

**THE STATE OF WYOMING'S
2018-2022
CONSOLIDATED PLAN**



Final Report
November 6, 2018

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Executive Summary

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

1. Introduction

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules consolidating the planning, application, reporting and citizen participation processes for four formula grant programs: Community Development Block Grants (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grants (ESG). The new single-planning process was intended to more comprehensively fulfill three basic goals: to provide decent housing, to provide a suitable living environment and to expand economic opportunities. It was termed the *Consolidated Plan for Housing and Community Development*.

According to HUD, the Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers entitlements the opportunity to shape these housing and community development programs into effective, coordinated neighborhood and community development strategies. It also allows for strategic planning and citizen participation to occur in a comprehensive context, thereby reducing duplication of effort.

As the lead agency for the Consolidated Plan, the State of Wyoming, and the Wyoming Business Council (WBC) as lead agency, hereby follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing these citizen participation requirements, those that accompany the Consolidated Plan.

The State of Wyoming has prepared this Consolidated Plan to meet the guidelines as set forth by HUD and is broken into five sections: The Process, Needs Assessment, Market Analysis, Strategic Plan, and Annual Action Plan.

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

The goals of the programs administered by the State of Wyoming are to provide decent housing, a suitable living environment for the state's low- and moderate-income residents, and economic opportunities for low-moderate income residents. The State of Wyoming strives to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents of the state. By addressing need and creating opportunity at the individual and neighborhood levels, the State of Wyoming hopes to improve the quality of life for all residents of the state.

These national objectives are met through the goals outlined in SP-05:

1. Promote Development of Affordable Housing Units in the State

2. Enhance access to public services
3. Invest in infrastructure and Public Facilities
4. Support efforts to combat homelessness
5. Encourage Economic Development
6. HOPWA TBRA

3. Evaluation of past performance

The State of Wyoming's evaluation of its past performance has been completed in a thorough Consolidated Annual Performance and Evaluation Report (CAPER). These documents state the objectives and outcomes identified in each year's Annual Action Plan and includes an evaluation of past performance through measurable goals and objectives compared to actual performance. These documents can be found on the Wyoming Business Council's website at:

<http://www.wyomingbusiness.org/content/community-development-block-grant-cdbg->

During the Consolidated Planning period from FY 2013 to 2017, the State of Wyoming made a number of accomplishments. According to the most recent 2017 CAPER, the State used CPD funds to:

- Create or retain 31 jobs
- Demolish 1 building
- CDBG Housing Infrastructure for 6 households
- CDBG Public Facilities for 4048 Persons
- CDBG Public Facilities – Accessibility for 10,366 persons
- CDBG Public Infrastructure for 10,317 households
- HOPWA services for 161

4. Summary of citizen participation process and consultation process

Three public outreach opportunities were utilized in the development of this plan. The 2017 Community Development survey was used to help establish priorities for the State by gathering feedback on the level of need for housing and community development categories. A public meeting was held prior to the release of the draft plan to garner feedback on preliminary findings. Once the Plan was released for public review, a public hearing was held to offer residents and stakeholders the opportunity to comment on the plan.

5. Summary of public comments

Complete transcripts of public comments are included in the Public Input appendix. However, there were some common themes among comments that are included below:

- High need for affordable housing
- Need for a greater variety of housing types, including housing for seniors and disabled
- Rental prices are not affordable in many areas
- NIMBYism is a challenge

- Cost of land and local fees are prohibitive
- Need for rental rehab
- Need for youth, childcare, and treatment facilities
- Need for recruitment and retention of higher paying jobs

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

The State accepted all comments. A complete accounting of public comments can be found in the Appendix.

7. Summary

The State's efforts in the development of this Consolidated Plan are represented by the efforts to establish the Strategic Plan. The Priority Needs and Goals outlined in the Strategic Plan are reflective of the needs in the State of Wyoming, particularly low to moderate income households. The State will undertake these efforts in accordance with HUD's guidelines and requirements.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	WYOMING	Wyoming Business Council
HOPWA Administrator	WYOMING	Wyoming Department of Health
HOME Administrator	Wyoming Community Development Authority, WY	WCDA - Affordable Hsg Devl Department (HOME, NHTF)
ESG Administrator	WYOMING	Wyoming Department of Family Services
HFT Administrator	Wyoming Community Development Authority, WY	WCDA - Affordable Hsg Devl Department (HOME, NHTF)

Table 1 – Responsible Agencies

Narrative

The Wyoming Business Council serves as lead agency for the development of the Consolidated Plan, as well as the CDBG administrator. Three additional state agencies are responsible for the other funding programs in the State. The Wyoming Community Development Authority (WCDA) administers the HOME and National Housing Trust Fund (NHTF) programs. The Wyoming Department of Family Services administers the ESG program.

The HOPWA-C Administrator is the Wyoming Department of Health.

