

# **THE NSP1 SUBSTANTIAL AMENDMENT**

## **(AS AMENDED JULY 2017)**

<p>Jurisdiction(s):  <i>(identify lead entity in case of joint agreements)</i>          Wyoming Community Development Authority</p> <p>Jurisdiction Web Address:</p> <ul style="list-style-type: none"> <li>• <i>(URL where NSP Substantial Amendment materials are posted)</i></li> <li>• <a href="http://www.wyomingcda.com">www.wyomingcda.com</a></li> </ul>	<p>NSP Contact Person: John R. Batey          Address: Wyoming Community Development Authority          155 North Beech Street          Casper, WY 82601          Telephone: 307-265-0603          Fax: 307-266-5414          Email: <a href="mailto:batey@wyomingcda.com">batey@wyomingcda.com</a></p>
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The Wyoming Community Development Authority (WCDA) is the state housing finance agency for Wyoming. WCDA administers several housing programs in the State of Wyoming, the largest of which is the Single Family Mortgage Purchase Program under which WCDA Participating Lenders are provided permanent loan financing at below market interest rates for first time homebuyers meeting the requirements of the federal Mortgage Revenue Bond Program.

The Wyoming Community Development Authority will be responsible agency for the administration of the Disaster Reporting Grant Recovery System (DRGR) and the quarterly reporting submissions to the HUD field office in Denver.

### **2017-18 NSP Program Income (PI) assisted activities for the State of Wyoming - \$1,560,000**

1. **Wyoming Rehabilitation and Acquisition Program (WRAP), \$ 1,404,000** – WCDA will acquire and rehabilitate foreclosed properties which will be sold to low and moderate income eligible buyers. The targeted locations include the following counties:
  - a. Big Horn, Campbell, Converse, Carbon, Fremont, Goshen, Laramie, Lincoln, Natrona, Sweetwater, Uinta
  - b. Counties may be added or removed in the future depending on the foreclosure market.
2. **NSP Allowable Administrative Fees, \$156, 000** – The NSP program allows an amount up to ten percent (10%) of the NSP grant amount to be used for general administration and planning activities as defined at 24 CFR 570.205 and 206. The NSP program also allows 10% of program income earned to be used for administrative fees.

## ***A. AREAS OF GREATEST NEED***

Provide summary needs data identifying the geographic areas of greatest need in the grantee's jurisdiction.

**Note:** An NSP substantial amendment must include the needs of the entire jurisdiction(s) covered by the program; states must include the needs of communities receiving their own NSP allocation. To include the needs of an entitlement community, the State may either incorporate an entitlement jurisdiction's consolidated plan and NSP needs by reference and hyperlink on the Internet, or state the needs for that jurisdiction in the State's own plan. The lead entity for a joint program may likewise incorporate the consolidated plan and needs of other participating entitlement jurisdictions' consolidated plans by reference and hyperlink or state the needs for each jurisdiction in the lead entity's own plan.

HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. Grantees may wish to consult this data, in developing this section of the Substantial Amendment.

Response:

### **Neighborhood Stabilization Program (NSP) Needs Assessment**

#### **Anticipated Distribution of NSP Funds**

The NSP Program requires states to distribute NSP funds to the areas of greatest need including those areas with the greatest number of home foreclosures, those areas with the highest percentage of homes financed by a subprime mortgage and to those areas identified by the grantee as likely to face a significant rise in the rate of home foreclosures. For the period of 2010-15, approximately 72% of the foreclosed homes in the state of Wyoming can be found in the eleven counties of:

Big Horn  
Campbell  
Converse  
Carbon  
Fremont  
Goshen  
Laramie  
Lincoln  
Natrona  
Sweetwater  
Uinta

The above-listed counties have the highest rates of foreclosures per capita, along with the highest NSP foreclosure risk abandonment score (excluding three counties with populations below 10,000). Therefore, the state of Wyoming's NSP funds will be used in these eleven counties of greatest need.

### **Summary of Needs**

The counties that have the highest estimated number of foreclosures per capita are Campbell and Natrona with a combined average of over 1.4 foreclosures per 1,000 residents, or 70 and 109 respectively. Sweetwater County has fewer foreclosures per capita, but is tied with Fremont County for the fourth highest total foreclosure number statewide at 47. Converse, Goshen, Uinta, and Lincoln Counties have per capita foreclosure rates that together average approximately 1.2 per 1,000 residents. Laramie, Converse, Campbell and Fremont have estimated numbers of foreclosures ranging from 19 to 111. Big Horn County has an unusually high NSP foreclosure/abandonment risk score of 5.5.

### **Summary of Data**

The data, tables and maps described in the Summary of Data can be found in Appendix A of this document. All data is sourced from 2010-2015 Home Mortgage Disclosure Act (HMDA) data.

Table 1 presents the combined NSP statistics for Wyoming broken down by census tract, including: the percent of population at or below 120% of Area Median Income (AMI), HUD's Estimated Foreclosure/Abandonment Risk Score, the percentage of High Annual Percentage Rate Loans (HAL), the Predicted Foreclosure Rate, and the 5 year Vacancy Rate. The statewide averages show that 62% of Wyoming's population is at or below 120% of AMI. Foreclosure risks are low to moderate, with a 3.3 Foreclosure/Abandonment Risk Score statewide, a modest 1.2% HAL loan rate, and a Predicted Foreclosure Rate of just 0.67%. The 5-Year Vacancy Rate statewide average is at 7.9%.

Table 2 breaks down the information summarized in Table 1 by the number of HALs per census tract and county.

Table 2 shows 226,144 loan applications were originated over the six year period of the HMDA data. Table 2 also separates these into High Annual Percentage Rate Loans (HALs), and non-HALs. The former represents loans originated more than three percentage points higher than comparable treasury instruments, and five percentage points for refinance loans. Over the six year period there were 2,689 such loans throughout Wyoming.

Table 3 summarizes the estimated number of mortgages issued from 2010-2015, broken down by county and census tract. This table also provides the number of foreclosures and the computed foreclosure rate by county and census tract.

Table 4 summarizes the two key indicators used to determine the state of Wyoming's NSP eligible counties: foreclosures per capita, and the NSP Foreclosure/Abandonment Risk Score. By averaging and ranking these two scores for each county, a list of fourteen counties accounts for more than 75% of all foreclosures in the state. Three small counties (Johnson, Platte, and Washakie) are removed due to populations below 10,000, which complicates attempts to identify qualified contractors for rehabilitation work, and qualified buyers for the post-rehab property. When these three small counties are excluded, a list of eleven NSP eligible counties remain. Within these eleven counties, the NSP-eligible census tracts (i.e. those tracts with a majority of the population at or below 120% of AMI) are identified, as well.

Map I illustrates NSP income qualifying and non-qualifying census tracts. To help you identify where the tracts actually are located, this map contains the tract number. Maps II through V depict each of the concepts presented in Table 1.

Maps VI through XI graphically-depict data contained in Tables 2-3.

Maps XII and XIII depict the number of foreclosures statewide, by both census tract and county.

#### ***B. DISTRIBUTION AND USES OF FUNDS***

Provide a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of Section 2301(c)(2) of HERA that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. **Note:** The grantee's narrative must address these three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.

Response:

#### **Summary of Needs**

The NSP Program requires states to distribute NSP funds to the areas of greatest need including those areas with the greatest percentage of home foreclosures, those areas with the highest percentage of homes financed by a subprime mortgage and to those areas identified by the grantee as likely to face a significant rise in the rate of home foreclosures. HUD puts the highest priority on the areas with the greatest number of foreclosures.

The majority of the funding for the NSP eligible activities will be distributed in the Counties of: Big Horn, Campbell, Converse, Carbon, Fremont, Goshen, Laramie, Lincoln, Natrona, Sweetwater, and Uinta due to the larger number of foreclosed homes in these counties. Over 72% of the estimated foreclosures for the State of Wyoming are in these eleven counties. All eleven counties have foreclosure per capita rates of 1.1 per 1,000 residents or higher, with the exception

of Big Horn County. However, Big Horn County possesses the state's highest foreclosure/abandonment risk score of 5.5.

The percent of HAL loans has dropped significantly statewide, however, the eleven counties selected for NSP funding have an average of 2.12% HAL loans, which is well above the statewide average of 1.2%.

WCDA is anticipating also using some of the NSP funds as a financing mechanism providing low interest financing to purchase foreclosed and abandoned homes. This funding will be available in the eleven selected counties through WCDA Participating Lenders.

The Tables and Maps located in Appendix A illustrate the areas of greatest need for Wyoming.

All recipients need to be aware that due to the environmental review requirements and specifically 24 CFR Part 58.22, neither a recipient nor any participant in the development process, including public or private nonprofit or for-profit entities, or any of their contractors, may commit HUD assistance under a program listed in Sec. 58.1(b) on an activity or project until HUD or the state has approved the recipient's Request for Release of Funds (RROF) and the related certification from the responsible entity. In addition, until the RROF and the related certification have been approved, neither a recipient nor any participant in the development process may commit non-HUD funds on or undertake an activity or project under a program listed in Sec. 58.1(b) if the activity or project would have an adverse environmental impact or limit the choice of reasonable alternatives.

This means that once a decision has been made to use federal money for the project no action can be taken on the property by either the recipient, sub-recipient or a third party (such as a contractor or developer) until after the project has received environmental clearance. This rule is triggered by intent rather than when application is made. For acquisition the environmental review must be completed prior to the use of NSP funds. For rehabilitation, no activity can be started until after environmental clearance is received.

### ***C. DEFINITIONS AND DESCRIPTIONS***

(1) Definition of "blighted structure" in context of state or local law.

#### **Response:**

The definition of "blighted structure" for the State of Wyoming was derived from the statutory definition of blighted area in W.S. 15-9-103.

"Blighted structure" means a structure which may be located in a slum area, a deteriorated or deteriorating structure, a structure which may have inadequate legal access, a structure with a faulty floor plan or room layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessments, delinquency exceeding the fair value of the land, defective or unusual

conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of those factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.

“Slum area” means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of those factors is conducive to ill health and is detrimental to the public safety, morals or welfare.

(2) Definition of “affordable rents.” **Note:** Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program –specific requirements such as continued affordability.

Response:

Affordable rent is determined to be the HUD Low HOME Rents or fair market rent whichever is less. Fair market rent is determined by HUD guidelines and includes tenant paid utilities. Please refer to the HUD website for the current rents.

[https://www.hudexchange.info/resource/reportmanagement/published/HOME\\_RentLimits\\_State\\_WY\\_2017.pdf](https://www.hudexchange.info/resource/reportmanagement/published/HOME_RentLimits_State_WY_2017.pdf)

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

All residential properties will have a 30-year mortgage placed upon them. The property may also have a soft second mortgage triggered by the sale of the property, transfer of title, or when the property is no longer owner occupied.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

At minimum, all properties financed utilizing NSP funds must meet FHA Housing Quality Standards. In addition, all properties to be rehabilitated must meet the WCDA Rehabilitation Standards as outlined in Appendix B, and ensure local, state or national building codes will be followed.

Properties financed under the Foreclosure Financing Option and the Mortgage Principal Buydown must meet FHA Property Standards, as defined in HUD Handbook 4910.1, Minimum Property Standards for Housing, 1994 Edition.

Properties under the Wyoming Acquisition & Rehabilitation Program (WRAP) will be visited by WCDA staff and evaluated for participation in the WRAP program prior to any offers being submitted. All properties must be structurally sound or have the ability to be made structurally sound. In the event that a property is not structurally sound and/or the cost of rehabilitation would exceed the after rehabilitation value it would be possible under the WRAP program to demolish the current structure and place a new structure on the existing site. New properties may be stick built or modular construction. Properties must be attached to a permanent foundation. A preliminary inspection, including photographs, will be completed at that time using at minimum the FHA Housing Quality Standards, which will note all health and safety violations along with other potential concerns which may require specialized inspection at a later date, and the Property Rehabilitation Standards as outlined in Appendix B. The property will also be evaluated for environmental concerns. All properties selected for the WRAP program will be brought up to local, state, or national building code (whichever is more restrictive). The major systems of the property, such as electrical, plumbing, heating, roofing, and foundation, will be addressed first. It is the intent of the WRAP program to bring the properties to a standard of substantially rehabilitated.

#### ***D. LOW INCOME TARGETING***

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: \$390,000

**Note:** At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

#### **Response:**

As required under the NSP Program at least 25% of the NSP PI must benefit individuals or families whose income does not exceed 50 percent of area median income. Lower interest rates or a preference within the program design will be available in an effort to encourage homeownership or benefit to households at or below 50% of AMI. The Rental Opportunities Program, the Redevelopment Program, and the WRAP Program will be used to meet the set-aside requirements.

#### ***E. ACQUISITIONS & RELOCATION***

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e.,  $\leq 80\%$  of area median income).

If so, include:

- The number of low- and moderate-income dwelling units—i.e.,  $\leq 80\%$  of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.
- The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e.,  $\leq 120\%$  of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).
- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Response:

Demolition is an eligible activity. Any structure that is demolished must meet the requirement of being a blighted structure. If a structure is demolished there must be a benefit to low, moderate and middle income persons.

It is anticipated that properties selected under the WRAP and the ReOpp programs may include demolition of a previously foreclosed property. If a structure is demolished under the Demolition for Housing Program and the NSP Redevelopment Program, a housing unit must be produced following the demolition of the existing structure. It is noted that the NSP Program regulations waived the One-for-One Replacement requirement; however, Wyoming is in serious need of affordable, quality housing so the replacement of any demolished housing unit will be required. Demolition under the NSP Program will only be funded if it is part of an affordable housing activity. A replacement dwelling must be constructed and the property made available to a low income (50% AMI) or moderate income (80%) persons. Preference under this option will be for low income persons. The estimate for demolition under the WRAP program, the ReOpp Program, Demolition for Housing Program, and the NSP Redevelopment Program is ten (10) units.

***F. PUBLIC COMMENT***

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

**Note:** proposed NSP Substantial Amendment must be published via the usual methods and posted on the jurisdiction's website for no less than 15 calendar days for public comment.

Response:

A Notice of Public Comment was published in the Casper Star-Tribune and the Wyoming Eagle Tribune on June 30, 2017. The draft Substantial Amendment is available on the WCDA website at [www.wyomingcda.com](http://www.wyomingcda.com) from July 10, 2017 through July 25, 2017. The final Substantial Amendment with all comments received will be posted on [www.wyomingcda.com](http://www.wyomingcda.com) following the comment period.

