDA has a housing program brochure that briefly describes WCDA's housing programs. This brochure will be used to affirmatively market the HOME Program to the general public, tenants, and owners.

7. Throughout the year, WCDA has opportunities to affirmatively market the HOME Program on a statewide basis to REALTORS[®], lenders, and other housing and redevelopment officials at meetings and seminars in which WCDA participates.

Threshold Factors (Cont) - 5

8. Landlords will be advised that they must comply with Equal Housing Opportunity laws and their literature must contain the Equal Housing Opportunity logo. All projects will be required to display a fair housing poster when advertising vacancies. If it is found that a landlord is failing to follow the

affirmative marketing requirements and blatantly ignoring fair housing laws, WCDA may enforce the default section of the HOME Agreement and Promissory Note.

9. If landlords are seeking tenants to fill vacant units, they will be provided assistance by WCDA in outreach methods for contacting groups and ethnic organizations to ensure equal access is provided. Landlords will be required to send written notices of vacancies to employment centers, places of worship or other community organizations that work with low-income persons.

10. Landlords of HOME assisted units will be required to keep records of families who apply for housing and document those cases where someone was denied housing. At a minimum, these records will contain data regarding income, family size, and minority status. Landlords will be required to keep copies of all media releases and advertisements for vacancies.

11. Any alleged housing discrimination complaints will be forwarded to the U.S. Department of Housing and Urban Development.

12. WCDA will monitor units of general local government to encourage their adoption of affirmative marketing procedures. On-site monitoring will be performed as required by HUD HOME Regulations.

13. Homebuyer Education Courses, made available through the Wyoming Housing Network, Inc.(WHN), will provide for a discussion of Fair Housing.

14. Information on Fair Housing can be obtained from the regional Fair Housing office in Denver. The mailing address for this office is Office of Fair Housing, US-HUD, 1670 Broadway, 23rd floor, Denver, CO 80202-4801 and the phone number for Fair Housing complaints is 800-877-7353.

Threshold Factors (Cont) - 6

B. MINORITY BUSINESS ENTERPRISE & WOMEN - OWNED BUSINESS ENTERPRISE (MBE & WBE) OUTREACH PROGRAM (24 CFR 92.350 & 92.351)

WCDA will keep on file the names of agencies that have lists of MBE and WBE businesses that have been identified in source documents developed by agencies such as the Wyoming Business Council, and the Wyoming Highway Department. HOME applicants may request copies of these documents as they are updated.

WCDA will encourage general contractors on projects being funded with HOME funds to solicit bids from MBE/WBE businesses. WCDA will maintain project records on the use and participation of WBE and MBE.

Discussion:

AP-35 Projects – (Optional)

Introduction:

#	Project Name

Table 60 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

Yes

Available Grant Amounts

Section 108 loans are still a part of the State of Wyoming's Community Development Block Grant Program. The State made one loan in 1996 and it was paid off this year. It was a success. There has been inquiries about Section 108 loans none of which have resulted in further discussions nor an application.

Acceptance process of applications

Applications will be accepted in accordance with our regular application deadlines which are January 15 and (if funds allow) August 15 with board decisions being made in May and December respectively.

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

No

State’s Process and Criteria for approving local government revitalization strategies

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

Wyoming has not set specific geographic areas in which assistance will be directed over the coming year. However, as more and more affordable housing units are developed through with HOME, NHTF, LIHTC and Rural Development Programs, it is becoming increasingly more important to target these funds to the areas of the greatest need. Applicants for HOME funds will need to be able to show that there is a demand for the type and price of unit they are proposing. WCDA will be utilizing the Wyoming Housing Data Base Partnership Reports (Semiannual Profiles, Housing Conditions Report & Forecasts) for comparison to the Developer's own information.

While the WCDA continues to recognize need as the primary driver of housing within any given community and maintains scoring that reflects this principle, a new scoring category for geographic distribution has been added for 2013. This category will help ensure that affordable housing resources are distributed throughout the state and no one community shall benefit disproportionately to the rest of the state.

The WCDA provides a list of funded projects by community on its web-site for HOME, LIHTC and CDBG programs.

Geographic Distribution

Target Area	Percentage of Funds

Table 61 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

NHTF

The WCDA looks at the state as a whole and uses need in a community as its priority.