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

1. Introduction

In addition to the public outreach initiated by the State of Wyoming, the State also reached out to additional public agencies, non-profits, and service organizations.

Agency staff invited all citizens, public agencies and other interested parties to review the 2018 draft CP and provide comments. Staff emailed notice of the meeting to more than 2,000 business, local government and nonprofit contacts and placed an advertisement in the Casper Star-Tribune. The state also emailed the notice to three of the state's largest community-oriented associations; Wyoming Economic Development Association (WEDA), Wyoming Association of Municipalities (WAM) and Wyoming Association County Officials (WACO). There were 8 participants at the public hearing and the public meeting and had no comments.

All state agencies receiving HUD awards meet monthly. All share a common goal: to get more citizen participation and more public comment each year. The coalition of agencies is identifying funding gaps in the state and partner with these groups to address them.

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

The state of Wyoming developed the consolidated plan as a coordinated effort between the WBC, WCDA, WDFS, WDOH, Health Care Financing Division, the Preventive Medicine Division, the Division on Aging, the Governor's CODD, WRDC, WDA, the CoC and citizen participation from city and county governments, private developers, nonprofit agencies, housing authorities and private citizens. This collaboration provided an opportunity to interact and enhance coordination among public and assisted housing providers, private and government health, mental health and service agencies throughout the year.

Wyoming has fewer than ten housing authorities throughout the state, most of which are relatively inactive. All housing authorities received email invitations to attend the public hearings and to the 2017 Community Development survey.

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

Chief Executive Officer of the Wyoming Business Council had a seat on the Continuum of Care group in an effort to integrate the WBC and its role as the lead for the planning for the State of Wyoming with meeting the needs of the homeless. The WBC offered board training to the continuum of care but it was never scheduled. The WBC has also established a good relationship with the current chair of the CoC and hopes that will lead to more fruitful interaction. The CEO has since had to resign that seat on the CoC. WBC will be establishing periodic meetings with representatives of relevant agencies, CoC, etc to keep the lines of communication open.

At this time, the CDBG program isn't directing resources towards youth existing foster care and becoming homeless.

WBC Staff are working with the Wyoming Department of Health to conduct a statewide assessment of health. This effort confirmed or validated that the programs offered by the state CDBG program and the relationships established with the CoC and agencies who participated in the development of the community toolbox are all working towards the same goals and continued interaction will be the foundation for the Con Plan and the 2018 AAP.

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

Chief Executive Officer of the Wyoming Business Council had a seat on the Continuum of Care group in an effort to integrate the WBC and its role as the lead for the planning for the State of Wyoming with meeting the needs of the homeless. The WBC offered board training to the continuum of care but it was never scheduled. The WBC has also established a good relationship with the current chair of the CoC and hopes that will lend to more fruitful interaction. The CEO has since had to resign that seat on the CoC. WBC will be establishing periodic meetings with representatives of relevant agencies, CoC, etc to keep the lines of communication open.

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

1	Agency/Group/Organization	WYOMING HOUSING NETWORK
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the Wyoming Housing Network attended the Public input Meeting.
2	Agency/Group/Organization	Community Action Partnership of Natrona County
	Agency/Group/Organization Type	Services - Housing Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Action Partnership of Natrona County worked with the CoC to determine homeless needs within the city of Casper and other populated areas of the state. Anticipated outcomes are an improved referral process with other local agencies to provide outreach and housing need for homeless within Casper and Wyoming.
3	Agency/Group/Organization	Wyoming Family Home Ownership Program
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Homeownership Assistance
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, comment on draft plans.
4	Agency/Group/Organization	Wy. Assoc. of Realtors
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, comment on draft plans.

5	Agency/Group/Organization	Wyoming Chapter-National Assoc. of Housing and Re-Development Officials
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, comment on draft plans.
6	Agency/Group/Organization	Wyoming Department of Health
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Health Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Assessing health needs of the citizens of the State of Wyoming.

Table 2 – Agencies, groups, organizations who participated

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

The State of Wyoming made every attempt to be inclusive in its consultation efforts throughout the planning process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Wyoming Department of Family Services	CoC and WDFS Goals develop a coordinated homeless crisis response system and identify all shelters and transitional living facilities; programs that provide temporary and long-term resources to reduce financial vulnerability to homelessness, strengthen services for homeless children and youth and identify agencies that work with youth populations who may be at risk of homelessness; increase community outreach to these populations, Identify and develop additional resources for homeless veterans

Table 3 – Other local / regional / federal planning efforts

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

The State and WBC work with local governments and other State agencies on an on-going basis to evaluate and implement programs.

The state ensures communication with local governments by attending the Wyoming Association of Municipalities annual meeting, the Wyoming Association of County Officials meeting and other venues where local government representatives are available and

program discussions may occur. When feasible at conferences, the state sponsors a booth where the WBC staff make program information available and the staff is present to answer questions and provide guidance.