Summary of comments received during the public comment period:



**No comments were received during the public comment period.**

Comments on the NSP programs are welcome at any time and may be directed to Dr. John R. Batey, AICP [batey@wyomingcda.com](mailto:batey@wyomingcda.com) or WCDA – NSP Comments, P.O. Box 634, Casper, WY 82602. Please note that official plan changes can only be made as part of a substantial amendment or during the annual consolidated plan process. Comments received outside of an official comment period will be included in the next official public comment period. If you have questions at any time please contact WCDA at 307-265-0603.

**G. *NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)***

(1) Activity Name: **Wyoming Rehabilitation and Acquisition Program (WRAP)**

(2) Activity Type: (include NSP eligible use & CDBG eligible activity)

**NSP Eligible Use**

§2301(c)(3)(B) purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.

**CDBG Eligible Activity**

- 24 CFR 570.201
- (a) Acquisition
- (b) Disposition
- (i) Relocation
- (n) Direct homeownership assistance to persons whose incomes do not exceed 120% of median income
- 24 CFR 570.202 Eligible rehabilitation and preservation acquisition activities for homes and other residential properties.

(3) National Objective: (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).

All activities will meet the national objective of benefiting low, moderate and middle income persons.

(4) Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

The WRAP program may be used to meet the low income housing requirement for those at or below 50% of AMI.

Under the WRAP program WCDA will use NSP funding to purchase foreclosed properties from the Department of Housing and Urban Development (HUD), the Veterans Administration (VA), Rural Development (RD), Wyoming lending institutions, Private Mortgage Insurance (PMI) companies, and from public foreclosure proceedings. The foreclosed properties will be rehabilitated and sold to low and moderate income eligible buyers via a drawing system in order to provide homeownership opportunities while preserving existing housing stock and revitalizing neighborhoods.

Under the Wyoming Rehabilitation and Acquisition Program, WCDA intends to use the NSP funds to purchase foreclosed properties. In order to be eligible for the NSP Program, the mortgage insurer/guarantor must be willing to sell the property for not more than 99% of the current appraised value as defined in the NSP regulations.

WCDA will provide a complete paper trail for each of these transactions. Among the documents to be provided in WCDA's NSP files will be current appraisals, purchase agreements, rehabilitation costs and complete resell documents for the sale of the property to the homebuyer.

### **WRAP Program Eligibility**

Basic applicant eligibility requirements include:

1. The applicant must be a Wyoming resident.
2. The applicant must be a United States citizen or a resident alien.
3. The property must be the applicant's primary residence for the term of the loan.
4. The applicant must pay a \$20.00 credit report fee.
5. The applicant must have a minimum 620 FICO score and meet FHA credit underwriting standards.
6. All household members' anticipated income will be considered, this includes anyone who will be occupying the property, and any family members not living in the household ie.(Military families)
7. The applicant must be able to contribute a minimum of 25%-30% of their gross income towards the principal, interest, taxes, and insurance payment, and not exceed a total debt to income ratio of 43%.
8. No current judgments, collections or bankruptcy.
9. The applicant must be able to make a down payment at closing of \$2,500.
10. Applicants must complete Homebuyer Education and One on One Counseling classes.

The applicant must attend and complete a HUD approved homebuyer education program prior to closing on an NSP assisted property. The Wyoming Housing Network, Inc. offers an in-person class. All eligible candidates will be required to participate in a one-on-one counseling session with the Wyoming Housing Network in addition to the in-person class. If an applicant who is successful in a property drawing cannot or chooses not to attend the homebuyer education class prior to the scheduled closing on the property then the applicant will forfeit all rights to the property and the sale will be cancelled and the home will be made available at the next scheduled drawing.

Preference will be given to applicants, who currently work or reside in the city, town, or county of the NSP assisted foreclosed property. WCDA employees, members of the WCDA Board of Directors, and their immediate family members are not eligible to participate in the Program.

Homeownership opportunities for households at or below 80% of the area median income (AMI) are limited. Therefore, the WRAP program will target appropriate properties for those households at or below 80% AMI. If it is determined that an eligible property is accessible or is easily rehabilitated to be accessible the household selected must demonstrate a need for the accommodations and the household income must be at or below 100% of AMI. The program may,

at the administrators' discretion, open the WRAP program to participants with household income between 101% AMI and 120% AMI.

The program may, at the administrators' discretion, make the WRAP properties available for sale to income eligible homebuyers (up to 120% AMI) outside of the WRAP program. Properties will generally be listed through the WRAP program for at least six months before being considered for general sale. All homebuyers will be required to complete the homebuyer education prior to closing. The homebuyers will also be responsible for arranging their own financing. WCDA may sell the properties directly or realtor services may be procured. All proceeds from the sale of the WRAP properties will be returned to the NSP program.

### **Property Selection**

All properties selected must have been foreclosed upon and WCDA, through the WRAP program, must be the first purchaser following said foreclosure proceedings. All properties must have an appraisal completed within 60 days of the offer date and the purchase price cannot exceed 99% of the current market value. It is WCDA's intent to purchase the properties at the lowest reasonable price possible. Properties will be visited by WCDA staff and evaluated for participation in the program prior to any offers being submitted. All properties must be structurally sound or have the ability to be made structurally sound. In the event that a property is not structurally sound and/or the cost of rehabilitation would greatly exceed the after rehabilitation value WCDA has the option to demolish the current structure and place a new structure on the existing site. New properties may be stick built or modular construction. Properties must be attached to a permanent foundation. A preliminary inspection, including photographs, will be completed using at minimum the FHA Housing Quality Standards which will note all health and safety violations along with other potential concerns which may require specialized inspection at a later date. The property will also be evaluated for environmental concerns. All properties selected for the program will be brought up to local, state, or national building code (whichever is more restrictive). The major systems of the property, such as electrical, plumbing, heating, roofing, and foundation, will be addressed first. It is the intent of the WRAP program to bring the properties to a standard of substantially rehabilitated. However, that does not mean that the property will automatically receive a cosmetic update.

Properties will also be evaluated based on the economic feasibility and the affordability of the as repaired home for low and moderate income homeowners. The maximum amount of NSP funds to be expended on any one property is \$254,000, which includes the cost of acquisition, rehabilitation, and carrying costs. Properties requiring environmental mitigation such as lead-based paint remediation or illegal drug residue remediation may have additional costs associated and such costs are not subject to the \$254,000 cap. The location of the properties is subject to the availability of foreclosed properties and therefore specific neighborhoods cannot be targeted for improvement using NSP funds. However, the program will generally target older properties that have fallen into a state of disrepair. It is the intent of the program to increase the economic life of the properties.

A HUD Environmental Review is required of all assisted properties. All properties constructed prior to 1978 will also require a lead based paint inspection. If lead based paint is present then lead safe work practices must be used and the contractors must be certified. All properties will also be tested for illegal drug usage. Properties that test positive will be remediated prior to any rehabilitation work being completed. All properties will be tested for Radon and will be remediated if necessary.

The Davis-Bacon Act will apply to all projects with 8 or more units. It is anticipated each property will be a single contract and therefore would not trigger Davis-Bacon. The rehabilitation contract will include one property. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, the Fair Housing Act, Title VI of the Civil Rights Act of 1964, and the Lead Safe Housing Rule will also apply.

### **Property Rehabilitation**

Once a property has been selected for the WRAP program WCDA staff will prepare a detailed work write-up and cost estimate for the property. All properties built prior to 1978 will be tested for lead-based paint and any rehabilitation required will be completed in accordance with lead safe work practices and all contractors must be lead certified. All properties will be tested for illegal drug residue. Any property that tests positive will require mitigation prior to any rehabilitation work being completed. An environmental review must be completed for all properties prior to purchase and the start of any rehabilitation.

Properties will be evaluated for health, safety, and code violations. Repair of those items will be completed for all properties using NSP funds. Once the health, safety and code violations have been address the property will be evaluated for cosmetic and general wear and tear items. Cosmetic and general wear and tear items will be addressed if the budget allows. At a minimum, all properties will receive a thorough cleaning, both inside and out. The appliances will only be considered for replacement if they are not functioning properly, economic life is unknown, and/or repair is not economically feasible, or if appliances are not currently present in the property.

### **Application for Properties**

Application packets for the WRAP program will be made available at the WCDA office, via the internet, and by U.S. Postal Service, by request. WCDA will also market and provide outreach in the eligible counties in order to solicit participation in the program from persons with household incomes at or below 80% of AMI. Households with incomes in excess of 80% AMI will not be eligible to participate in the drawing unless:

1. There are no households at or below 80% of AMI interested in the specific property.
2. The households at or below 80% of AMI who are interested in the specific property cannot meet minimum underwriting standards.

3. The property is considered accessible and then households up to 100% of AMI are eligible to participate in the drawing, however, preference will not be given to either income group.
4. The property following rehabilitation exceeds an affordable amount for a 80% or less AMI household. Keep in mind that while the mortgage may be written to an affordable level the cost of the taxes and insurance and general property maintenance on a more expensive home will be higher and may not be considered affordable for a 80% or less AMI household.

Applications will be accepted at any time from households at or below 100% of AMI.

The application packet will contain an initial application, the WRAP program description, applicant responsibilities if awarded a property, and a listing of selected properties (if available). The applicant should return the completed initial application along with all verification information at least 45 days prior to any property drawing to ensure eligibility for said drawing. All initial applications will be reviewed by WCDA staff to determine if the applicant meets the basic eligibility requirements. Applicants may be referred for credit counseling to assist them in repairing credit in order to be “mortgage ready”. The review will include verification of data relating to income, employment, financial/banking/investment information, rental history, and credit report. If an applicant is not eligible they will receive notification in writing of said determination. All applicants who meet the basic eligibility requirements will be contacted by telephone to discuss the program requirements and to make sure that the applicant understands the process and the requirements. If the applicant confirms that they are in fact interested in the program and agree to the conditions, their name will be entered into a drawing for the homes they have selected within their eligibility level.

In addition to having to meet income and credit requirements the applications will also be reviewed and a determination will be made as to the appropriateness of the size of the property to prevent overcrowding or over housing. The standards are as follows:

- A single or two person household is eligible to apply for a house with one (1) or two (2) bedrooms. A household must have three or more persons to apply for a three (3) + bedroom home.
- Families shall be housed with no more than two persons per bedroom.
- Exceptions may be made to the occupancy requirements for unusual circumstances and will be made on a case by case basis.

Those who are successful in the drawing will be required to have a meeting with WCDA staff within 1 week of the drawing to discuss the terms and to collect additional information in order to determine if they meet the full underwriting criteria. FHA underwriting standards will be used. WCDA will originate all WRAP program loans. The loan underwriting must take place within 4 weeks of the drawing date and the applicant must be approved before they are officially awarded a home. If an applicant fails to meet the underwriting criteria or it is determined that they did not meet the basic eligibility requirements the property will be returned to the pool or offered to the second place designee (if drawn). Applicants who were determined to be eligible but who were not selected during the initial drawing will be notified of future drawings, and if said drawing takes

place more than six months from the date of the original application an update to the application must be made to verify current eligibility before the applicant may be entered in future drawings.

### **Notification of Open House and Three-Day Cooling Off Period**

Eligible applicants will be notified of the open house date and times on the properties for which they are eligible. They will also have a “three-day cooling off period” in which they can make the decision whether or not they wish to participate in the WRAP program. The cooling off period also gives the applicants time to gauge their interest in a particular property therefore avoiding buyer’s remorse should they be selected to purchase the property.

### **Mortgage Loan Financing Structure**

1. The amount of the mortgage will be based on the applicant’s income and their ability to qualify for a loan covering the cost of the purchase, rehabilitation and carrying costs. The difference between the actual cost of purchase, rehabilitation and carrying costs and the amount the borrower can qualify for will be recaptured as a deferred loan which will be part of the mortgage and will be recaptured upon sale of the property, transfer of title, or when the property ceases to be the primary residence of the mortgage holder. No more than 50% of the purchase price will be deferred.
2. When a homeowner decides to sell a property WCDA will have the first right of refusal on all WRAP properties.
3. If, in the future, market conditions are such that the mortgage holder cannot sell the property for enough to repay the mortgage (both the amortized and deferred portions) in full then the balance remaining after the Net Proceeds are used to retire the debt on both the amortized portion and the deferred portion, will be forgiven. (Net Proceeds are the sales price minus superior loan repayments and any closing costs). To document if a fair market price is obtained, WCDA has the right to purchase an appraisal to be used to determine the Net Proceeds.

Applicants will be required to contribute at least 25% of their gross monthly income towards the first mortgage payment. Their housing debt to income ratio cannot exceed 31% and their total debt to income ratio cannot exceed 43%. FHA credit underwriting standards will be used to underwrite the loan.

All loans will have a 30 year term. The interest rate of the loan is fixed and based upon household income.

Percentage of Area Median Income	Interest Rate
Up to 50%	1.00%
51% to 80%	2.00%
81% to 120%	3.00%

The monthly payments collected on the loans (program income) will be returned to the general NSP program and recycled for future use by any and all NSP eligible activities. All mortgages will be serviced by the WCDA.

(5) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

The counties identified as having the highest number and percentages of foreclosed homes include Campbell, Fremont, Laramie, Natrona, Sweetwater and Converse. Additional locations may be added depending on the foreclosure market.

The specific location of the properties will vary depending on where the foreclosures take place, who owns the foreclosed properties, and if the owner is willing to sell the property to WCDA and the WRAP program at a discounted rate. Properties located in areas identified as higher risk may be given priority evaluation for selection into the program. It is likely that several properties, if available, may be selected in a community at one time to encourage economies of scale in the rehabilitation process and also to allow some choice for the applicants. The initial selection of Campbell, Fremont, Laramie, Natrona, Sweetwater and Converse Counties is based on the estimated number of foreclosures as listed in Table 6 of Appendix A. These counties have been identified as ranging between 19 and 70 foreclosures. Laramie and Natrona counties have 111 and 109 foreclosures respectively.

(6) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent).

We hope to be able to acquire and rehabilitate 83 homes at an average price of \$150,000. The estimated income levels of households benefiting are:

≤ 50% AMI	2 units (to meet the 25% at or below 50% of AMI requirement)
51% to 80%	1 units
81% to 120%	3 units

(7) Total Budget: (Include public and private components)

\$1,404,000 of NSP Program Income (PI) has been allocated to assist households participating in the WRAP Program. It is estimated that 2 homes can be acquired, rehabilitated and sold to income eligible borrowers who are at or below 50% AMI. It is estimated that 1 home can be acquired, rehabilitated and sold to income eligible borrowers who are at 51% or below 80% of AMI. It is estimated that 3 homes can be acquired, rehabilitated and sold to income eligible borrowers who are at 81% or below 120% of AMI.

Funds may be reallocated on a first come first serve basis for other eligible NSP activities.