However, due to higher costs associated with real estate development in smaller communities, the rural nature of the entire state, and Wyoming's low population, WCDA has a Small Rural Project Set-aside for a portion of our NHTF allocation to fund housing projects in towns with populations less than 15,000

that are not within 20 miles of another town with a population over 15,000, and the projects must have 24 or fewer units. We have found a need in smaller towns for affordable housing and we have set-aside funds to encourage development where it is most difficult.

Discussion

NHTF

WCDA does not target assistance to specific geographic areas in the state as NHTF funding is awarded on a competitive basis. Established scoring criteria ensure projects serving areas of greatest need are prioritized higher. Once the program is well established, WCDA will also consider the amount of NHTF funding which an area has previously received in the award process.

While Wyoming has not set specific geographic areas in which assistance will be directed over the coming year, it is becoming increasingly more important to target these funds to the areas of the greatest need. Applicants for funding will need to show that there is a demand for the type and price of unit they are proposing. WCDA will be utilizing the Wyoming Housing Database Partnership Reports (Semiannual Profiles, Housing Conditions Report & Forecasts) for comparison to the Developers own information. While the WCDA continues to recognize need as the primary driver of housing within any given community and maintains scoring that reflects this principle, a scoring category for geographic distribution is included in the allocation plan:

Geographic Distribution Scoring Category:

In an effort to equitably distribute funding throughout the state, negative points will be assessed based on the number of affordable units (regardless of source) awarded funding in the last four years compared to the population of the city where the proposed project will be located. Projects proposing newly constructed units will be assessed 150 negative points for every one percent (1%) of affordable units the proposed community has received in relation to their population the previous four (4) years and projects proposing rehabilitated units will be assessed seventy-five negative (-75) points for every one percent (1%) of funded affordable units the proposed community has received in the previous four (4) years in relation to their population. (Example: Total units funded in last 4 years = 200; population of community 50,000 = $200/50,000 = .4\%$; $.4 \times 150 = 60$ negative points.)

This category will help ensure that affordable housing resources are distributed throughout the state

and no one community shall benefit disproportionately to the rest of the state. The WCDA provides a list of funded projects by community on its web-site for its housing programs.

As a result of the development of the current Assessment of Fair Housing, WCDA has determined that the state of Wyoming has no racially/ethnically-concentrated areas of poverty.

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction:

NHTF

WCDA's allocation criteria for distribution of NHTF funds allows nonprofit and for-profit developers to apply for funding and awards extra points for efforts to house lower income level households most likely to experience homelessness:

INCOME LEVELS (Maximum 40 points – must score a minimum 10 points)

A proposal will receive points for eligible low-income units with income restricted to the percentage of HUD Median Income as stated below.

- a. Meeting Market Study (Must score a minimum 10 points)

Where income levels proposed meet those substantiated in the Market Study for the project, it will receive 10 points.

- b. Lower Income Targeting (Maximum 5 points)

Where income levels proposed meet those substantiated in the Market Study for income levels between 41-50% of HUD Median Income.

- c. Deep Income Targeting (Maximum 10 points)

Where income levels proposed meet those substantiated in the Market Study for income levels at or below 40% of HUD Median Income.

- d. Extreme NHTF Income Targeting (Maximum 15 points)

Where income levels proposed meet those substantiated in the Market Study for income levels at or below 30% of HUD Median Income.

A proposal will receive 2 points if 4% or more of the units are set aside for transitioning homeless households. This would include Gross rent under \$200.00 a month and working with other organizations

to provide payment of utilities.

Even with these incentives for producing housing with rents at or below \$200 a month to support homeless or at-risk homeless households, in past history no projects have taken on the challenge. However, WCDA has amended its loan terms to further incentivize the use of NHTF funds to address the needs of ELI households. With additional incentives in place, WCDA anticipates supporting a minimum of 2 homeless households utilizing NHTF funding.

Because rural households are identified as a priority, WCDA has a Small Rural Set-Aside in the amount of \$700,000. While we do not give preferences to other segments through set-asides, WCDA’s allocation criteria awards extra points for efforts to house families or individuals with children, public housing residents, low and extremely low income households, close proximity to services needed by elderly persons, and those with health issues.

One Year Goals for the Number of Households to be Supported	
Homeless	78
Non-Homeless	361
Special-Needs	115
Total	554

Table 62 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	45
The Production of New Units	213
Rehab of Existing Units	70
Acquisition of Existing Units	1
Total	329

Table 63 - One Year Goals for Affordable Housing by Support Type
Discussion:

NHTF Production of New Units is defined as housing that has received an initial certificate of occupancy or equivalent document within a one-year period before the commitment of NHTF funds to the project.