Narrative (optional):

Over the years the state has tried varying means of public outreach from compressed video at all community college sites to public meetings, presentations at conferences and webinars. There is little public interest or input regardless of outreach efforts. However, the state will continue to pursue social media, surveys and other means that may engage the public.

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

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The development of the Wyoming Consolidated Plan included three opportunities to encourage public input. These included an online survey, a public input meeting, and a public review meeting. These meetings were held via webinar to encourage people from across the state to attend. Any comments are included as an attachment. All comments, including survey results, were considered when setting priority needs and the five-year strategy.

Disaster Response – In the event of a declared disaster in the State of Wyoming, the State may choose to redirect funds from the priorities established in this plan. In order to expedite the delivery of services, the State may waive the traditional 30-day public review when responding to emergency requests.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/ broad community	To date, the 2017 Community Development survey has received over 400 responses.	Survey responses are an integral part of the needs assessment and priority needs development. The results of the survey are included throughout this plan, as well as additional comments included in the Public Input Appendix, attached. The survey found that respondents indicated that over 19 percent of funds should be used for infrastructure, 16.2 percent for housing, and 13.3 percent for vulnerable populations. The survey identified the primary barriers to affordable housing as the cost of land or lot, the cost of materials, NIMBYism, and the cost of labor. The highest rated need for housing activities include rental housing for low-to-moderate-income housing, construction of new affordable housing, and senior-friendly housing. These results are included as additional input that is taken into consideration along with the needs assessment and market analysis to help the State determine priority needs.	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/ broad community	The public input meeting was held on October 26, 2017 at 1:30pm via Webinar. A total of nine persons attended the webinar.	No comments received	No comments received	
3	Newspaper Ad	Non-targeted/ broad community	Ad ad was placed in the Casper Star-Tribune (Wyoming's only paper with statewide circulation) that provided information as to where to locate the ConPlan and invited comments.	None.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

As part of the needs assessment for the State’s 2018-2022 Consolidated Plan, the State conducted a Community Survey. This survey helps the State identify needs and prioritize funding throughout the State. The survey has been developed over the course of many years of Consolidated Plan development and housing needs research. A survey was reviewed in draft form by the WBC and submitted to the public. The results of this survey are one of the many analysis undertaken to establish the priority needs in the State, allowing for a venue of public input, as well as a way to quantify statewide need.

The survey is anonymous in order to ensure privacy. The location, income, and other status of the respondent are not included in survey results.

Table 1.NA-05 shows the responses to how funds should be distributed in the state. Respondents indicated that infrastructure for vulnerable populations should account for 19.0 percent of spending, housing should account for 16.2 percent, housing for vulnerable populations should account for 13.3 percent, and human and public services at 12.9 percent. Economic development, public facilities, and vulnerable population services and facilities were each allocated about 10 percent.

Table 1.NA-05
Allocation of Resources
 State of Wyoming
 2017 Community Survey

Area	Percentage
Infrastructure (roads, water, sewer, etc.) for vulnerable populations	19.00%
Housing	16.20%
Vulnerable Population Housing	13.30%
Human and Public Services	12.90%
Economic Development for vulnerable populations	10.70%
Public Facilities	10.50%
Vulnerable Population Services and Facilities	10.30%
No Preference	4.60%
Other	2.50%
Total	100.0%

Respondents indicated the barriers to the development or preservation of affordable housing were most likely to be the cost of land or lot, the cost of materials, and the Not in My Back Yard (NIMBY) mentality.

Table 2.NA-05
Barriers to Affordable Housing
 State of Wyoming
 2017 Community Development Survey

Value	Count
Cost of land or lot	236
Cost of materials	190
Not in My Back Yard (NIMBY) mentality	185
Cost of labor	184
Lack of affordable housing development policies	113
Lack of available land	101
Construction fees	99
Lack of qualified contractors or builders requirements	74
Building codes	69
Permitting process	66
Density or other zoning requirements	61
Permitting Fees	58
Lack of other infrastructure	53
Lack of sewer system	34
Lot size	32
Lack of water system	31
ADA codes	27
Proximity of other utilities (electric, gas, internet)	27
None	26
Impact fees	21
Other - please specify in comments	20
Lack of water	14

The responses for the rated housing needs are shown in Table 3.NA-05. Respondents indicated the highest need for rental housing for low-to-moderate income households, followed by construction of new affordable rental housing, and senior friendly housing. This was followed by retrofitting existing housing to meet seniors’ needs, rental assistance, and first-time home-buyer assistance.

Table 4.NA-05 shows the rating for housing types for vulnerable populations. The highest rated housing needs were emergency shelters, rapid rehousing rental assistance for homeless households, and permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities.

Table 5.NA-05 shows the rated need for services and facilities for vulnerable populations. The vulnerable populations with the highest rated needs include the frail elderly, persons with severe mental illness, and persons with substance abuse addictions. This was followed by homeless persons, the elderly, and veterans.