(8) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

Wyoming Community Development Authority  
155 North Beech Street  
Casper WY 82601  
307-265-0603  
Dr. John R. Batey, AICP

(9) Projected Start Date: March 20, 2009

(10) Projected End Date: None. All NSP monies must be allocated to a specific property by September 30, 2010. However, the program has continued beyond September 30, 2010 through the use of program income.

(11) Specific Activity Requirements:

For acquisition activities, include:

- discount rate – all properties must be acquired at a minimum discount of 1% provided that each property is evaluated individually to determine an appropriate discount taking into account the estimated carrying costs and holding period if the property were not purchased with NSP funds. WCDA will attempt to acquire properties at a greater discount if possible.

For financing activities, include:

- range of interest rates

Percentage of Area Median Income	Interest Rate
Up to 50%	1.00%
51% to 80%	2.00%
81% to 120%	3.00%

For housing related activities, include:

- duration or term of assistance;
- tenure of beneficiaries--rental or homeownership;
- a description of how the design of the activity will ensure continued affordability

Duration – 30 year mortgage

Tenure – homeownership

Affordability – A 30 year mortgage will be placed on all properties. The amount of the mortgage will be equal to the purchase price of the property, the rehabilitation cost, and any carrying costs. The mortgage will most likely consist of an amortized portion and a deferred portion of the loan. The deferred portion will be a second mortgage executed to recapture the outstanding balance between the amount of the first mortgage and the after rehabilitation appraisal. The second

mortgage will become due and payable at the time the homeowner sells the property, transfers title to the property, or the property ceases to be the homeowner's primary residence. The funds will be returned to the NSP Program as program income and will be used for NSP eligible activities. Program income, regardless of the NSP program it originated from must be used to fund the next eligible NSP program draw. The payment of principal and interest becomes program income to the NSP Program and will be recycled for NSP eligible activities.

# APPENDIX A

**Table 1**  
**Wyoming Neighborhood Stabilization Program Statistics by Census Tract**  
 State of Wyoming  
 CHAS, 2011-2015 5-Year ACS, 2011-2015 HMDA Data, Calculated based on HUD NSP data guidelines

County/Tract		Percent 0-80% Area Median Income (HUD CHAS Data)	Percent 80-120% Area Median Income (HUD CHAS Data)	Percent 0 - 120% Area Median Income (HUD CHAS Data)	Estimated Foreclosure Abandonment Risk Score	Percent HMDA HAL (HMDA Data 2011-2015)	Predicted Foreclosure Rate (NSP Methodology)	Vacancy Rate (2015 5-year ACS)
Albany	9627	48.2%	13.5%	61.7%	1.0	1.2%	0.6%	5.8%
	9628	53.0%	18.8%	71.8%	1.0	0.6%	0.6%	7.3%
	9629	57.4%	13.3%	70.8%	3.0	1.4%	0.6%	0.0%
	9630	69.7%	18.4%	88.1%	3.0	0.5%	0.6%	9.9%
	9631	48.0%	18.0%	66.0%	2.0	0.2%	0.5%	11.0%
	9634	69.1%	17.2%	86.2%	3.0	0.6%	0.6%	7.9%
	9635	92.9%	6.2%	99.1%	3.0	0.0%	0.5%	61.2%
	9636	51.2%	16.5%	67.7%	3.0	0.3%	0.5%	9.0%
	9637	57.3%	13.7%	71.0%	2.0	0.2%	0.5%	0.7%
	9639	34.1%	27.8%	61.9%	1.0	0.7%	0.6%	7.6%
County Total		54.9%	16.9%	71.8%	2.3	0.5%	0.6%	7.0%
Big Horn	9626	44.5%	20.3%	64.8%	5.0	0.4%	0.7%	15.2%
	9627	47.9%	27.7%	75.6%	5.0	1.7%	0.7%	13.6%
	9628	44.8%	20.3%	65.1%	6.0	1.0%	0.7%	10.8%
County Total		45.8%	22.8%	68.6%	5.5	1.0%	0.7%	12.7%
Campbell	1	23.9%	21.4%	45.2%	2.0	0.7%	0.7%	7.8%
	2	25.4%	22.1%	47.5%	3.0	0.9%	0.7%	9.3%
	3	43.3%	16.9%	60.2%	4.0	2.8%	0.8%	0.0%
	4	38.7%	18.8%	57.6%	3.0	0.1%	0.7%	10.0%
	5	27.0%	20.6%	47.6%	1.0	0.2%	0.7%	2.3%
	6	44.4%	21.5%	65.9%	5.0	0.6%	0.7%	13.9%
	7	32.2%	27.1%	59.2%	4.0	2.0%	0.8%	8.3%
County Total		32.4%	21.6%	54.0%	3.2	1.0%	0.7%	7.4%
Carbon	9676	37.9%	20.8%	58.7%	3.0	1.3%	0.7%	16.2%
	9677	46.5%	17.4%	63.9%	5.0	0.4%	0.6%	3.3%
	9678	31.5%	31.0%	62.5%	5.0	0.4%	0.6%	22.3%
	9680	37.0%	29.8%	66.9%	2.0	0.1%	0.6%	15.9%
	9681	54.8%	20.8%	75.7%	5.0	1.9%	0.7%	36.0%
County Total		40.3%	24.6%	64.9%	4.1	0.5%	0.7%	18.1%
Converse	9564	41.2%	21.3%	62.6%	5.0	0.4%	0.7%	8.6%
	9565	40.1%	26.9%	67.0%	4.0	1.1%	0.7%	3.8%
	9566	43.5%	17.4%	60.8%	2.0	0.8%	0.7%	10.7%
	9567	39.7%	19.8%	59.6%	1.0	1.3%	0.7%	5.9%
County Total		41.2%	21.2%	62.5%	3.2	0.8%	0.7%	7.7%
Crook	9502	38.8%	17.5%	56.3%	1.0	1.0%	0.6%	9.9%
	9503	43.5%	29.5%	72.9%	1.0	0.3%	0.6%	12.6%
County Total		40.6%	22.0%	62.6%	1.0	0.7%	0.6%	11.0%

**Table 1 Continued**  
**Wyoming Neighborhood Stabilization Program Statistics by Census Tract**

State of Wyoming

CHAS, 2011-2015 5-Year ACS, 2011-2015 HMDA Data, Calculated based on HUD NSP data guidelines

County/Tract	Percent 0-80% Area Median Income (HUD CHAS Data)	Percent 80-120% Area Median Income (HUD CHAS Data)	Percent 0 - 120% Area Median Income (HUD CHAS Data)	Estimated Foreclosure Abandonment Risk Score	Percent HMDA HAL (HMDA Data 2011-2015)	Predicted Foreclosure Rate (NSP Methodology)	Vacancy Rate (2015 5-year ACS)
Fremont	1	52.9%	14.9%	67.8%	3.0	1.7%	3.9%
	2	38.8%	21.3%	60.1%	3.0	0.6%	5.1%
	3	41.8%	18.2%	60.1%	2.0	0.9%	8.1%
	4	50.7%	20.3%	70.9%	3.0	0.3%	10.4%
	9401	57.6%	20.9%	78.6%	4.0	1.5%	11.8%
	9402.01	41.7%	24.8%	66.5%	3.0	1.8%	5.7%
	9402.02	38.1%	24.0%	62.1%	3.0	1.0%	12.1%
	9403	55.9%	21.8%	77.7%	6.0	3.2%	5.6%
	9404	47.1%	21.5%	68.6%	3.0	0.7%	4.5%
	9405	53.7%	19.6%	73.3%	5.0	0.8%	12.1%
<b>County Total</b>	<b>47.5%</b>	<b>20.8%</b>	<b>68.3%</b>	<b>3.5</b>	<b>1.2%</b>	<b>0.8%</b>	<b>7.4%</b>
Goshen	9577	44.7%	27.3%	72.0%	1.0	0.2%	10.4%
	9578	50.9%	14.9%	65.8%	6.0	1.0%	12.9%
	9579	48.9%	22.0%	70.9%	4.0	1.0%	1.1%
	9580	62.3%	16.5%	78.8%	4.0	2.1%	12.3%
<b>County Total</b>	<b>51.7%</b>	<b>19.7%</b>	<b>71.3%</b>	<b>4.1</b>	<b>1.1%</b>	<b>0.6%</b>	<b>8.4%</b>
Hot Springs	9678	58.2%	20.6%	78.9%	.	0.5%	11.2%
	9679	47.9%	21.0%	68.8%	.	1.1%	3.9%
<b>County Total</b>	<b>54.4%</b>	<b>20.8%</b>	<b>75.2%</b>	<b>.</b>	<b>0.8%</b>	<b>0.6%</b>	<b>8.4%</b>
Johnson	9551	40.6%	23.1%	63.7%	2.0	1.9%	12.9%
	9552	44.0%	19.5%	63.5%	3.0	1.3%	7.1%
<b>County Total</b>	<b>42.9%</b>	<b>20.6%</b>	<b>63.5%</b>	<b>2.7</b>	<b>1.5%</b>	<b>0.7%</b>	<b>8.6%</b>
Laramie	2	60.1%	20.2%	80.3%	6.0	0.8%	20.2%
	3	36.4%	24.2%	60.6%	4.0	0.2%	7.7%
	4.01	47.0%	20.3%	67.3%	1.0	4.7%	5.5%
	4.02	56.2%	18.2%	74.4%	5.0	1.5%	3.0%
	5.01	37.4%	19.0%	56.4%	4.0	0.1%	5.9%
	6	47.1%	27.0%	74.1%	3.0	0.3%	6.3%
	7	56.6%	19.5%	76.1%	3.0	0.7%	19.8%
	8	31.6%	18.1%	49.6%	3.0	0.4%	2.5%
	9	36.3%	12.6%	49.0%	3.0	0.4%	3.1%
	10	57.9%	22.5%	80.4%	5.0	0.5%	16.5%
	11	49.6%	27.6%	77.2%	8.0	0.0%	82.9%
	12	20.2%	19.4%	39.6%	2.0	0.3%	0.5%
	13	27.7%	15.6%	43.2%	2.0	0.4%	1.7%
	14.01	29.6%	19.8%	49.4%	2.0	0.1%	2.3%
	14.02	23.3%	16.3%	39.6%	2.0	0.1%	0.0%
	15.01	32.1%	18.5%	50.6%	2.0	0.4%	3.6%
	15.02	58.1%	18.9%	77.0%	2.0	0.7%	7.3%
	19.01	14.9%	9.5%	24.4%	1.0	0.2%	0.0%
	19.02	19.2%	19.6%	38.9%	1.0	0.2%	6.1%
	20	32.1%	17.4%	49.5%	1.0	0.3%	7.5%
<b>County Total</b>	<b>38.7%</b>	<b>19.0%</b>	<b>57.7%</b>	<b>3.2</b>	<b>0.5%</b>	<b>0.6%</b>	<b>6.0%</b>

**Table 1 Continued**  
**Wyoming Neighborhood Stabilization Program Statistics by Census Tract**

State of Wyoming

CHAS, 2011-2015 5-Year ACS, 2011-2015 HMDA Data, Calculated based on HUD NSP data guidelines

County/Tract		Percent 0-80% Area Median Income (HUD CHAS Data)	Percent 80-120% Area Median Income (HUD CHAS Data)	Percent 0 - 120% Area Median Income (HUD CHAS Data)	Estimated Foreclosure Abandonment Risk Score	Percent HMDA HAL (HMDA Data 2011-2015)	Predicted Foreclosure Rate (NSP Methodology)	Vacancy Rate (2015 5-year ACS)
Lincoln	9780	35.8%	20.2%	55.9%	3.0	0.1%	0.6%	8.5%
	9781	39.5%	21.1%	60.6%	1.0	0.3%	0.6%	8.3%
	9782	45.3%	23.0%	68.3%	5.0	0.3%	0.6%	22.5%
	9784	30.0%	19.9%	49.9%	5.0	0.5%	0.7%	14.0%
County Total		36.7%	20.7%	57.4%	3.0	0.2%	0.6%	11.2%
Natrona	2	63.2%	25.7%	89.0%	5.0	1.6%	0.8%	15.3%
	3	49.3%	16.8%	66.2%	3.0	0.6%	0.7%	12.4%
	4	43.7%	24.9%	68.6%	4.0	1.6%	0.8%	6.8%
	5.01	31.6%	25.4%	57.0%	2.0	0.5%	0.7%	4.6%
	5.02	39.6%	18.1%	57.7%	2.0	1.3%	0.8%	4.2%
	6	42.1%	22.6%	64.7%	5.0	0.4%	0.7%	5.2%
	7	41.0%	29.7%	70.6%	3.0	0.7%	0.7%	14.7%
	8	42.4%	25.4%	67.7%	4.0	0.3%	0.7%	4.1%
	9.01	35.7%	16.7%	52.4%	2.0	0.2%	0.7%	9.1%
	9.02	25.2%	18.0%	43.2%	3.0	0.9%	0.8%	0.5%
	10	38.9%	18.5%	57.4%	2.0	1.2%	0.8%	4.2%
	11	59.5%	18.8%	78.4%	6.0	2.2%	0.8%	3.9%
	12	68.3%	11.6%	79.9%	6.0	4.1%	0.8%	11.4%
	14.01	40.3%	22.7%	63.1%	3.0	1.5%	0.8%	4.9%
	16.02	38.5%	21.1%	59.5%	3.0	0.6%	0.7%	5.5%
	16.03	13.5%	18.5%	31.9%	3.0	0.5%	0.7%	0.0%
	17	26.9%	27.6%	54.5%	2.0	1.3%	0.8%	3.5%
	18	24.9%	17.9%	42.8%	2.0	1.2%	0.8%	2.8%
County Total		39.8%	21.6%	61.4%	3.3	1.0%	0.8%	5.9%
Niobrara	9572	54.3%	17.1%	71.4%	3.0	0.5%	0.6%	13.0%
County Total		54.3%	17.1%	71.4%	3.0	0.5%	0.6%	13.0%
Park	9651	34.1%	22.9%	56.9%	1.0	0.2%	0.7%	8.7%
	9652	49.0%	20.8%	69.7%	5.0	0.6%	0.7%	3.5%
	9653	35.2%	23.8%	58.9%	2.0	0.5%	0.7%	8.7%
	9654	44.7%	16.2%	60.9%	3.0	0.4%	0.7%	2.7%
	9655	46.4%	23.6%	70.0%	3.0	0.2%	0.7%	6.5%
County Total		41.5%	21.3%	62.9%	2.8	0.4%	0.7%	6.3%
Platte	9591	51.4%	20.5%	71.9%	4.0	0.6%	0.6%	10.0%
	9594	57.3%	14.7%	72.0%	5.0	0.6%	0.6%	12.5%
County Total		55.7%	16.3%	72.0%	4.8	0.6%	0.6%	11.9%