Rehabilitation of Existing Units is defined as rehabilitation and refinancing to permit or continue affordability under 24 CFR 93.201(b).

Rehabilitation must be the primary eligible activity requiring at least \$30,000 of required rehabilitation costs per unit.

A Capital Needs Assessment must be provided by an unrelated Professional Capital Needs Assessment provider to include a unit by unit breakdown and budget at time of application. The CNA must include an estimate of the remaining useful life of major systems and estimates of replacement costs. Major

systems include: structural support, roofing, cladding, weather proofing (windows, doors, siding, and gutters), plumbing, electrical and heating, ventilations, and air conditioning.

A review of the owner's management practices will be made in order to determine that disinvestment in the property has not occurred, that the long term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.

Refinancing must be made for the purposes of maintaining current affordable units or creating additional affordable units and the rehabilitation cost must be greater than the amount of debt that is refinanced.

The minimum required period of affordability would be 30 years.

Refinancing is an eligible activity throughout the State of Wyoming under the NHTF Program.

NHTF funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG.

Conversion of an existing structure from an alternative use to affordable, residential housing is an eligible activity and is considered rehabilitation. If conversion involves additional units beyond the walls of an existing structure, the project will be deemed new construction.

Reconstruction - Reconstruction is defined as the rebuilding, on the same lot, of housing standing on a site at the time of project commitment. The number of housing units on the lot may not be decreased or increased as part of a reconstruction project, but the number of rooms per unit may be increased or decreased. Reconstruction also includes replacing an existing substandard unit of manufactured housing with a new or standard unit of manufactured housing.

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

Collectively the goals of the State of Wyoming's programs (Community Development Block Grant - CDBG, Home Investment Partnerships Program - HOME, Housing for Persons with AIDS - HOPWA, and the Emergency Solution Grant program - ESG strive to achieve the following:

First, programs shall provide decent housing. Included within this broad goal are assisting homeless persons to obtain affordable housing; retaining the affordable housing stock; increasing the availability of permanent housing that is affordable to low-income Americans without discrimination; and increasing supportive housing that includes structural features and services to enable persons with special needs to live in dignity.

Second, programs shall provide a suitable living environment. This includes improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by expanding housing opportunities and revitalizing deteriorating neighborhoods; restoring, enhancing and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and conserving energy resources.

Finally, programs shall expand economic opportunities. Within this goal are creating jobs accessible to low-income persons; providing access to credit for community development that promotes long-term economic and social viability; and empowering low-income persons to achieve self-sufficiency in federally-assisted and public housing.

Outside the Consolidated Plan for the State of Wyoming, the Public Housing Authorities are required to develop an Agency Plan which is then submitted to HUD. Each PHA Plan is required to be consistent with the applicable Consolidated Plan for the jurisdiction in which the PHA is located. A Public Housing Agency Plan will be considered to be consistent with the State Consolidated Plan as long as the Plan seeks to provide affordable housing or improve the living conditions and/or affordability of housing for very low, low and moderate income households in Wyoming.

Wyoming has approximately 656 Public Housing Units spread throughout nine different communities. There are 197 Moderate Rehab Units spread throughout 3 different communities. Most of these (161) are in Casper. There are approximately 2,330 Section 8 Certificates and Vouchers spread

throughout approximately ten communities.

In addition, Wyoming had approximately 2,255 units with Section 8 Housing Assistance Payments (HAP) contracts prior to the time the HUD contracts began to expire.

Actions planned during the next year to address the needs to public housing

Actions to encourage public housing residents to become more involved in management and participate in homeownership

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Discussion:

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

The 2013 Annual Action Plan will be the first year of implementing Wyoming's Strategic Plan for reducing and ending homelessness. Greater participation in the point in time count made a tremendous difference in assessing Wyoming's population more accurately last year and it is the hope of providers that this participation level will continue to increase. Accuracy in numbers of the Wyoming homeless population will enable Wyoming to better assist those who are in need.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Collaborative will use the Annual Point in Time Count as a method of reaching out and identifying homeless populations. During the Count referral information will be given to unsheltered person. To the extent of resources, persons will be assessed at that time or as they enter the care system. The Veteran's Administration holds "Stand Down" events in Casper and Cheyenne which provide the opportunity to assess the needs of homeless veterans and refer them to appropriate services and housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Collaborative will work toward expanding the supply of homeless housing, including emergency shelter and transitional housing resources. Among the approaches to be pursued is to double the capacity of the Transitional Housing for Families in Casper.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Collaborative has established a goal of increasing the permanent supportive housing beds for chronic homeless persons from the current 14 to 30 beds in the next ten years. Over the next year the Collaborative will focus on the creation of partnerships for developing permanent supportive housing.