Additional survey responses are shown in NA-50, discussing non-housing community development needs, and MA-45, discussing economic development needs.

Table 3.NA-05
Housing Needs
 State of Wyoming
 2017 Community Development Survey

Question	No Need		Low Need		Medium Need		High Need		N/A		Total
	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count
Rental housing for low-to-moderate income households	18	4.4%	38	9.4%	118	29.1%	221	54.6%	10	2.5%	405
Construction of new affordable rental housing	26	6.4%	57	14.1%	99	24.4%	219	54.1%	4	1.0%	405
Senior-friendly housing	14	3.5%	46	11.4%	137	34.1%	198	49.3%	7	1.7%	402
Retrofitting existing housing to meet seniors' needs	16	4.0%	46	11.6%	141	35.5%	184	46.3%	10	2.5%	397
Rental assistance	17	4.3%	56	14.1%	131	32.9%	184	46.2%	10	2.5%	398
First-time home-buyer assistance	10	2.5%	48	12.0%	149	37.2%	178	44.4%	16	4.0%	401
Energy efficiency retrofits	15	3.7%	39	9.7%	157	39.0%	177	43.9%	15	3.7%	403
Construction of new affordable for-sale housing	32	7.9%	80	19.9%	111	27.5%	176	43.7%	4	1.0%	403
Supportive housing for people who are homeless or disabled	23	5.7%	71	17.6%	122	30.2%	176	43.6%	12	3.0%	404
Preservation of federal subsidized housing	32	8.2%	66	17.0%	118	30.3%	149	38.3%	24	6.2%	389
Rental housing rehabilitation	26	6.5%	49	12.3%	163	40.9%	149	37.3%	12	3.0%	399
Homeowner housing rehabilitation	16	4.0%	45	11.3%	181	45.5%	144	36.2%	12	3.0%	398
Workforce housing	24	6.0%	105	26.3%	130	32.5%	134	33.5%	7	1.8%	400
Mixed-income housing	46	11.6%	86	21.7%	150	37.8%	98	24.7%	17	4.3%	397
Housing demolition	42	10.6%	135	34.0%	105	26.4%	96	24.2%	19	4.8%	397
Downtown housing	61	15.4%	112	28.2%	111	28.0%	88	22.2%	25	6.3%	397
Mixed-use housing	46	11.5%	119	29.7%	137	34.2%	71	17.7%	28	7.0%	401
Other - If you select this option, let us know in "comments" what other types of housing activities you are considering	19	13.2%	3	2.1%	7	4.9%	49	34.0%	66	45.8%	144

Table 4.NA-05
HOUSING Needs FOR VULNERABLE POPULATIONS

State of Wyoming
 2017 Community Survey

Question	No Need		Low Need		Medium Need		High Need		N/A		Total
	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count
Emergency shelters	20	5.0%	86	21.4%	109	27.1%	184	45.8%	3	0.7%	402
Rapid rehousing rental assistance for homeless households	23	5.8%	85	21.3%	100	25.1%	182	45.6%	9	2.3%	399
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	18	4.5%	74	18.4%	136	33.8%	170	42.3%	4	1.0%	402
Transitional housing	24	6.0%	75	18.6%	127	31.5%	170	42.2%	7	1.7%	403
Senior housing - assisted living	23	5.7%	75	18.7%	131	32.6%	164	40.8%	9	2.2%	402
Housing designed for persons with disabilities	16	4.0%	88	22.0%	144	36.0%	144	36.0%	8	2.0%	400
Shelters for youth	26	6.5%	92	22.8%	135	33.5%	144	35.7%	6	1.5%	403
Senior housing - nursing homes	24	6.0%	93	23.3%	149	37.3%	123	30.8%	10	2.5%	399
Other - If you select this option, let us know in "comments" what other types of housing for vulnerable populations you are considering	15	15.3%	7	7.1%	3	3.1%	18	18.4%	55	56.1%	98

Table 5.NA-05
SERVICES AND FACILITIES Needs FOR EACH OF THE FOLLOWING VULNERABLE POPULATION

State of Wyoming
 2017 Community Survey

Question	No Need		Low Need		Medium Need		High Need		N/A		Total
	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count
The frail elderly (age 85+)	8	2.0%	55	13.8%	123	30.9%	204	51.3%	8	2.0%	398
Persons with severe mental illness	6	1.5%	73	18.3%	119	29.8%	195	48.9%	6	1.5%	399
Persons with substance abuse addictions	10	2.5%	60	15.0%	128	32.1%	195	48.9%	6	1.5%	399
Homeless persons	27	6.8%	102	25.6%	97	24.3%	165	41.4%	8	2.0%	399
The elderly (age 65+)	11	2.8%	66	16.6%	160	40.2%	155	38.9%	6	1.5%	398
Veterans	5	1.3%	67	17.0%	161	40.8%	150	38.0%	12	3.0%	395
Victims of domestic violence	6	1.5%	68	17.0%	169	42.4%	149	37.3%	7	1.8%	399
Persons with physical disabilities	6	1.5%	87	21.9%	169	42.5%	132	33.2%	4	1.0%	398
Persons with developmental disabilities	6	1.5%	79	19.8%	181	45.5%	128	32.2%	4	1.0%	398
Persons recently released from prison	27	6.8%	115	29.0%	125	31.5%	115	29.0%	15	3.8%	397
Persons with HIV/AIDS	22	5.6%	155	39.7%	118	30.3%	62	15.9%	33	8.5%	390
Other - If you select this option, let us know in "comments" what other groups you are considering	14	15.4%	1	1.1%	3	3.3%	13	14.3%	60	65.9%	91

