

**Grantee: Wyoming State Program**

**Grant: B-11-DN-56-0001**

**April 1, 2012 thru June 30, 2012 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

**Grant Amount:**

\$5,000,000.00

**Grant Status:**

Active

**QPR Contact:**

Gayle Brownlee

**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](http://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 boundary 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

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$5,000,000.00
<b>Total Budget</b>	\$0.00	\$5,000,000.00
<b>Total Obligated</b>	\$0.00	\$5,000,000.00
<b>Total Funds Drawdown</b>	\$315,664.98	\$2,299,699.15
<b>Program Funds Drawdown</b>	\$315,664.98	\$2,299,699.15
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,968,539.10	\$2,299,699.15
<b>Match Contributed</b>	\$0.00	\$0.00

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$750,000.00	\$0.00
<b>Limit on Admin/Planning</b>	\$500,000.00	\$26,888.30
<b>Limit on State Admin</b>	\$0.00	\$26,888.30

**Progress Toward Activity Type Targets**

<b>Activity Type</b>	<b>Target</b>	<b>Actual</b>
<b>Administration</b>	\$500,000.00	\$500,000.00

**Progress Toward National Objective Targets**

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

**Overall Progress Narrative:**

Majority of funding is committed to two multi-family projects, Sunshine I and Sunshine II. Sunshine II (Activity 700) is



100% completed and 100% occupied. We are waiting on final documents to fund the retainage, report beneficiary information and close out the project. Sunshine I (Activity 200) is 87.6% completed with an anticipated completion within 30 to 45 days. No funds have been drawn under NSP 3 as all funds to date have been drawn from NSP 1.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
100, Administrative	\$26,624.83	\$500,000.00	\$26,888.30
200, Acq/Rehab LH25	\$0.00	\$1,517,835.73	\$0.00
300, WRAP	\$0.00	\$0.00	\$0.00
500, Demolition	\$0.00	\$0.00	\$0.00
700, Redevelopment	\$289,040.15	\$2,982,164.27	\$2,272,810.85



## Activities

**Grantee Activity Number:** 100  
**Activity Title:** Administration 2011

**Activity Category:**

Administration

**Project Number:**

100

**Projected Start Date:**

03/11/2011

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Planned

**Project Title:**

Administrative

**Projected End Date:**

03/11/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

WCDA

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2012**

N/A

**To Date**

\$500,000.00

**Total Budget**

\$0.00

\$500,000.00

**Total Obligated**

\$0.00

\$500,000.00

**Total Funds Drawdown**

\$26,624.83

\$26,888.30

**Program Funds Drawdown**

\$26,624.83

\$26,888.30

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$26,888.30

\$26,888.30

WCDA

\$26,888.30

\$26,888.30

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Administrative expenses associated with the NSP3 grant

**Location Description:**

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** 200  
**Activity Title:** Sunshine I

**Activity Category:**

Acquisition - general

**Project Number:**

200

**Projected Start Date:**

03/11/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

Acq/Rehab LH25

**Projected End Date:**

03/11/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

WCDA

Overall	Apr 1 thru Jun 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,517,835.73
<b>Total Budget</b>	\$0.00	\$1,517,835.73
<b>Total Obligated</b>	\$0.00	\$1,517,835.73
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
WCDA	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition and rehabilitation of previously foreclosed properties

**Location Description:**

Casper, WY

**Activity Progress Narrative:**

Sunshine I is 87.6% completed with an anticipated completion in 30 to 45 days. No funds have been drawn under NSP 3 as all funds to date have been drawn from NSP 1.

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/1
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

  

	This Report Period Total	Cumulative Actual Total / Expected Total
--	-----------------------------	---





# of Housing Units	0	0/6
# of Singlefamily Units	0	0/0

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

### Activity Locations

Address	City	County	State	Zip	Status / Accept
332 Kimball	Casper		Wyoming	82601-	Not Validated / N

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 700

**Activity Title:** Sunshine II Apartments

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

700

**Projected Start Date:**

03/11/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

03/11/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

WCDA

**Overall**

**Total Projected Budget from All Sources**

**Total Budget**

**Total Obligated**

**Total Funds Drawdown**

**Program Funds Drawdown**

**Program Income Drawdown**

**Program Income Received**

**Total Funds Expended**

WCDA

**Match Contributed**

**Apr 1 thru Jun 30, 2012**

N/A

\$0.00

\$0.00

\$289,040.15

\$289,040.15

\$0.00

\$0.00

\$1,941,650.80

\$1,941,650.80

\$0.00

**To Date**

\$2,982,164.27

\$2,982,164.27

\$2,982,164.27

\$2,272,810.85

\$2,272,810.85

\$0.00

\$0.00

\$2,272,810.85

\$2,272,810.85

\$0.00

**Activity Description:**

Redevelopment of an unoccupied site

**Location Description:**

Casper, WY

**Activity Progress Narrative:**

Project is 100% complete and fully occupied. Waiting on final documents to process retainage and close out project.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.



## Activity Locations

Address	City	County	State	Zip	Status / Accept
403 S. Durbin	Casper		Wyoming	82601-	Not Validated / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