**Table 1 Continued**  
**Wyoming Neighborhood Stabilization Program Statistics by Census Tract**

State of Wyoming

CHAS, 2011-2015 5-Year ACS, 2011-2015 HMDA Data, Calculated based on HUD NSP data guidelines

County/Tract	Percent 0-80% Area Median Income (HUD CHAS Data)	Percent 80-120% Area Median Income (HUD CHAS Data)	Percent 0 - 120% Area Median Income (HUD CHAS Data)	Estimated Foreclosure Abandonment Risk Score	Percent HMDA HAL (HMDA Data 2011-2015)	Predicted Foreclosure Rate (NSP Methodology)	Vacancy Rate (2015 5-year ACS)
<b>Sheridan</b>	1	52.5%	22.5%	75.0%	3.0	0.8%	6.6%
	2	45.5%	23.0%	68.4%	3.0	0.1%	9.6%
	3	50.4%	24.4%	74.8%	3.0	0.3%	5.1%
	4	49.3%	19.7%	68.9%	3.0	1.0%	0.9%
	5	31.5%	15.9%	47.4%	1.0	0.4%	6.3%
	6	35.8%	15.7%	51.5%	1.0	0.3%	4.0%
<b>County Total</b>	<b>43.5%</b>	<b>19.8%</b>	<b>63.2%</b>	<b>2.3</b>	<b>0.5%</b>	<b>0.6%</b>	<b>5.2%</b>
<b>Sublette</b>	1.01	42.1%	18.5%	60.6%	2.0	0.3%	7.8%
	1.02	27.9%	21.5%	49.4%	2.0	0.1%	13.5%
<b>County Total</b>	<b>33.3%</b>	<b>20.4%</b>	<b>53.6%</b>	<b>2.0</b>	<b>0.2%</b>	<b>0.7%</b>	<b>11.4%</b>
<b>Sweetwater</b>	9705	49.3%	23.1%	72.4%	6.0	1.6%	14.5%
	9706.01	43.4%	21.9%	65.3%	3.0	2.3%	3.0%
	9706.02	19.5%	29.8%	49.3%	3.0	0.1%	0.0%
	9707	33.3%	19.0%	52.3%	4.0	0.2%	2.7%
	9708	53.5%	15.1%	68.6%	6.0	1.6%	17.1%
	9709.01	38.8%	25.5%	64.3%	2.0	0.5%	4.6%
	9709.02	27.9%	21.7%	49.7%	4.0	0.7%	8.1%
	9709.03	42.2%	23.8%	66.1%	5.0	0.6%	4.8%
	9710	37.2%	26.3%	63.6%	6.0	1.6%	12.3%
	9711	42.1%	22.5%	64.6%	6.0	1.0%	10.1%
	9712	35.4%	16.0%	51.3%	4.0	0.1%	13.5%
	9716	34.0%	22.0%	56.0%	5.0	2.1%	30.9%
<b>County Total</b>	<b>39.2%</b>	<b>22.0%</b>	<b>61.1%</b>	<b>4.3</b>	<b>0.8%</b>	<b>0.7%</b>	<b>9.5%</b>
<b>Teton</b>	9676	37.3%	14.1%	51.4%	2.0	0.7%	7.7%
	9677.01	35.5%	33.0%	68.5%	1.0	0.0%	3.7%
	9677.02	32.2%	27.8%	60.0%	1.0	0.1%	8.3%
	9678	32.8%	23.7%	56.5%	1.0	0.2%	13.8%
<b>County Total</b>	<b>33.9%</b>	<b>23.7%</b>	<b>57.6%</b>	<b>1.2</b>	<b>0.2%</b>	<b>0.7%</b>	<b>9.8%</b>
<b>Uinta</b>	9752	37.5%	17.6%	55.1%	5.0	0.3%	5.6%
	9753	37.9%	24.0%	61.9%	4.0	0.2%	8.8%
	9754	60.9%	15.4%	76.3%	5.0	0.2%	7.5%
<b>County Total</b>	<b>45.4%</b>	<b>19.1%</b>	<b>64.5%</b>	<b>4.6</b>	<b>0.2%</b>	<b>0.7%</b>	<b>7.3%</b>
<b>Washakie</b>	2	45.5%	23.9%	69.3%	1.0	0.7%	2.3%
	3.01	63.2%	18.9%	82.1%	5.0	0.1%	4.7%
	3.02	49.3%	23.0%	72.3%	3.0	0.5%	8.9%
<b>County Total</b>	<b>52.5%</b>	<b>21.9%</b>	<b>74.5%</b>	<b>2.9</b>	<b>0.4%</b>	<b>0.7%</b>	<b>5.1%</b>
<b>Weston</b>	9511	32.3%	27.4%	59.6%	3.0	2.6%	15.9%
	9513	51.0%	23.3%	74.3%	3.0	0.7%	9.2%
<b>County Total</b>	<b>42.3%</b>	<b>25.2%</b>	<b>67.5%</b>	<b>3.0</b>	<b>1.6%</b>	<b>0.7%</b>	<b>12.5%</b>
<b>Wyoming State Total</b>	<b>41.8%</b>	<b>20.6%</b>	<b>62.5%</b>	<b>3.3</b>	<b>1.2%</b>	<b>0.67%</b>	<b>7.9%</b>

**Table 2**  
**HAL Rate by Census tract**  
 State of Wyoming  
 2010 - 2015 HMDA Data

2016 - 2019 HMDA Data				
County/Tract		Non-HAL Loans	High Annual Percentage Rate Loans (HALs)	Percent HAL
Albany	9627	2,918	36	1.2%
	9628	2,370	15	0.6%
	9629	821	12	1.4%
	9630	764	4	0.5%
	9631	5,950	12	0.2%
	9634	1,399	9	0.6%
	9635	51	0	0.0%
	9636	3,635	9	0.2%
	9637	4,895	8	0.2%
	9639	2,820	19	0.7%
County Total		25,623	124	0.5%
Big Horn	9626	515	2	0.4%
	9627	578	10	1.7%
	9628	1,362	13	0.9%
County Total		2,455	25	1.0%
Campbell	1	6,134	41	0.7%
	2	5,382	49	0.9%
	3	2,818	82	2.8%
	4	1,830	2	0.1%
	5	5,427	9	0.2%
	6	2,341	15	0.6%
	7	4,276	88	2.0%
County Total		12,044	286	2.3%
Carbon	9676	792	10	1.2%
	9677	3,051	13	0.4%
	9678	3,418	15	0.4%
	9680	2,363	3	0.1%
	9681	688	13	1.9%
County Total		6,469	54	0.8%
Converse	9564	3,136	14	0.4%
	9565	1,710	19	1.1%
	9566	2,242	19	0.8%
	9567	1,806	24	1.3%
County Total		5,758	76	1.3%
Crook	9502	2,857	28	1.0%
	9503	1,606	4	0.2%
County Total		10,221	32	0.3%



**Table 2 Continued**  
**HAL Rate by Census tract**  
 State of Wyoming  
 2010 - 2015 HMDA Data

2019 - 2019 HMDA Data				
County/Tract		Non-HAL Loans	High Annual Percentage Rate Loans (HALs)	Percent HAL
Fremont	1	2,294	40	1.7%
	2	2,715	16	0.6%
	3	2,906	26	0.9%
	4	1,147	3	0.3%
	9401	455	7	1.5%
	9402.01	1,703	31	1.8%
	9402.02	795	8	1.0%
	9403	2,302	75	3.2%
	9404	3,815	28	0.7%
	9405	1,444	12	0.8%
County Total		7,561	246	3.2%
Goshen	9577	965	2	0.2%
	9578	2,313	24	1.0%
	9579	2,497	24	1.0%
	9580	1,177	25	2.1%
County Total		5,987	75	1.2%
Hot Springs	9678	1,336	7	0.5%
	9679	1,013	11	1.1%
County Total		8,336	18	0.2%
Johnson	9551	1,887	36	1.9%
	9552	5,331	72	1.3%
County Total		15,554	108	0.7%
Laramie	2	3,774	32	0.8%
	3	4,546	11	0.2%
	4.01	2,740	136	4.7%
	4.02	3,086	46	1.5%
	5.01	6,614	5	0.1%
	6	6,416	18	0.3%
	7	3,247	23	0.7%
	8	2,413	10	0.4%
	9	3,992	14	0.3%
	10	3,021	14	0.5%
	11	27	0	0.0%
	12	6,548	19	0.3%
	13	11,104	43	0.4%
	14.01	3,116	3	0.1%
	14.02	2,024	1	0.0%
	15.01	6,486	28	0.4%
	15.02	4,994	37	0.7%
	19.01	5,805	13	0.2%
	19.02	4,488	11	0.2%
	20	10,138	32	0.3%
County Total		14,626	496	3.3%

**Table 2 Continued**  
**HAL Rate by Census tract**  
 State of Wyoming  
 2010 - 2015 HMDA Data

County/Tract		Non-HAL Loans	High Annual Percentage Rate Loans (HALs)	Percent HAL
<b>Lincoln</b>	9780	9,925	12	0.1%
	9781	5,113	13	0.3%
	9782	1,482	4	0.3%
	9784	2,542	13	0.5%
<b>County Total</b>		<b>9,137</b>	<b>42</b>	<b>0.5%</b>
<b>Natrona</b>	2	1,503	24	1.6%
	3	3,428	20	0.6%
	4	4,076	67	1.6%
	5.01	4,498	24	0.5%
	5.02	2,453	32	1.3%
	6	8,630	35	0.4%
	7	2,659	18	0.7%
	8	3,821	13	0.3%
	9.01	5,124	12	0.2%
	9.02	3,636	34	0.9%
	10	5,320	66	1.2%
	11	1,991	44	2.2%
	12	819	35	4.1%
	14.01	6,476	100	1.5%
	16.02	4,740	30	0.6%
	16.03	3,017	15	0.5%
	17	6,047	77	1.3%
	18	4,418	54	1.2%
<b>County Total</b>		<b>13,482</b>	<b>700</b>	<b>4.9%</b>
<b>Niobrara</b>	9572	1,048	5	0.5%
<b>County Total</b>		<b>18,948</b>	<b>5</b>	<b>0.0%</b>
<b>Park</b>	9651	1,992	3	0.2%
	9652	1,901	11	0.6%
	9653	3,694	18	0.5%
	9654	2,601	10	0.4%
	9655	1,956	3	0.2%
<b>County Total</b>		<b>8,251</b>	<b>45</b>	<b>0.5%</b>
<b>Platte</b>	9591	1,082	6	0.6%
	9594	4,500	26	0.6%
<b>County Total</b>		<b>13,833</b>	<b>32</b>	<b>0.2%</b>

**Table 2 Continued**  
**HAL Rate by Census tract**  
 State of Wyoming  
 2010 - 2015 HMDA Data

2016 - 2018 HMDA Data				
County/Tract		Non-HAL Loans	High Annual Percentage Rate Loans (HALs)	Percent HAL
Sheridan	1	2,161	17	0.8%
	2	1,809	2	0.1%
	3	1,675	5	0.3%
	4	2,859	28	1.0%
	5	3,629	16	0.4%
	6	2,542	7	0.3%
County Total		9,030	75	0.8%
Sublette	1.01	1,496	5	0.3%
	1.02	3,678	5	0.1%
County Total		14,204	10	0.1%
Sweetwater	9705	914	15	1.6%
	9706.01	1,560	36	2.3%
	9706.02	2,387	2	0.1%
	9707	2,071	5	0.2%
	9708	1,370	22	1.6%
	9709.01	3,871	21	0.5%
	9709.02	2,879	19	0.7%
	9709.03	899	5	0.6%
	9710	719	12	1.6%
	9711	1,554	15	1.0%
	9712	1,397	2	0.1%
	9716	475	10	2.1%
County Total		3,426	164	4.6%
Teton	9676	1,508	10	0.7%
	9677.01	770	0	0.0%
	9677.02	2,184	1	0.0%
	9678	2,742	4	0.1%
County Total		5,696	15	0.3%
Uinta	9752	1,980	5	0.3%
	9753	2,685	6	0.2%
	9754	1,810	4	0.2%
County Total		6,475	15	0.2%
Washakie	2	724	5	0.7%
	3.01	691	1	0.1%
	3.02	641	3	0.5%
County Total		2,056	9	0.4%
Weston	9511	1,095	29	2.6%
	9513	1,132	8	0.7%
County Total		4,283	37	0.9%
Wyoming State Total		223,455	2,689	1.2%

**Table 3**  
**Estimated Number of Mortgages and Foreclosures**  
State of Wyoming  
2010 - 2015 HMDA Data

County/Tract	Estimated Number of Mortgages	Estimated Number of Foreclosures	Rate of Foreclosure	
Albany	9627	696	4	0.57%
	9628	600	3	0.56%
	9629	247	1	0.58%
	9630	141	1	0.55%
	9631	1,142	6	0.55%
	9634	349	2	0.56%
	9635	23	0	0.54%
	9636	774	4	0.55%
	9637	970	5	0.55%
	9639	483	3	0.56%
County Total	5,426	30	0.55%	
Big Horn	9626	319	2	0.65%
	9627	561	4	0.69%
	9628	850	6	0.67%
County Total	1,730	12	0.67%	
Campbell	1	2,128	15	0.72%
	2	1,428	10	0.72%
	3	999	8	0.77%
	4	504	4	0.70%
	5	1,675	12	0.71%
	6	946	7	0.72%
	7	1,905	14	0.75%
County Total	9,582	70	0.73%	
Carbon	9676	209	1	0.67%
	9677	637	4	0.65%
	9678	912	6	0.65%
	9680	698	4	0.64%
	9681	165	1	0.68%
County Total	2,617	17	0.65%	
Converse	9564	1,036	7	0.66%
	9565	624	4	0.68%
	9566	606	4	0.67%
	9567	517	4	0.68%
County Total	2,784	19	0.67%	
Crook	9502	666	4	0.64%
	9503	353	2	0.62%
County Total	1,019	6	0.64%	