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

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	493,782	562,803	14%
Households	193,959	221,479	14%
Median Income	\$37,892.00	\$56,573.00	49%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

The non-entitlement areas of Wyoming grew by 14.8 percent between 2000 and 2010. By 2015, the non-entitlement areas of the State had a population of 458,667. The age cohorts with the greatest rate of growth between 2000 and 2010 were those aged 55 to 65, which grew by 66.3 percent. The younger population grew as well, with those aged 25 to 34 and children under the age of 5 both growing by 31.2 percent during the decade.

**Table 1.NA-10
Population by Age**

Non Entitlement Areas of Wyoming
2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	24,254	6.2%	31,811	7.1%	31.2%
5 to 19	91,973	23.5%	89,178	19.9%	-3.0%
20 to 24	26,663	6.8%	32,153	7.2%	20.6%
25 to 34	46,367	11.9%	60,825	13.6%	31.2%
35 to 54	122,369	31.3%	120,283	26.8%	-1.7%
55 to 64	35,875	9.2%	59,656	13.3%	66.3%
65 or Older	43,626	11.2%	54,938	12.2%	25.9%
Total	391,127	100.0%	448,844	100.0%	14.8%

Within the elderly population, those aged 65 to 66 grew at the fastest rate between 2000 and 2010, as seen in Table 2.NA-10. In total, the elderly population grew by 25.9 percent during the decade and resulted in 54,938 residents over the age of 65 in the non-entitlement areas of the State.

**Table 2.NA-10
Elderly Population by Age**

Non Entitlement Areas of Wyoming
2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	5,407	12.4%	8,248	15.0%	52.5%
67 to 69	7,556	17.3%	10,567	19.2%	39.8%
70 to 74	11,051	25.3%	13,221	24.1%	19.6%
75 to 79	8,759	20.1%	9,709	17.7%	10.8%
80 to 84	5,816	13.3%	6,950	12.7%	19.5%
85 or Older	5,037	11.5%	6,243	11.4%	23.9%
Total	43,626	100.0%	54,938	100.0%	25.9%

The diversity of the non-entitlement areas of the State changed slightly between 2000 and 2015, although the white population still accounted for 91.7 percent in 2015. The largest racial minority population in 2015 was persons classified as two or more races, accounting for 2.5 percent of the population, followed by American Indians, which accounted for 2.4 percent. In terms of ethnicity, Hispanic households accounted for 9.1 percent of the population in 2015, which was up from 5.7 percent in 2000.

Table 3.NA-10
Population by Race and Ethnicity
 Non Entitlement Areas of Wyoming
 2010 Census & 2015 Five-Year ACS

Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	408,232	91.0%	420,414	91.7%
Black	2,473	.6%	3,062	.7%
American Indian	12,245	2.7%	11,194	2.4%
Asian	3,258	.7%	3,745	.8%
Native Hawaiian/ Pacific Islander	283	.1%	368	.1%
Other	13,374	3.0%	8,585	1.9%
Two or More Races	8,979	2.0%	11,299	2.5%
Total	448,844	100.0%	458,667	100.0%
Non-Hispanic	411,277	91.6%	416,869	90.9%
Hispanic	37,567	8.4%	41,798	9.1%

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	25,030	26,735	40,355	24,140	105,220
Small Family Households	6,080	8,200	14,340	10,355	59,975
Large Family Households	1,470	1,860	3,520	2,275	7,330
Household contains at least one person 62-74 years of age	4,115	5,130	8,105	4,520	18,000
Household contains at least one person age 75 or older	4,280	5,385	4,605	1,995	4,435
Households with one or more children 6 years old or younger	3,800	4,515	7,960	4,810	10,420

Table 6 - Total Households Table

Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	325	335	165	140	965	230	195	165	90	680
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	165	185	70	30	450	65	55	140	25	285
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	430	610	520	160	1,720	310	175	405	340	1,230
Housing cost burden greater than 50% of income (and none of the above problems)	7,820	1,830	225	10	9,885	4,785	2,480	2,160	365	9,790
Housing cost burden greater than 30% of income (and none of the above problems)	2,395	4,855	2,495	330	10,075	1,990	2,900	5,575	3,170	13,635
Zero/negative Income (and none of the above problems)	625	0	0	0	625	590	0	0	0	590

Table 7 – Housing Problems Table

Housing Problems

Households are considered to have housing problems they face one of three situations: overcrowding, incomplete kitchen or plumbing facilities, or cost burdens. As seen in Table 4.NA-10, the rate of overcrowding declined between 2000 and 2015. In 2015, an estimated 1.7 percent of households were overcrowded and 0.7 percent were severely overcrowded.