Within our homeless youth strategic planning process, the Collaborative identified the importance of having unified case management processes for working with homeless families. The Collaborative will

work to develop a collaborative process for achieving a comprehensive case management system among agencies.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Collaborative works closely with the foster Care providers around the state of Wyoming to ensure that youth do not become homeless when they age out of the system.

The foster care providers follow specific guidelines that include training and educating foster parents about their responsibilities to youth in their care, and about the "family support" youth would need when they age out of the systems. Next, all of the youth in foster care are required to participate in the Independent Living Program that teaches them how to get and retain a job, sets up internships and job shadows for them, helps with obtaining a GED, teaches budgeting and financial management, assists with renting an apartment, getting a drivers license, and assists with college tuition. The foster care and Independent living staff work together in helping youth to sign up for college if they choose, perhaps a trade school, or help to successfully transition into the workforce. The Collaborative agencies and foster care staff fully understand that youth that age out of foster care need many extra supports in order for them to continue with a successful transition process out of the foster care system. To summarize, the discharge plan includes guidelines for family support, financial security, a plan and a direction for their future.

The Collaborative and Wyoming Community Network have partnered with the Wyoming Department of Corrections to assure there are policies and procedures in place to refer individuals to community resources and providers. Resources and referrals include: medication provision, primary care medical provider, housing and employment. The procedures have been in place since 2002.

Discussion

NHTF and HOME:

WCDA awards extra points for applications which seeks to address homeless populations:

A proposal will receive 2 points if 4% or more of the units are set aside for transitioning homeless

households. This would include Gross rent under \$200.00 a month and working with other organizations to provide payment of utilities.

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	15
Tenant-based rental assistance	25
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	10
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	15
Total	65

AP-75 Barriers to affordable housing – 91.320(i)

Introduction:

The two major barriers to affordable housing in Wyoming continue to be demand versus supply and the cost of construction.

The cost of construction in Wyoming continues to be high. It seems that many contractors cannot build new housing for less than \$150.00 a square foot excluding land cost. Development of raw land is extremely expensive with the costs running in excess of \$40,000 per lot for a home.

Example - A 1,000 square foot home on a \$40,000 lot would cost approximately \$190,000 to purchase.

If the home in the example was used as a rental property the rent would need to be in the neighborhood of \$1,500 to \$1,600 per month in order to cash flow the debt service, pay operating, maintenance and management costs and reserves. This unit might be affordable to a household with an income of \$64,000 using 30% of income for rent. Generally utilities are extra.

If this same unit were purchased and financed at 4.0% for 30 years, it would take an income of approximately \$35,000 to qualify at the maximum payment ratio that HUD would allow for P&I. This would not leave much room for other expenses. The increased affordability in recent years has been from the lower mortgage interest rates, not from lower construction costs nor from lower housing prices.

It appears that affordable housing does not get built in communities until the housing situation becomes a crisis. At the point housing becomes a crisis, then communities begin to look at how the local

government can be a partner.

While a high cost of construction drives new housing costs, the demand for housing drives existing housing costs. Wyoming has seen an increased demand for rentals and home purchases over the last several years as discussed in the market inventory section causing increased rents and higher real estate values.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Some of the areas in which local governments have been contributing are in the waiving of development fees and charges, allowing greater densities, providing for zoning variances, and donation of land or buildings.

In addition, the WCDA has structured the ranking criteria for HOME and LIHTC to reward developers that are able to provide quality housing for less money.

Discussion:

In the past three years, builders have committed to using alternative construction techniques and floor plans have contributed significantly to lower construction costs. They are demonstrating that units can be constructed in Wyoming for \$146.00/s.f. excluding lot costs. Providing builders and developers with information on innovative construction techniques will continue. Encouraging builders and architects to work together on the plan development also results in a significant reduction in costs.

A final Analysis of Impediments was completed in 2011 and WCDA is the lead agency working on the required Assessment of Fair Housing (AFH) for submission in 2017. The results of the AFH will be

incorporated into future NHTF allocation plans.