**Table 3 Continued**  
**Estimated Number of Mortgages and Foreclosures**  
State of Wyoming  
2010 - 2015 HMDA Data

County/Tract		Estimated Number of Mortgages	Estimated Number of Foreclosures	Estimated Rate of Foreclosure
<b>Fremont</b>	1	628	5	0.77%
	2	806	6	0.74%
	3	871	7	0.75%
	4	303	2	0.73%
	9401	180	1	0.77%
	9402.01	786	6	0.77%
	9402.02	427	3	0.75%
	9403	734	6	0.81%
	9404	969	7	0.75%
	9405	448	3	0.75%
<b>County Total</b>		<b>6,155</b>	<b>47</b>	<b>0.76%</b>
<b>Goshen</b>	9577	366	2	0.55%
	9578	816	5	0.57%
	9579	878	5	0.57%
	9580	468	3	0.60%
<b>County Total</b>		<b>2,527</b>	<b>15</b>	<b>0.57%</b>
<b>Hot Springs</b>	9678	490	3	0.64%
	9679	417	3	0.65%
<b>County Total</b>		<b>906</b>	<b>6</b>	<b>0.64%</b>
<b>Johnson</b>	9551	352	2	0.70%
	9552	1,221	8	0.68%
<b>County Total</b>		<b>1,573</b>	<b>11</b>	<b>0.69%</b>
<b>Laramie</b>	2	588	4	0.61%
	3	858	5	0.60%
	4.01	704	5	0.71%
	4.02	838	5	0.63%
	5.01	1,655	10	0.59%
	6	952	6	0.60%
	7	593	4	0.61%
	8	385	2	0.60%
	9	610	4	0.60%
	10	380	2	0.60%
	11	0	0	.
	12	1,060	6	0.60%
	13	1,931	12	0.60%
	14.01	786	5	0.60%
	14.02	424	3	0.59%
	15.01	981	6	0.60%
	15.02	918	6	0.61%
	19.01	1,382	8	0.60%
	19.02	1,122	7	0.60%
	20	2,105	13	0.60%
<b>County Total</b>		<b>18,291</b>	<b>111</b>	<b>0.61%</b>

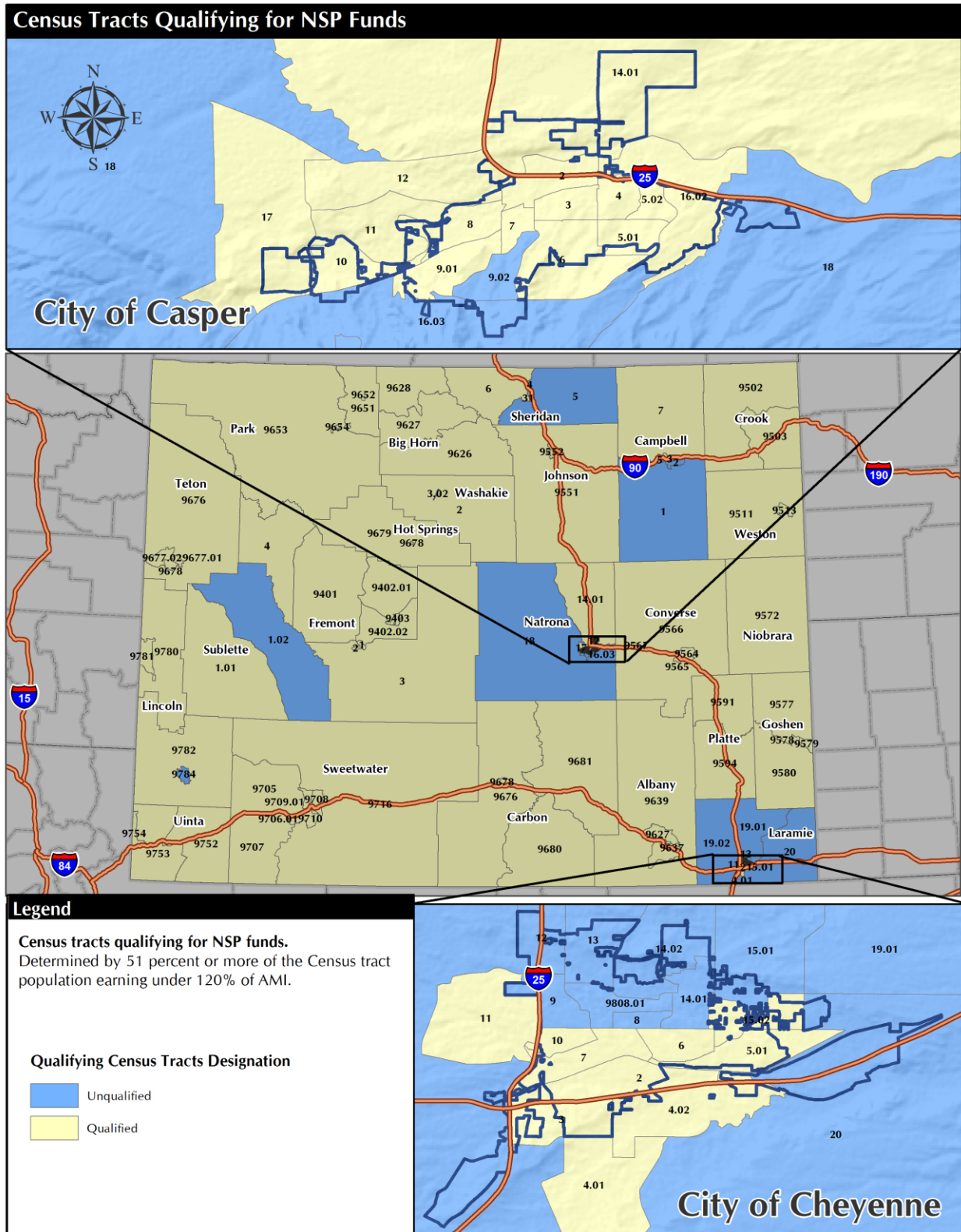
**Table 3 Continued**  
**Estimated Number of Mortgages and Foreclosures**  
State of Wyoming  
2010 - 2015 HMDA Data

County/Tract		Estimated Number of Mortgages	Estimated Number of Foreclosures	Rate of Foreclosure
<b>Lincoln</b>	9780	1,384	9	0.64%
	9781	1,251	8	0.64%
	9782	313	2	0.64%
	9784	630	4	0.65%
<b>County Total</b>		<b>3,587</b>	<b>23</b>	<b>0.64%</b>
<b>Natrona</b>	2	548	4	0.77%
	3	660	5	0.74%
	4	1,062	8	0.77%
	5.01	827	6	0.74%
	5.02	494	4	0.76%
	6	1,415	10	0.74%
	7	505	4	0.74%
	8	728	5	0.74%
	9.01	935	7	0.73%
	9.02	649	5	0.75%
	10	983	7	0.76%
	11	272	2	0.78%
	12	247	2	0.83%
	14.01	1,287	10	0.77%
	16.02	1,311	10	0.74%
	16.03	876	6	0.74%
	17	1,063	8	0.76%
	18	629	5	0.76%
<b>County Total</b>		<b>14,487</b>	<b>109</b>	<b>0.75%</b>
<b>Niobrara</b>	9572	373	2	0.57%
<b>County Total</b>		<b>373</b>	<b>2</b>	<b>0.57%</b>
<b>Park</b>	9651	909	6	0.66%
	9652	1,149	8	0.67%
	9653	1,498	10	0.67%
	9654	800	5	0.67%
	9655	838	6	0.66%
<b>County Total</b>		<b>5,192</b>	<b>35</b>	<b>0.67%</b>
<b>Platte</b>	9591	416	3	0.62%
	9594	1,186	7	0.62%
<b>County Total</b>		<b>1,600</b>	<b>10</b>	<b>0.62%</b>

**Table 3 Continued**  
**Estimated Number of Mortgages and Foreclosures**  
State of Wyoming  
2010 - 2015 HMDA Data

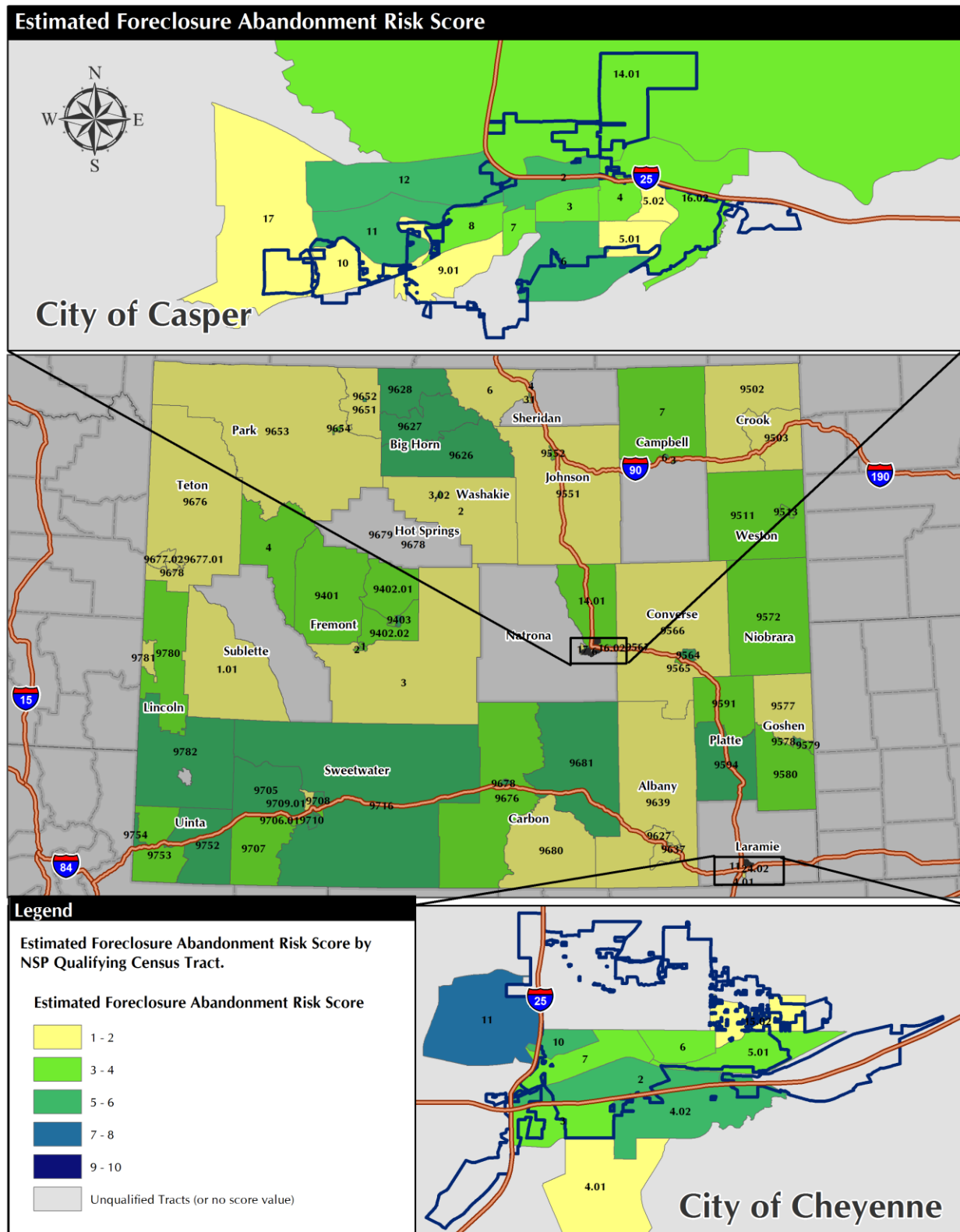
County/Tract		Estimated Number of Mortgages	Estimated Number of Foreclosures	Rate of Foreclosure
<b>Sheridan</b>	1	760	5	0.64%
	2	711	4	0.62%
	3	605	4	0.63%
	4	1,114	7	0.64%
	5	1,560	10	0.63%
	6	896	6	0.63%
<b>County Total</b>		<b>5,644</b>	<b>36</b>	<b>0.63%</b>
<b>Sublette</b>	1.01	611	4	0.68%
	1.02	1,090	7	0.68%
<b>County Total</b>		<b>1,701</b>	<b>12</b>	<b>0.68%</b>
<b>Sweetwater</b>	9705	260	2	0.70%
	9706.01	620	4	0.71%
	9706.02	729	5	0.66%
	9707	693	5	0.66%
	9708	631	4	0.70%
	9709.01	1,279	9	0.67%
	9709.02	789	5	0.67%
	9709.03	282	2	0.67%
	9710	348	2	0.70%
	9711	629	4	0.68%
	9712	471	3	0.66%
	9716	236	2	0.71%
<b>County Total</b>		<b>6,963</b>	<b>47</b>	<b>0.68%</b>
<b>Teton</b>	9676	877	6	0.71%
	9677.01	198	1	0.69%
	9677.02	1,266	9	0.69%
	9678	1,348	9	0.69%
<b>County Total</b>		<b>3,678</b>	<b>26</b>	<b>0.69%</b>
<b>Uinta</b>	9752	1,062	7	0.68%
	9753	1,264	9	0.68%
	9754	1,007	7	0.68%
<b>County Total</b>		<b>3,331</b>	<b>23</b>	<b>0.68%</b>
<b>Washakie</b>	2	692	5	0.68%
	3.01	446	3	0.67%
	3.02	468	3	0.68%
<b>County Total</b>		<b>1,603</b>	<b>11</b>	<b>0.67%</b>
<b>Weston</b>	9511	517	4	0.69%
	9513	580	4	0.64%
<b>County Total</b>		<b>1,097</b>	<b>7</b>	<b>0.67%</b>
<b>Wyoming State Total</b>		<b>101,868</b>	<b>681</b>	<b>0.67%</b>