Table 4.NA-10
Overcrowding and Severe Overcrowding
 Non Entitlement Areas of Wyoming
 2000 Census SF3 & 2015 Five-Year ACS Data

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	104,696	97.9%	1,688	1.6%	580	.5%	106,964
2015 Five-Year ACS	123,830	98.7%	1,235	1.0%	453	.4%	125,518
Renter							
2000 Census	41,677	94.9%	1,464	3.3%	784	1.8%	43,925
2015 Five-Year ACS	49,890	95.2%	1,778	3.4%	735	01.4%	52,403
Total							
2000 Census	146,373	97.0%	3,152	2.1%	1,364	.9%	150,889
2015 Five-Year ACS	173,720	97.6%	3,013	1.7%	1,188	.7%	177,921

An even smaller proportion of households faced incomplete plumbing or kitchen facilities. In 2015, some 0.5 percent of households had incomplete plumbing, and 0.7 percent had incomplete kitchen facilities.

Table 5.NA-10
Households with Incomplete Plumbing Facilities
 Non Entitlement Areas of Wyoming
 2000 Census SF3 & 2015 Five-Year ACS Data

Households	2000 Census	2015 Five-Year ACS
With Complete Plumbing Facilities	150,030	177,106
Lacking Complete Plumbing Facilities	859	815
Total Households	150,889	177,921
Percent Lacking	.6%	0.5%

Table 6.NA-10
Households with Incomplete Kitchen Facilities
 Non Entitlement Areas of Wyoming
 2000 Census SF3 & 2015 Five-Year ACS Data

Households	2000 Census	2015 Five-Year ACS
With Complete Kitchen Facilities	149,907	176,692
Lacking Complete Kitchen Facilities	982	1,229
Total Households	150,889	177,921
Percent Lacking	.7%	.7%

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	8,740	2,960	975	340	13,015	5,395	2,905	2,870	825	11,995
Having none of four housing problems	5,305	10,000	14,070	6,255	35,630	4,375	10,865	22,435	16,725	54,400
Household has negative income, but none of the other housing problems	625	0	0	0	625	590	0	0	0	590

Table 8 – Housing Problems 2

Data 2009-2013 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,045	2,895	1,345	7,285	1,840	1,855	3,225	6,920
Large Related	730	480	130	1,340	385	415	920	1,720
Elderly	1,860	1,365	150	3,375	3,200	1,985	1,715	6,900
Other	5,340	2,530	1,105	8,975	1,745	1,280	2,010	5,035
Total need by income	10,975	7,270	2,730	20,975	7,170	5,535	7,870	20,575

Table 9 – Cost Burden > 30%

Data 2009-2013 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,465	540	150	3,155	1,420	870	705	2,995
Large Related	610	70	0	680	370	200	215	785
Elderly	1,050	565	35	1,650	1,925	825	450	3,200
Other	4,275	810	40	5,125	1,300	650	800	2,750
Total need by income	8,400	1,985	225	10,610	5,015	2,545	2,170	9,730

Table 10 – Cost Burden > 50%

Data 2009-2013 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	585	705	505	170	1,965	265	230	450	315	1,260
Multiple, unrelated family households	15	65	85	25	190	60	40	65	49	214
Other, non-family households	0	50	30	4	84	65	0	30	0	95
Total need by income	600	820	620	199	2,239	390	270	545	364	1,569

Table 11 – Crowding Information – 1/2

Data 2009-2013 CHAS
Source:

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

Table 12 – Crowding Information – 2/2

Household incomes, in general, grew between 2000 and 2015, as shown in Table 7.NA-10. Households earning between \$75,000 and \$100,000 grew by 5.3 percentage points and accounted for 14.3 percent of households by 2015. Even more dramatically, households with income above \$100,000 grew by 17.3 percent, and accounted for almost a quarter of all households in non-entitlement areas. All other income groups dropped proportionally during this time period.

