

Grantee: Wyoming State Program

Grant: B-11-DN-56-0001

April 1, 2011 thru June 30, 2011 Performance Report



Grant Number:

B-11-DN-56-0001

Obligation Date:**Award Date:****Grantee Name:**

Wyoming State Program

Contract End Date:

03/11/2014

Review by HUD:

Reviewed and Approved

LOCCS Authorized Amount:

\$5,000,000.00

Grant Status:

Active

QPR Contact:

Jennifer Crawford

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$5,000,000.00

Disasters:**Declaration Number**

No Disasters Found

Narratives**Summary of Distribution and Uses of NSP Funds:**

The target area as defined using the NSP3 Mapping Tool is referred to as the North Casper Redevelopment Area, a map of the area and the corresponding census blocks can be found at www.wyomingcda.com as part of the NSP3 application. The area is more particularly described as follows: the SE corner is the corner of E Yellowstone Hwy and Bryan Stock Trail, the NE corner is Bryan Stock Trail and the N Platte River, the NW corner is the N Platte River and N Poplar Street, and the SW Corner is W Collins Dr and Walnut Street. The Southern boundry is not a straight line and therefore it is further described as W Collins Drive and Walnut Street to the corner of 7th and S Wolcott to the corner of Conwell Street and E Yellowstone Hwy and E Yellowstone Hwy to S Beverly St (the SE corner).

The State Minimum Threshold NSP3 Score is 5. The number of foreclosures in Wyoming is relatively low when compared to national numbers. The foreclosures in Wyoming are not typically concentrated in specific urban areas, but rather vary widely socioeconomically. In order to make an impact with a relatively small amount of money one area was selected. The target area has a high number of concentrated foreclosures in comparison to other areas. The foreclosures in the area are also affordable and in need of significant repair.

Also of great concern is the income distribution by tenure for the area which is as follows:

Table 1

Income Distribution by Tenure
Wyoming Census Tract 560250002

2009 5-year ACS Data

Percent MHI

Owner

Renter

Total

0-30%

2.4%

26.3%

18.4%

30.1-50.0%

11.3%

24.4%

20.1%

50.1-80.0%

25.9%

19.7%

21.8%

80.1-96%

12.1%

7.2%

8.8%

>96.1 %

48.3%

22.3%

30.9%

Total



100%
100%
100%

A sharp increase in lower income homeownership was seen between 1994 and 2006 due to legislative changes and more favorable underwriting (National Poverty Center). These changes, along with federal and local incentives, made homeownership possible. The targeted census tract clearly has a high percentage of lower income households. It also goes without saying that any unexpected expense or loss of income would be serious and may potentially lead to a foreclosure. The National Poverty Center prepared an analysis of zip code based data and that data indicated that foreclosure rates were higher in areas with higher poverty rates and lower average incomes.

32% of the loans in the redevelopment area are high annual percentage rate loans according to HMDA data for 2004-2007. HUD's October 2008 data released to support NSP found that percentage to be even higher at 35.8%. The predicted 18 month underlying problem foreclosure rate is 2.5%. The residential vacancy rate (USPS March 2010) is estimated to be 6.19% as compared to the county rate of 3.14%.

The Consolidated Plan for the City of Casper has also identified census tracts 560250002 and 560250003 as areas of concern

Summary of Distribution and Uses of NSP Funds:

cern for low and moderate income households. Lead-based paint and quality of the housing stock were two area of concern.

As the housing finance agency for the State of Wyoming, WCDA has originated six (6) loans from 01/06 through 12/10 for census tract 56025002. During that same period of time four (4) loans from that area were foreclosed upon. The foreclosed loans may not have been originated during the same period of time.

How Fund Use Addresses Market Conditions:

The lower priced homes available in the Casper area tend to be foreclosures. The homes may have a lower up front price; however, they typically need significant work in order to be safe and sanitary. The redevelopment area is an older area and the design of the homes may be obsolete. Homes have been abandoned due to the level of rehabilitation required and are now health and safety concerns. By targeting the funds to this area it is our hope that it will spark others in the area to clean up, update, and take pride in their homes. This area can become a neighborhood of choice rather than a last resort.

Ensuring Continued Affordability:

All residential properties will have at minimum a 30-year mortgage placed upon them. Homeownership properties may also have a soft second mortgage provision triggered by the sale of the property or transfer of title. All rental properties will have a deed restriction in addition to a mortgage. Demolished properties will have a deferred mortgage placed upon the land to ensure ownership by a LMMI qualified household for a specified period of time.

Definition of Blighted Structure:

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.

Local code enforcement officers may be consulted also.

Definition of Affordable Rents:

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.

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2010/wy.pdf>

Housing Rehabilitation/New Construction Standards:

WCDA has established rehabilitation standards for all NSP properties. Additional energy efficient and environmentally friendly elements are being incorporated into the standards. Green and ecofriendly products are also being sourced in order to assure that they will be available <http://www.wyomingcda.com/files/NSPRehab.pdf>

Vicinity Hiring:

All Grantees, Contractors, and/or agencies will be required to comply with vicinity hiring as a condition of receiving NSP3 funds. There are a number of training facilities that support the construction trades that are located in the designated development area or support the development area. The McMurry Training Center is located at the North end of the area. The Center provides training for carpentry, welding, skid steers, excavation/backfilling, CDL, and heavy equipment. The Wyoming Workforce Services, Department of Employment, Veterans Center, and the Department of Family Services offices are all located within the development area. While note in the development area Casper College offers a construction trades program that would definitely benefit the area. The participants in these programs may not reside in the designated development area. However, it is highly likely that they are receiving benefit from one or more of the supporting agencies and



therefore would be great candidates for new hires. All projects receiving NSP3 funds will be required to list all job openings with these agencies along with advertising in the target area. There are also several contractors who's primary place of business or shop is located within the redevelopment area. These contractors will specifically be contacted to participate in the bidding and will be given preference, all other things being equal, in the award of the contract.

Procedures for Preferences for Affordable Rental Dev.:

Due to the limited amount of funds and small geographic area any and all projects are welcome and will be reviewed on a first come first served basis. If two projects come in at the time and would otherwise be eligible to receive fund then a rental project will be given preference over a homeownership or demolition project.

Grantee Contact Information:

Wyoming Community Development Authority, 155 North Beech Street, Casper WY 82601, 307-265-0603
 Gayle Brownlee, Director of Federal Programs

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,000,000.00
Total Budget	\$0.00	\$5,000,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$750,000.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$500,000.00	\$500,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,250,000.00	\$4,500,000.00

Overall Progress Narrative:

A substantial amendment has been created and put out for public comment. The major change is to the program



budgets.

Acquisition under the WRAP Program has been very difficult. Several properties were identified; however, they were eliminated due to floodplain, location, or environmental issues. There have been no foreclosed properties successfully acquired in the redevelopment area.

WCDA has teamed with the Code Enforcement Department at the City of Casper to identify potential properties under the clearance and demolition activity.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
100, Administrative	\$0.00	\$500,000.00	\$0.00
200, Acq/Rehab LH25	\$0.00	\$1,375,000.00	\$0.00
300, WRAP	\$0.00	\$1,250,000.00	\$0.00
500, Demolition	\$0.00	\$500,000.00	\$0.00
700, Redevelopment	\$0.00	\$1,375,000.00	\$0.00