# MAP I



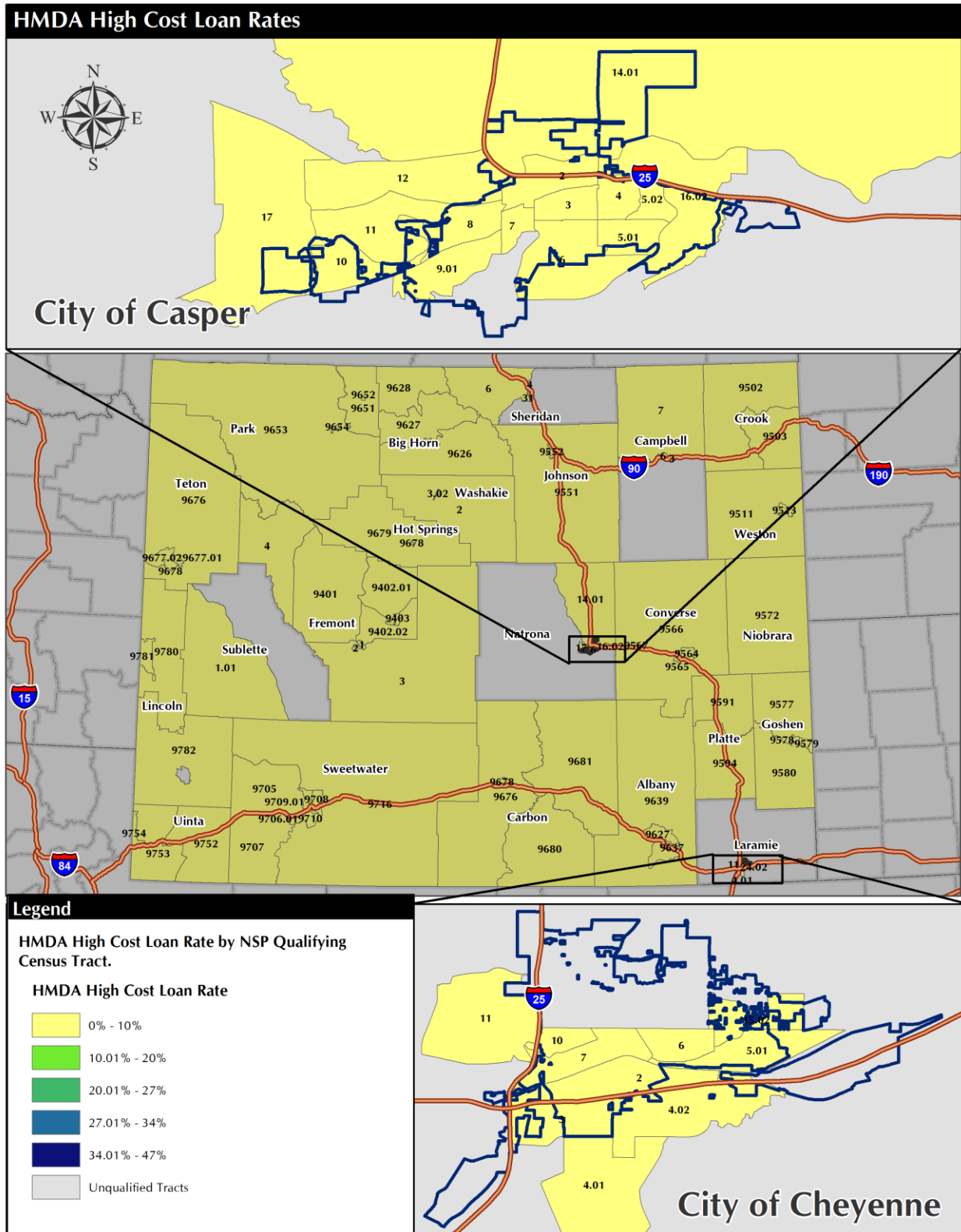


## MAP II

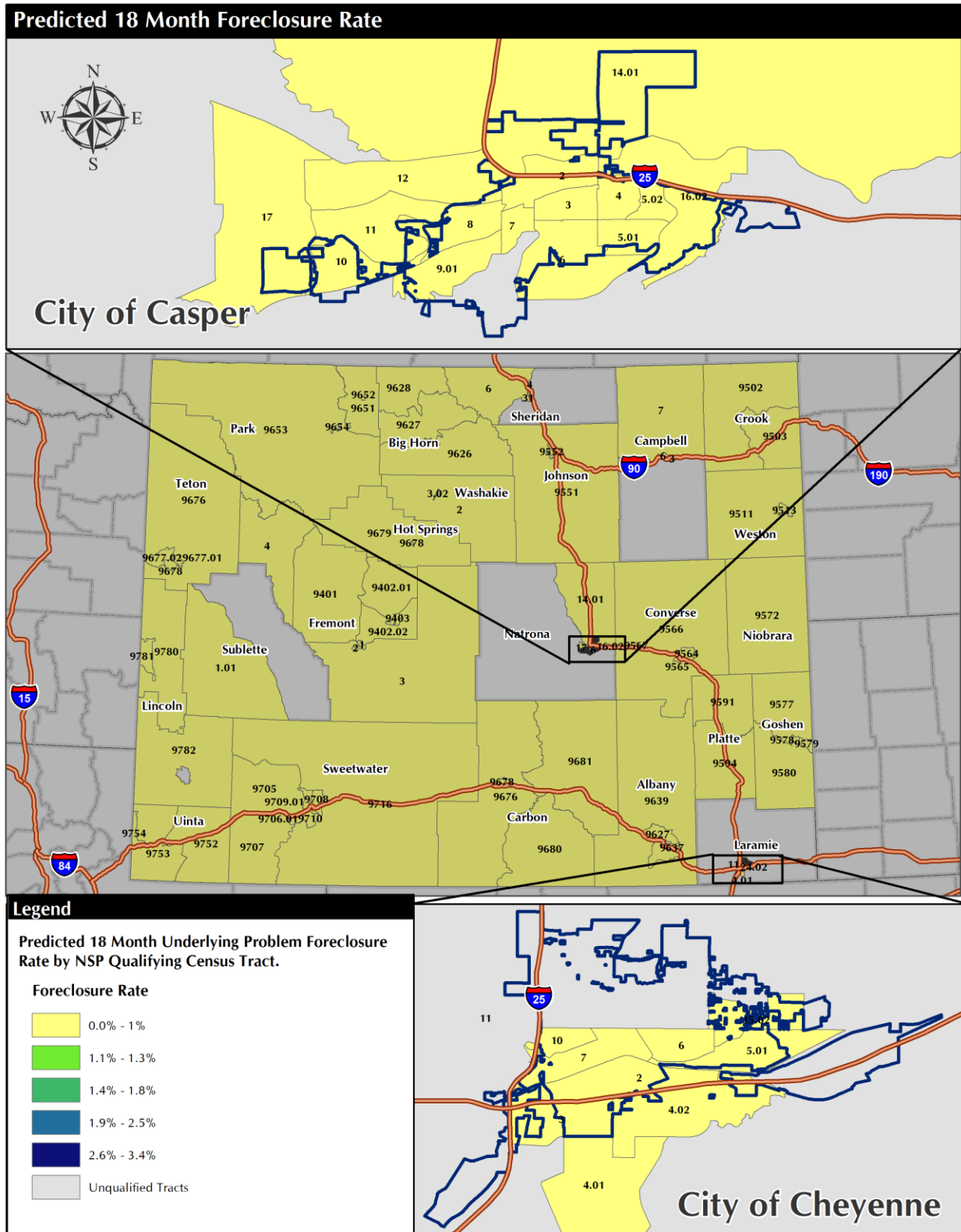


Data Source: CHAS, 2010-2015 5-Year ACS, 2010-2015 HMDA Data, USGS, Census Tigerline Data, Esri