WCDA awards extra points to applications which actively seek to reduce barriers to affordable housing:

- A proposal will receive up to 5 points if the community is actively reducing barriers associated with Affordable Housing i.e.:
 1. Reducing or waiving fees or real estate tax concessions for Affordable Housing.
 2. Within the last year the Jurisdiction has convened or funded comprehensive studies, commissions, or hearings, or has established a formal ongoing process, to review, the rules, regulations, development standards and processes of the jurisdiction to assess their impact on the supply of Affordable Housing.
 3. Within the last year the Jurisdiction has initiated regulatory reforms as a result of the above.
 4. Jurisdiction has a single consolidated permit application process for housing development that includes building, zoning, engineering, environmental and related permits or “fast track” permitting and approvals for all affordable housing projects.
 5. Reduction or waiver of parking or green space requirements for all affordable housing developments.
 6. The jurisdiction has funded, directly or through partnerships, comprehensive studies of current and estimated housing needs taking into account the anticipated growth of the region, for existing and future residents, including low-, moderate-, and middle-income families for at least the next five years.
 7. Lower cost land development requirements for Affordable Housing developments, i.e. higher density, narrower streets, sidewalks on only one side of the street etc.

AP-85 Other Actions – 91.320(j)

Introduction:

Wyoming programs funded by HUD are administered by independent state agencies; funds are used and distributed based on the policies of each agency:

WCDA had two funding rounds for allocation of NHTF funds in the year 2016. No applications requesting NHTF funds were received, likely due to the delayed national announcement of the NHTF allocations. WCDA anticipates two funding rounds for allocation in the year 2017. Our goal is to allocate all of our allotted funding to affordable housing by the end of 2017.

Actions planned to address obstacles to meeting underserved needs

WCDA awards funding to the underserved rural areas of the state. In addition, WCDA awards extra points within the scoring criteria for any development that commits to housing the homeless.

Actions planned to foster and maintain affordable housing

WCDA's scoring criteria is favorable to developers that want to preserve these units in an effort to preserve projects being considered for removal from the affordable realm.

Actions planned to reduce lead-based paint hazards

When WCDA funds a NHTF rehab project, the building will be tested for hazards including LBP, asbestos, mold, and radon. All such hazards will be removed or mitigated.

Actions planned to reduce the number of poverty-level families

The NHTF program will use the income eligibility of 0-30% of family median income, as set forth by HUD. This income band by definition includes poverty level families. Ninety percent of the NHTF proceeds will be allocated to fund rental projects servicing this income band. Providing affordable housing is the first step toward reducing the number of poverty-level families.

Actions planned to develop institutional structure

WCDA has developed in depth policies and procedures outlining every task performed at the Authority. Specifically in Federal Programs, WCDA has started revising policies to include NHTF funding. WCDA takes full advantage of all HUD trainings (webinars and in person) to make sure that the entire Federal

Programs staff is educated on all regulations and changes to regulations.

Actions planned to enhance coordination between public and private housing and social service agencies

WCDA awards points for proposals that commit to giving preference to individuals and families on the public housing waiting lists:

PUBLIC HOUSING WAITING LISTS (Maximum 2 points – Must score a minimum of 2 points)

Proposals that commit to giving preference to individuals and families on the public housing waiting lists, will receive 2 points.

WCDA has initiated a Disability and Access focus group conversation during the AFH process in order to solicit feedback from public, private, and social service agencies.

The State’s Citizen Participation Plan outlines efforts to gather input from the public in determining where resources will be spent.

Discussion:

Each year the HOME, NHTF, CDBG, HOPWA and ESG programs will evaluate what other actions might be taken should the results of the previous year's plan indicate that there may be additional programs or actions that should be implemented. Beyond that, there is nothing specific for additional actions to add at this time.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction:

Please see attachments for the NHTF information. Not able to add a program in this document.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.320(k)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used

for homebuyer activities as required in 92.254, is as follows:

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

**Emergency Solutions Grant (ESG)
Reference 91.320(k)(3)**

1. Include written standards for providing ESG assistance (may include as attachment)

The Emergency Solutions Grant Program Manager working in conjunction with the the Wyoming Homeless Collaborative is presently developing the written standards for providing ESG assistance. The document will address how funding decision will be made, how coordination will be centralized, how funding will be allocated and son. These written policies will be shared with HUD as soon as they are finalized.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Please see answer to Question 1.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Please see answer to Question 1.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Please see answer to Question 1.

5. Describe performance standards for evaluating ESG.

Please see answer to Question 1.

Discussion:

Appendix - Alternate/Local Data Sources