The rate of growth for higher income households was not indicated by data available. However, additional research into the State's economic status can be found at: http://www.wyomingcda.com/documents/Profile_2017A_Vol_I_Final.pdf

Table 7.NA-10

Households by Income

Non Entitlement Areas of Wyoming
2000 Census SF3 & 2015 Five-Year ACS Data

Income	2000 Census		2015 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	25,571	16.9%	17,222	9.7%
\$15,000 to \$19,999	11,804	7.8%	8,021	4.5%
\$20,000 to \$24,999	10,834	7.2%	9,258	5.2%
\$25,000 to \$34,999	21,107	14.0%	17,427	9.8%
\$35,000 to \$49,999	27,235	18.0%	23,967	13.5%
\$50,000 to \$74,999	30,722	20.3%	33,487	18.8%
\$75,000 to \$99,999	13,544	9.0%	25,500	14.3%
\$100,000 or More	10,360	6.9%	43,039	24.2%
Total	151,177	100.0%	177,921	100.0%

While incomes grew between 2000 and 2015, poverty remained about the same. In 2000, an estimated 11.8 percent of the population lived in poverty. By 2015, this rate remained virtually unchanged at 11.7 percent. Adults made up most of those in poverty, accounting for 62.7 percent.

Table 8.NA-10

Poverty by Age

Non Entitlement Areas of Wyoming
2000 Census SF3 & 2015 Five-Year ACS Data

Age	2000 Census		2015 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	5,001	11.2%	6,043	11.6%
6 to 17	9,746	21.8%	9,371	18.0%
18 to 64	25,943	58.1%	32,664	62.7%
65 or Older	4,000	9.0%	4,045	7.8%
Total	44,690	100.0%	52,123	100.0%
Poverty Rate	11.8%	.	11.7%	.

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

There were an estimated 48,000 one-person households in the non-entitlement areas of the State in 2010. This population had grown 26.1 percent since 2000, exceeding the average of 18.3 percent. Single person households at or below 30 percent HAMFI are the most likely to be in need of housing assistance.

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

An estimated 12.0 percent of the population was disabled in 2015. Males had a higher disability rate than females, at 12.8 percent and 11.2 percent respectively. Approximately half of the population aged 75 and older was considered to have a disability, as seen in Table 9.NA-10. The most common disability was an ambulatory disability, followed by a hearing disability.

Of the 99 municipalities in Wyoming, 83% have a population of less than 5,000. There are only two communities in the state that have a population of more than 50,000. The state's vast size of 97,914 square miles coupled with a population of just under 580,000 means the state is extraordinarily rural in nature. This translates into development difficulties. It is hard to make a small number of units cash flow for a housing developer whether senior housing, low-income, or market-rate. The small population of most Wyoming communities means that large developments are not necessary nor would be they sustainable but small numbers of units do not make the infrastructure or other investment viable. It is an issue that has yet to be resolved but the statewide housing toolkit group is continuing to seek solutions.

Table 9.NA-10

Disability by Age

Non Entitlement Areas of Wyoming
2015 Five-Year ACS Data

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	248	1.6%	110	.7%	358	1.2%
5 to 17	2,257	5.6%	1,308	3.5%	3,565	4.6%
18 to 34	3,686	6.8%	2,937	5.9%	6,623	6.3%
35 to 64	12,205	13.5%	10,298	11.7%	22,503	12.6%
65 to 74	5,671	30.3%	3,783	20.9%	9,454	25.7%
75 or Older	5,372	49.6%	6,247	49.9%	11,619	49.8%
Total	29,439	12.8%	24,683	11.2%	54,122	12.0%

Table 10.NA-10

Total Disabilities Talled: Aged 5 and Older

Non Entitlement Areas of Wyoming
2015 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	21,355	4.7%
Vision disability	9,474	2.1%
Cognitive disability	17,370	4.1%
Ambulatory disability	25,784	6.1%
Self-Care disability	8,258	2.0%
Independent living difficulty	13,831	4.0%

Pinpointing specific numbers of domestic violence victims is difficult due to the lack of reporting and other mitigating factors. The State's *Crime in Wyoming 2016* report, issued by the Division of Criminal Investigation, reported 2,227 incidents of domestic violence, some 49.8 percent of which resulted in arrest. The State's homeless count in 2016 included 171 victims of domestic violence.

What are the most common housing problems?

The most common housing problems, by far, in non-entitlement areas of the state are housing cost burdens. An estimated 21,545 households had a housing cost burden between 30 and 50 percent of their income in 2014. Another 16,140 households had a sever cost burden of more than 50 percent their income.

Table 11.NA-10
Cost Burden and Severe Cost Burden by Tenure

Non Entitlement Areas of Wyoming
 2000 Census & 2015 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	35,416	78.9%	6,280	14.0%	3,065	6.8%	142	.3%	44,903
2015 Five-Year ACS	53,964	74.9%	11,471	15.9%	6,368	8.8%	215	0.3%	72,018
Owner Without a Mortgage									
2000 Census	22,718	92.1%	981	4.0%	732	3.0%	226	.9%	24,657
2015 Five-Year ACS	47,503	88.8%	3,343	6.2%	2,204	4.1%	450	.8%	53,500
Renter									
2000 Census	24,060	57.8%	6,693	16.1%	5,434	13.0%	5,460	13.1%	41,647
2015 Five-Year ACS	27,507	52.5%	9,749	18.6%	8,515	16.2%	6,632	12.7%	52,403
Total									
2000 Census	82,194	73.9%	13,954	12.5%	9,231	8.3%	5,828	5.2%	111,207
2015 Five-Year ACS	128,974	72.5%	24,563	13.8%	17,087	9.6%	7,297	4.1%	177,921