# MAP III

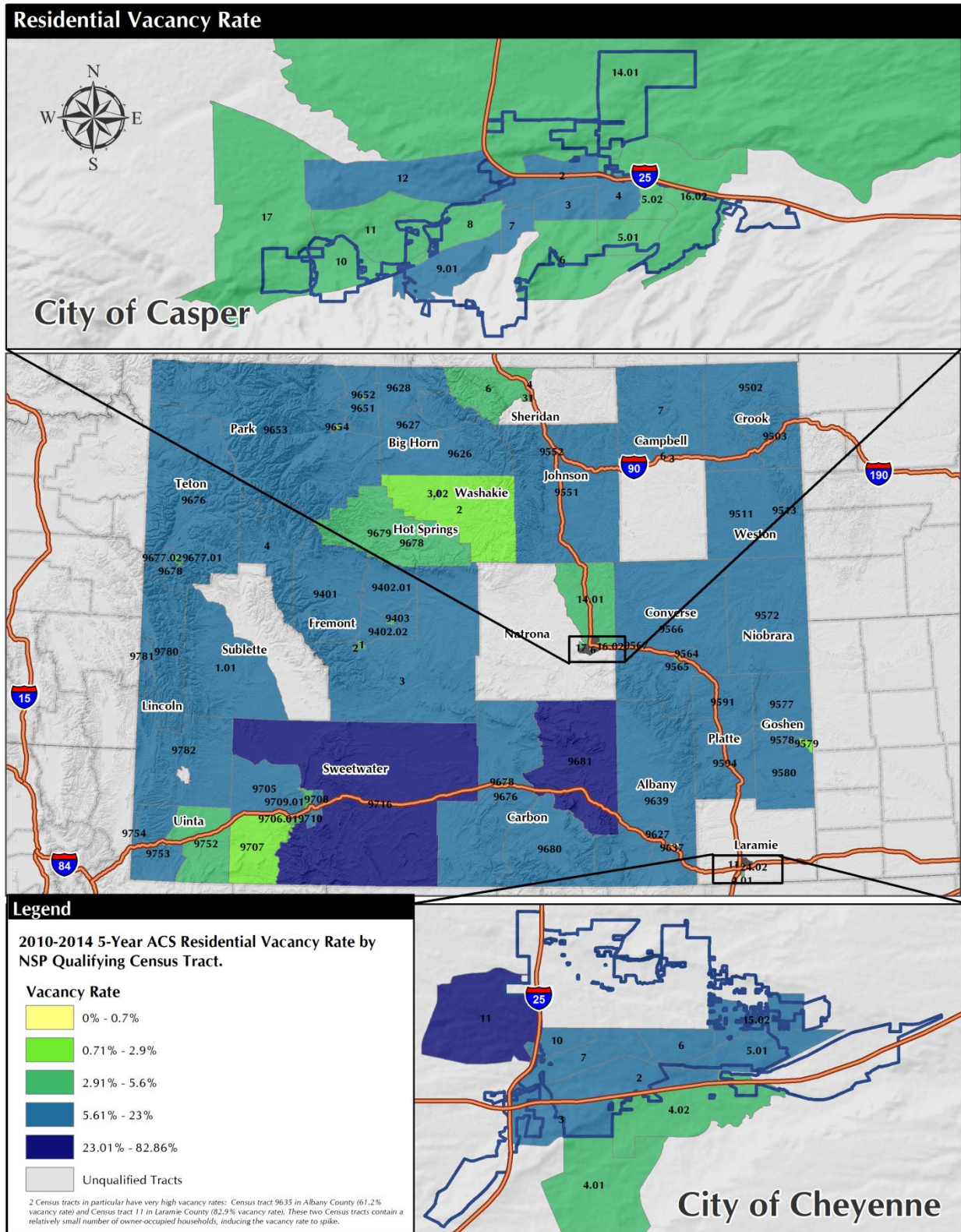


# MAP IV

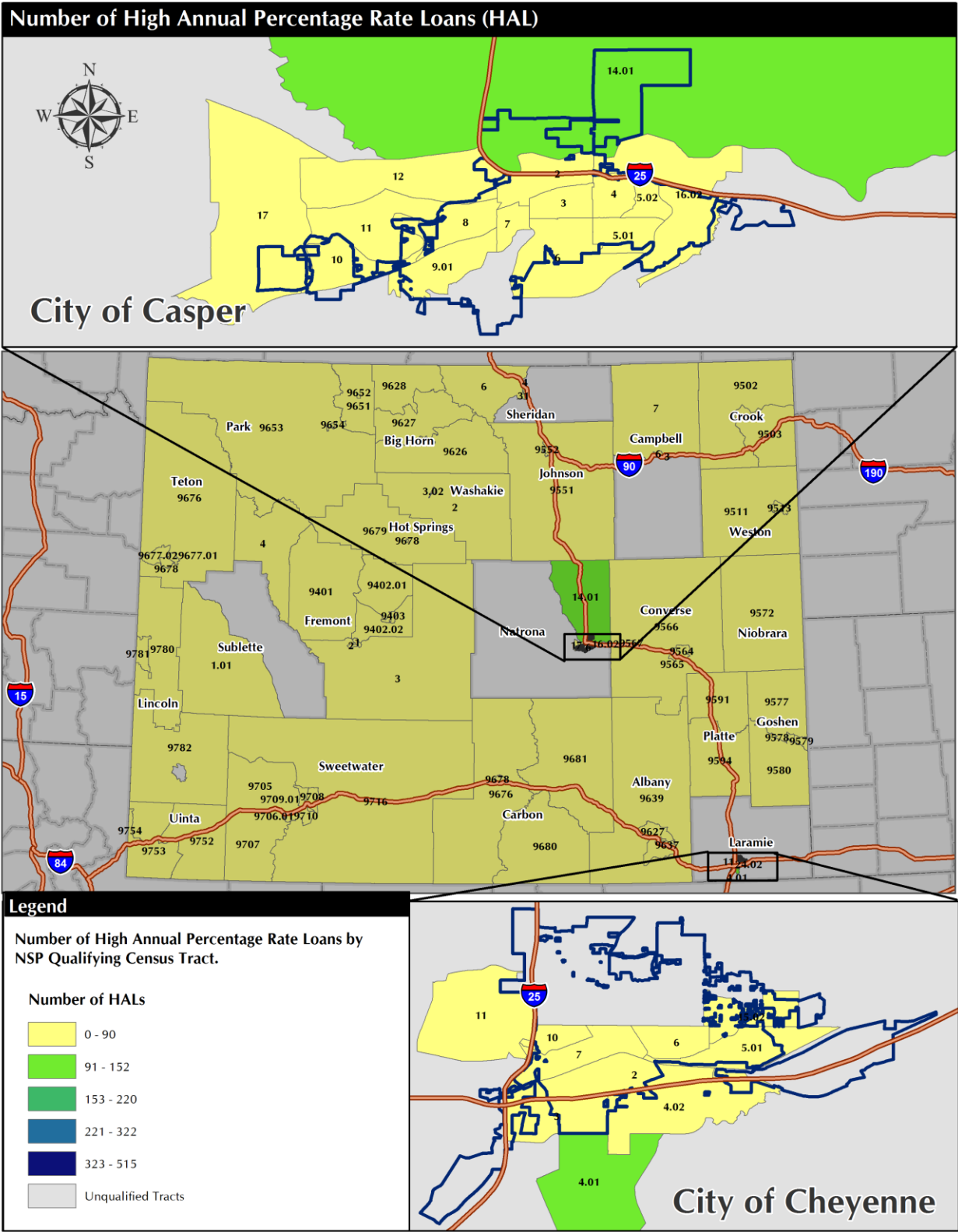




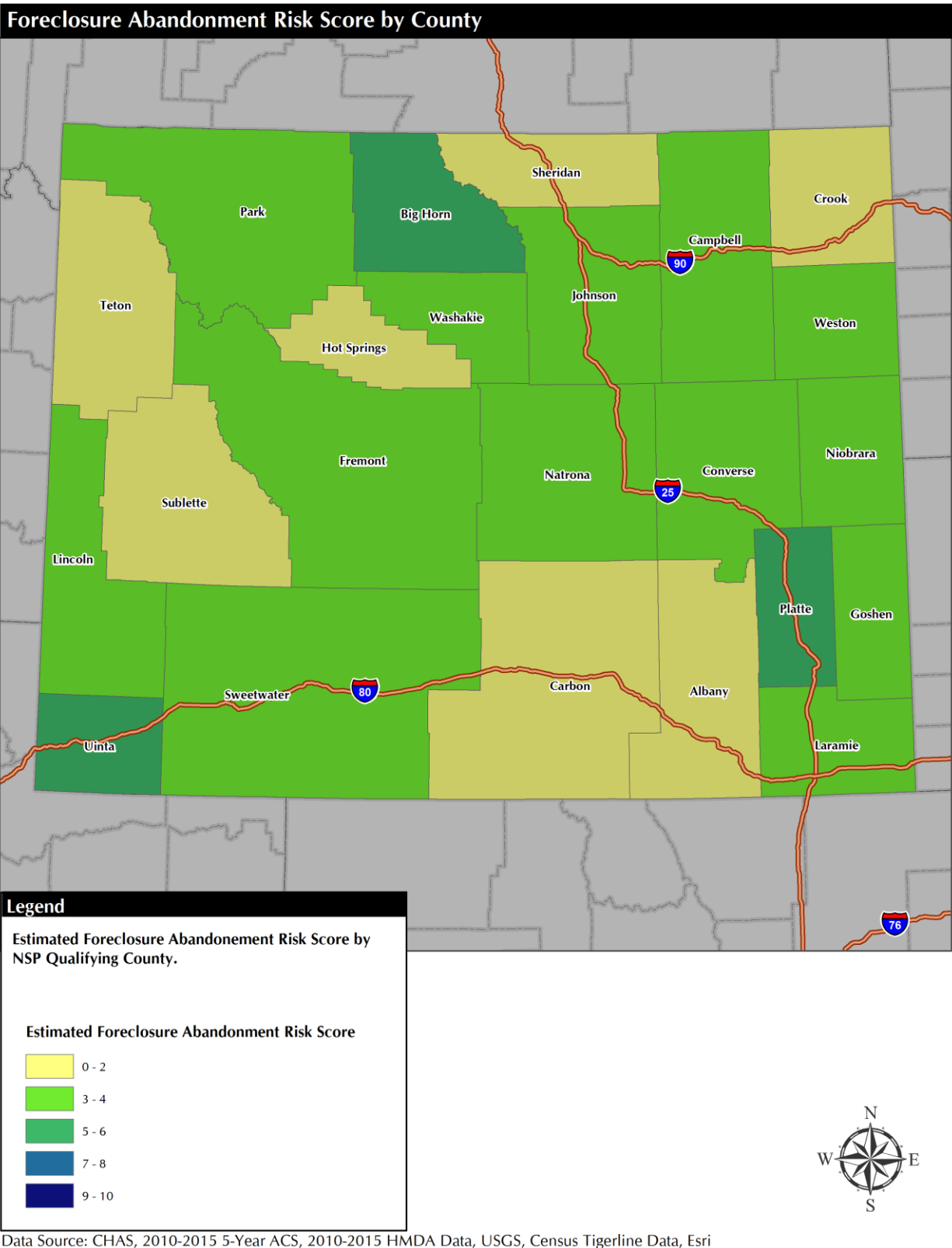
# MAP V



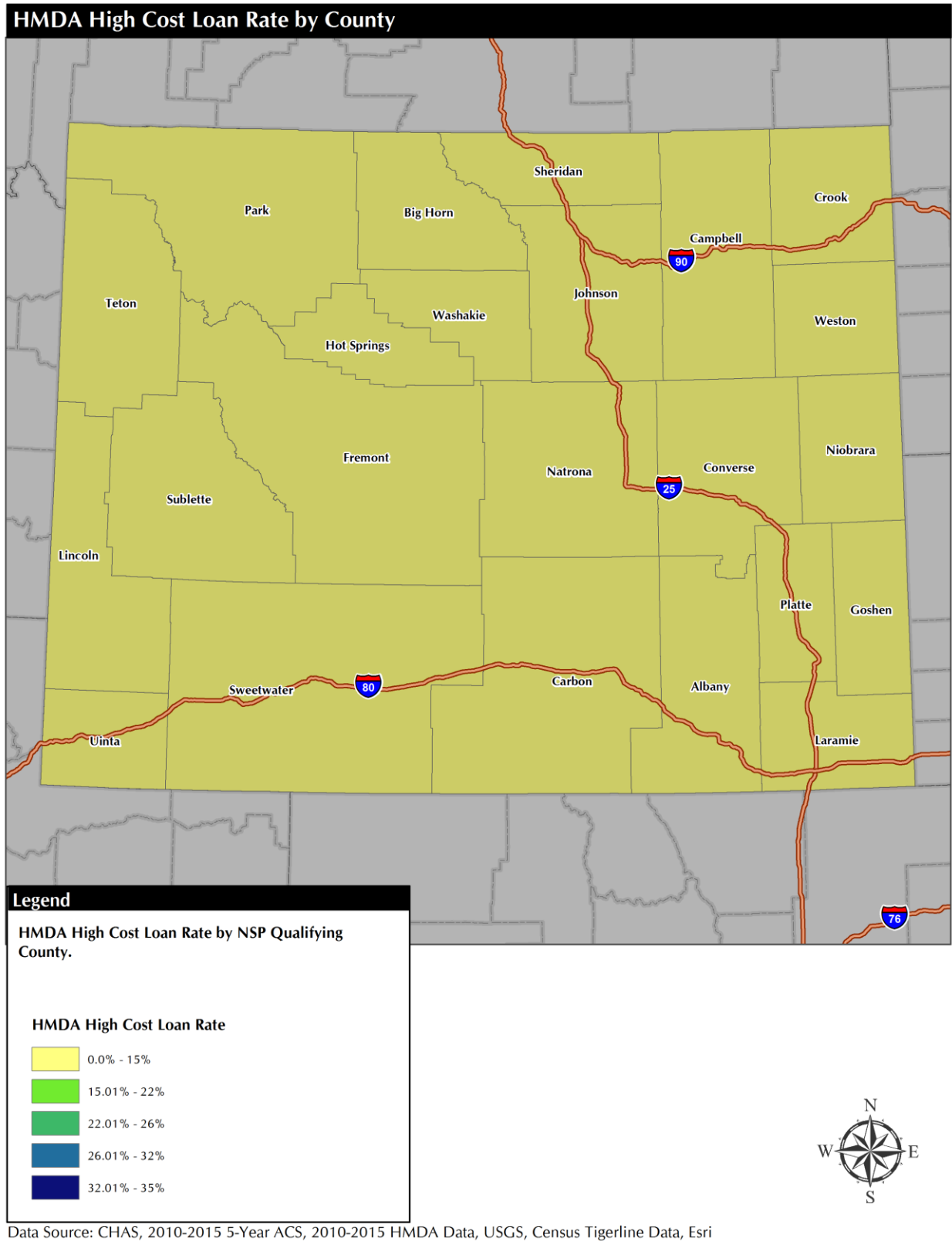
Data Source: CHAS, 2010-2015 5-Year ACS, 2010-2015 HMDA Data, USGS, Census Tigerline Data, Esri



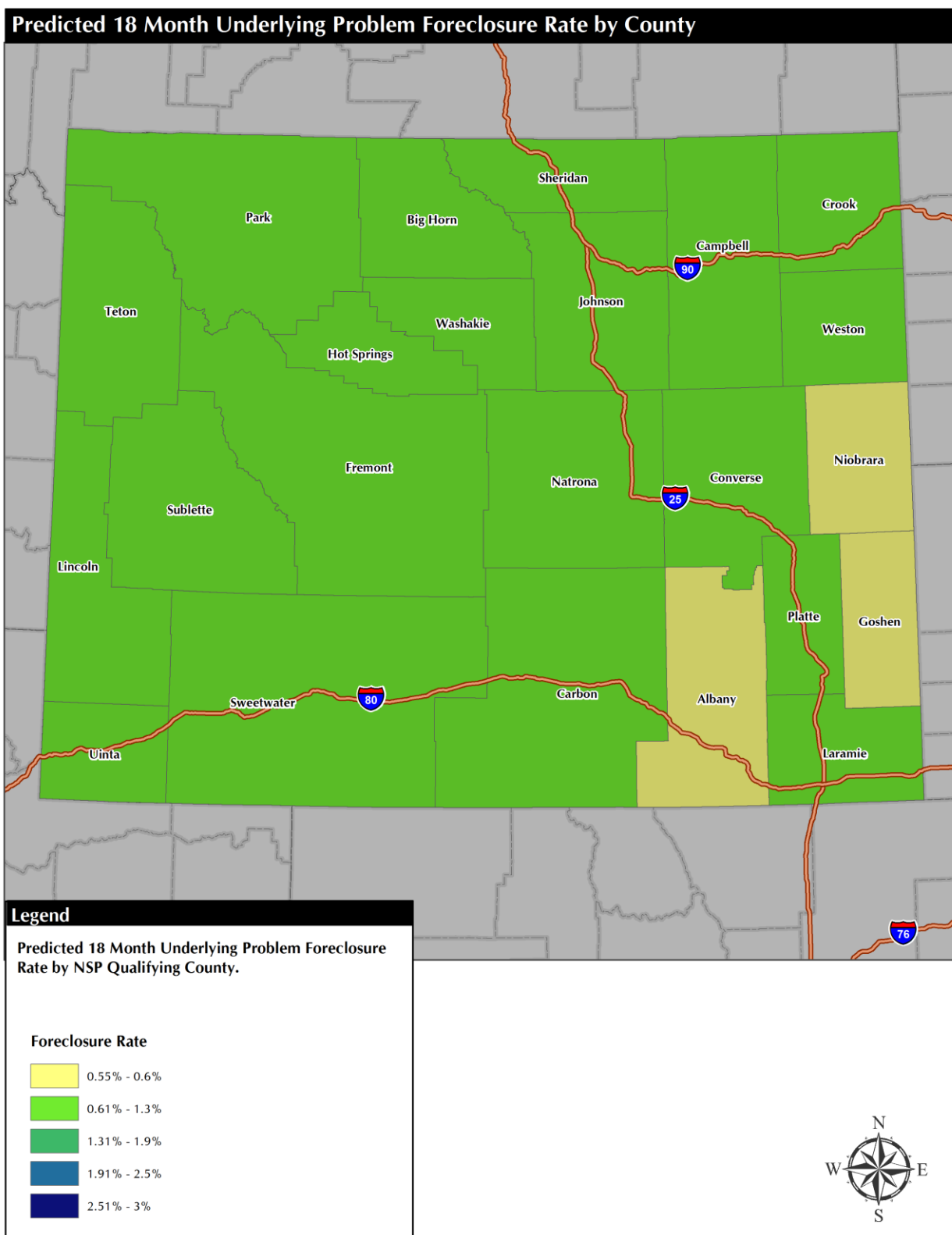
## MAP VII



MAP VIII

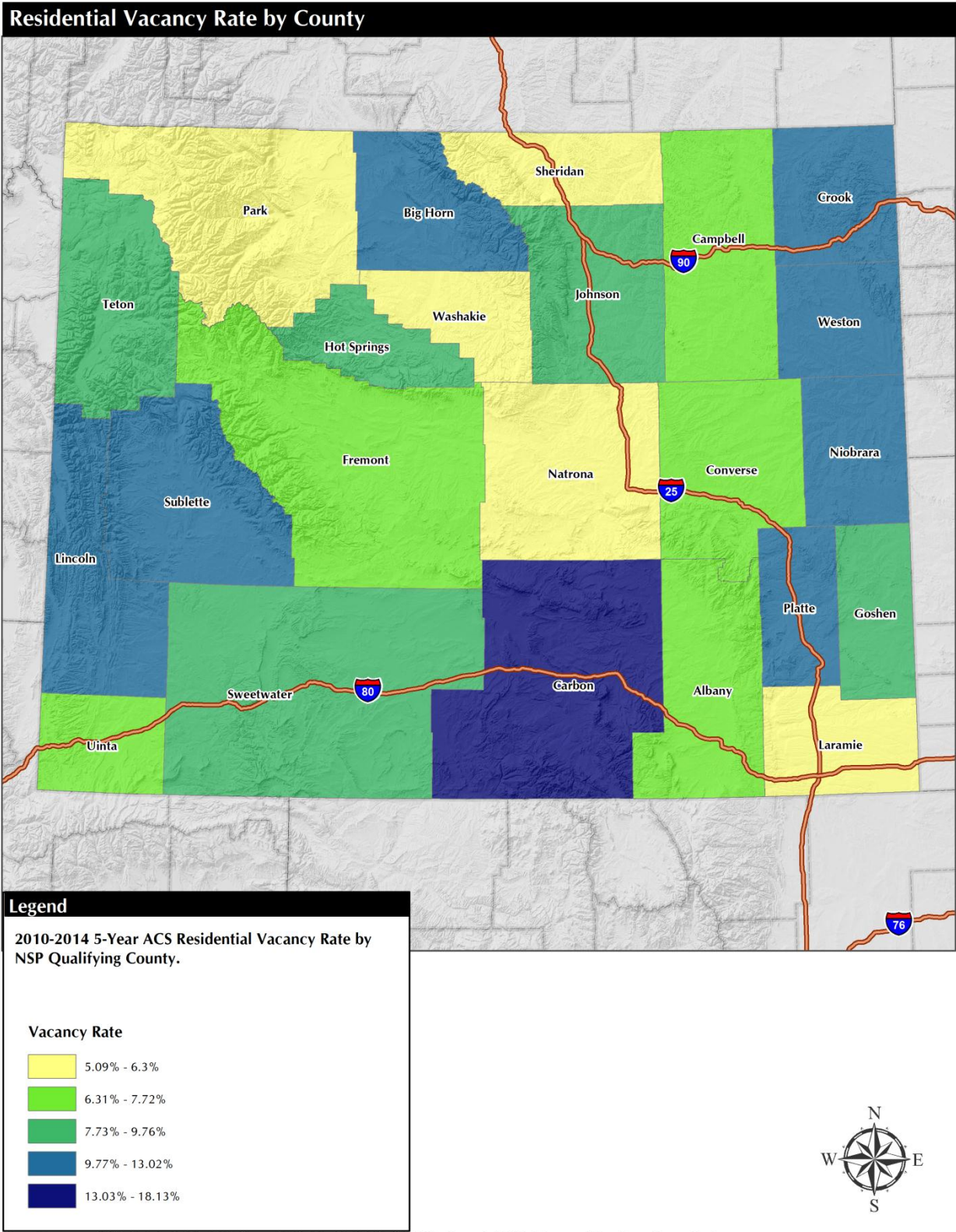


# MAP IX



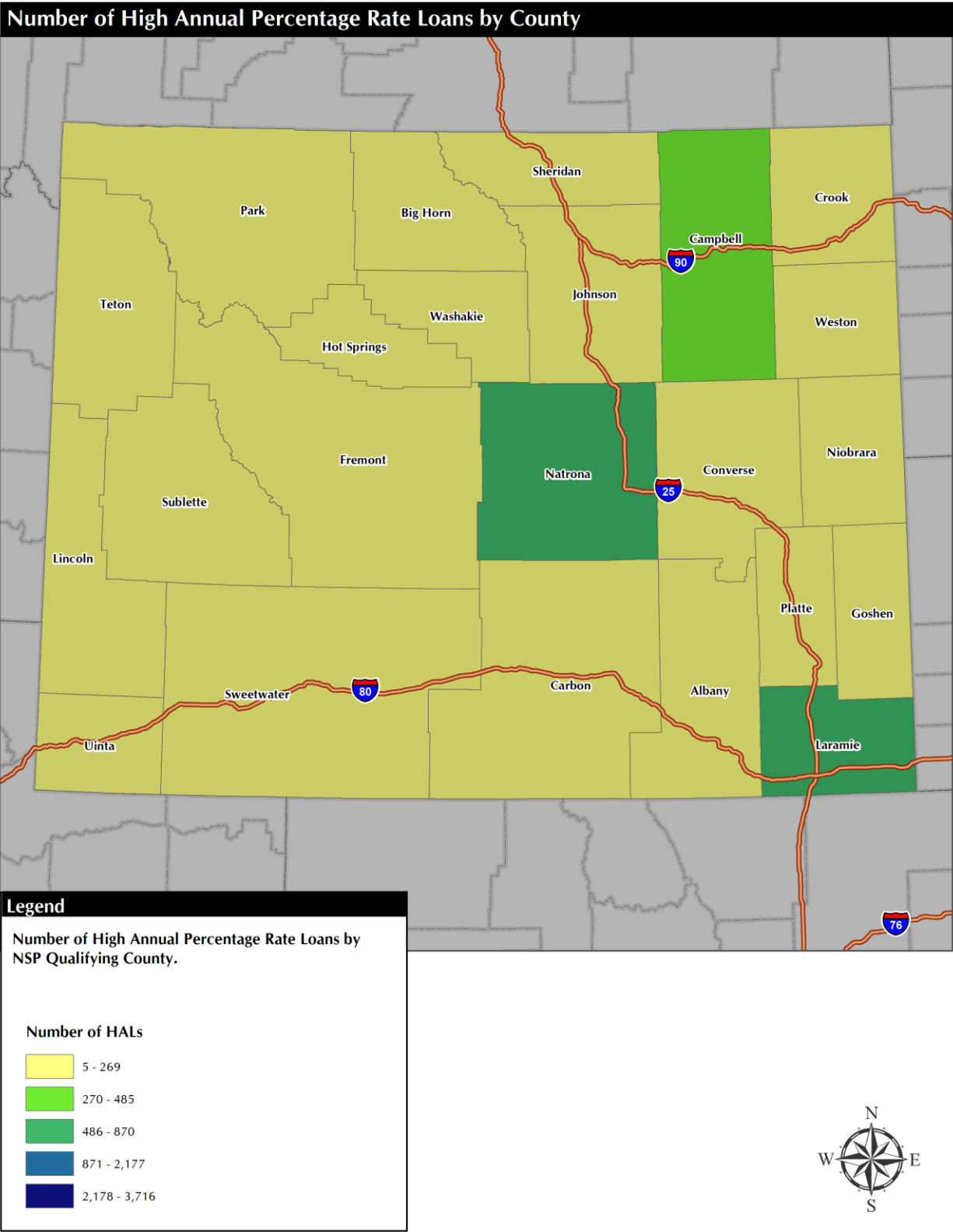
Data Source: CHAS, 2010-2015 5-Year ACS, 2010-2015 HMDA Data, USGS, Census Tigerline Data, Esri





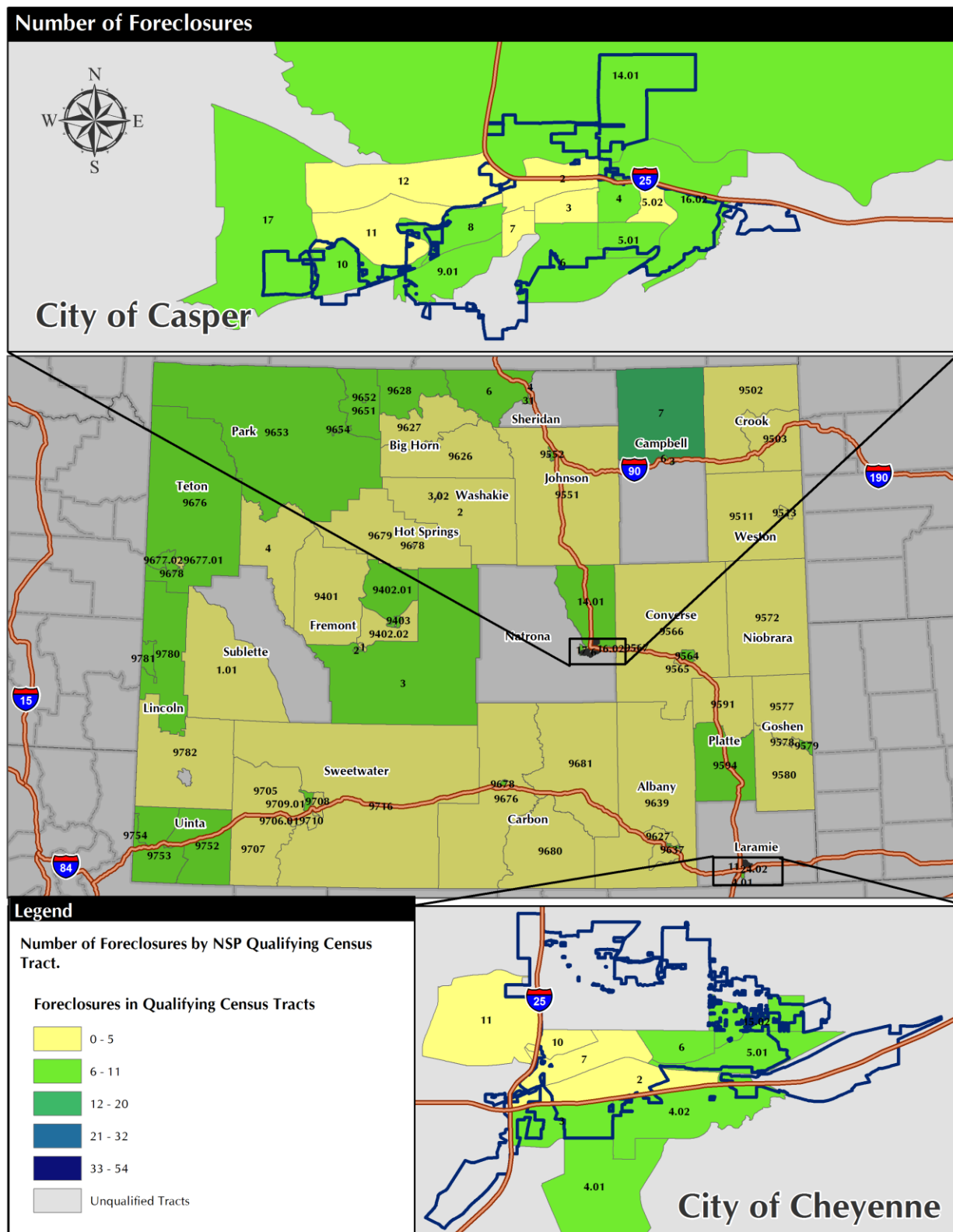
Data Source: CHAS, 2010-2015 5-Year ACS, 2010-2015 HMDA Data, USGS, Census Tigerline Data, Esri

MAP XI



Data Source: CHAS, 2010-2015 5-Year ACS, 2010-2015 HMDA Data, USGS, Census Tigerline Data, Esri

# MAP XII



Data Source: CHAS, 2010-2015 5-Year ACS, 2010-2015 HMDA Data, USGS, Census Tigerline Data, Esri

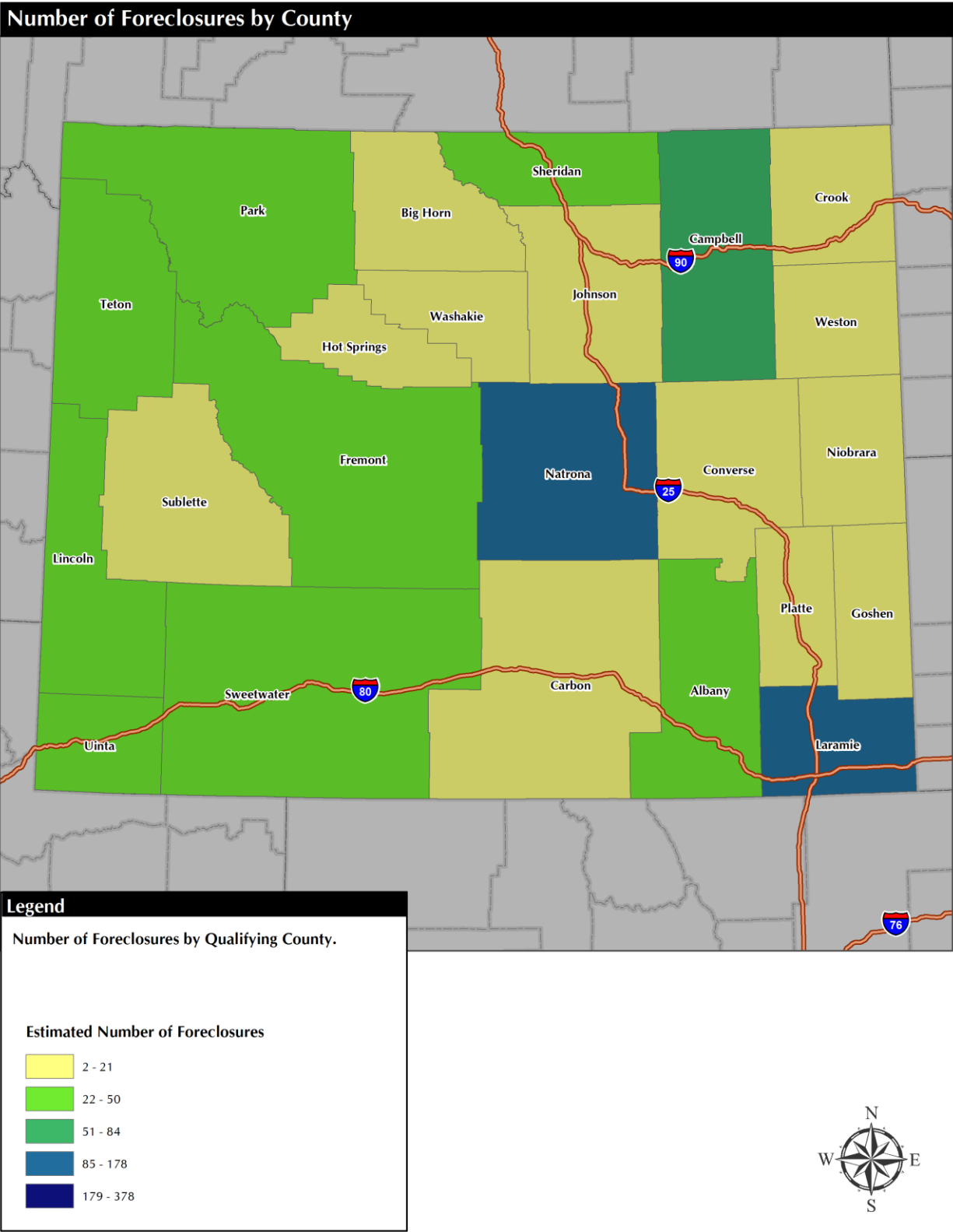



Table 4  
June 2017 NSP Foreclosure Analysis by County

	# of Foreclosures	Pop (2016 est)	Forclosures per Capita	Rank (Frcl per Capita)	Est. Foreclosure/Abandonment Risk Score	Rank (Frcl/Aband Risk)	Average Rank	
Campbell	70	48,803	0.0014343	1	3.2	9	5.0	
Natrona	109	81,039	0.0013450	2	3.3	8	5.0	
Converse	19	14,191	0.0013389	3	3.2	10	6.5	
Platte	10	8,680	0.0011521	12	4.8	2	7.0	-population below 10,000
Fremont	47	40,242	0.0011679	11	3.5	7	9.0	
Washakie	11	8,235	0.0013358	4	2.9	15	9.5	-population below 10,000
Uinta	23	20,773	0.0011072	16	4.6	3	9.5	
Lincoln	23	19,110	0.0012036	8	3.0	12	10.0	
Goshen	15	13,390	0.0011202	15	4.1	5	10.0	
Big Horn	12	12,005	0.0009996	19	5.5	1	10.0	
Johnson	11	8,486	0.0012963	5	2.7	17	11.0	-population below 10,000
Sweetwater	47	44,165	0.0010642	18	4.3	4	11.0	
Carbon	17	15,618	0.0010885	17	4.1	6	11.5	
Laramie	111	98,136	0.0011311	13	3.2	11	12.0	
Park	35	29,353	0.0011924	9	2.8	16	12.5	
Sublette	12	9,769	0.0012284	7	2.0	20	13.5	
Sheridan	36	30,200	0.0011921	10	2.3	18	14.0	
Hot Springs	6	4,679	0.0012823	6	0.0	23	14.5	
Weston	7	7,236	0.0009674	20	3.0	13	16.5	
Teton	26	23,191	0.0011211	14	1.2	21	17.5	
Niobara	2	2,480	0.0008065	22	3.0	14	18.0	
Albany	30	38,256	0.0007842	23	2.3	19	21.0	
Crook	6	7,464	0.0008039	21	1.0	22	21.5	
	685							

 = NSP Eligible Counties

**NSP Eligible County**

Big Horn

Campbell

Converse

Carbon

Fremont

Goshen

Laramie

Lincoln

Natrona

Sweetwater

Uinta

**NSP Eligible Census Tracts**

9626, 9627, 9628

3, 4, 6, 7

9564, 9565, 9566, 9567

9676, 9677, 9678, 9680, 9681

1, 2, 3, 4, 9401, 9402.01, 9402.02, 9403, 9404, 9405

9577, 9578, 9579, 9580

2, 3, 4.01, 4.02, 5.01, 6, 7, 10, 11, 15.01, 15.02

9780, 9781, 9782

2, 3, 4, 5.01, 5.02, 6, 7, 8, 9.01, 10, 11, 12, 14.01, 16.02, 17

9705, 9706.1, 9706.2, 9707, 9708, 9709.01, 9709.02, 9709.03, 9710, 9711, 9712, 9716

9752, 9753, 9754