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

For owner-occupied households, “other” households were more likely to face cost burdens. In addition, for extremely low income households, elderly non-family households were most impacted by cost burdens. For severe cost burdens, however, extremely low income large families and small families were most impacted. In fact, over 71.2 percent of large family households below 30 percent HAMFI faced severe cost burdens. In total, over 47.8 percent of owner-occupied households below 30 percent HAMFI faced severe cost burdens.

Table 12.NA-10
Owner-Occupied Households by Income and Family Status and Cost Burden
 Statewide Non-Entitlement Areas
 2010–2014 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
Cost Burden						
30% HAMFI or less	225	380	35	970	305	1,915
30.1-50% HAMFI	400	815	285	565	535	2,600
50.1-80% HAMFI	475	1,740	610	335	880	4,040
80.1% -100.0% HAMFI	235	1,050	205	90	605	2,185
100.1% HAMFI or more	485	1,785	60	115	540	2,985
Total	1,820	5,770	1,195	2,075	2,865	13,725
Severe Cost Burden						
30% HAMFI or less	521	1,355	260	1,210	1,125	4,471
30.1-50% HAMFI	335	800	120	385	505	2,145
50.1-80% HAMFI	245	365	55	165	465	1,295
80.1% -100.0% HAMFI	100	90	0	0	60	250
100.1% HAMFI or more	40	205	4	0	65	314
Total	1,241	2,815	439	1,760	2,220	8,475
Total						
30% HAMFI or less	1,051	2,370	365	3,470	2,100	9,356
30.1-50% HAMFI	2,905	2,770	725	3,710	1,980	12,090
50.1-80% HAMFI	5,010	6,290	1,860	3,520	3,500	20,180
80.1% -100.0% HAMFI	3,645	5,310	1,475	1,380	2,185	13,995
100.1% HAMFI or more	12,570	40,015	5,274	2,790	9,060	69,709
Total	25,181	56,755	9,699	14,870	18,825	125,330

Renter occupied households with cost burdens are shown in Table 13.NA-10. Overall, “other” renter households faced the greatest rate of cost burdens and severe cost burdens. Over 56.7 percent of renter households below 30 percent HAMFI faced severe cost burdens, and large families in this income group were impacted hardest.

Table 13.NA-10
Renter-Occupied Households by Income and Family Status and Cost Burden
 Statewide Non-Entitlement Areas
 2010–2014 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
Cost Burden						
30% HAMFI or less	65	530	105	570	890	2,160
30.1-50% HAMFI	95	1,535	310	705	1,460	4,105
50.1-80% HAMFI	35	860	50	45	960	1,950
80.1% -100.0% HAMFI	0	130	0	0	110	240
100.1% HAMFI or more	5	4	10	10	130	159
Total	200	3,059	475	1,330	3,550	8,614
Severe Cost Burden						
30% HAMFI or less	60	2,295	570	770	3,325	7,020
30.1-50% HAMFI	15	390	70	240	625	1,340
50.1-80% HAMFI	0	170	0	20	40	230
80.1% -100.0% HAMFI	0	0	0	0	0	0
100.1% HAMFI or more	0	0	0	0	0	0
Total	75	2,855	640	1,030	3,990	8,590
Total						
30% HAMFI or less	216	3,510	790	2,335	5,540	12,391
30.1-50% HAMFI	375	3,425	860	1,650	3,360	9,670
50.1-80% HAMFI	445	4,640	905	840	4,505	11,335
80.1% HAMFI or more	156	2,235	490	165	2,180	5,226
100.1% HAMFI or more	665	5,689	920	435	5,245	12,954
Total	1,857	19,499	3,965	5,425	20,830	51,576

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

Households most likely to be at risk of becoming unsheltered are those that with extremely low incomes that are severely cost-burdened. There are 7,020 households at or below 30 percent HAMFI that have severe cost burden. Of these households, there are 2,295 households in small families, and 570 households in large families.

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

Not applicable.

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

According to the National Alliance to End Homelessness, there are various factors that contribute to an increased risk of homelessness. These housing characteristics include households that are doubled up, or living with friends or family, persons recently released from prison, and young adults out of foster care. Economic factors include households with severe cost burden and households facing unemployment. As described here and in the following sections, there is a large number of households facing cost burdens and other housing problems that create instability and increase their risk of homelessness.

Discussion

As discussed above, the presence of housing cost burdens were a primary concern for the residents of Wyoming. This is a particular concern for low-income households in the State, which experienced cost burden at a much higher rate than other households. This is true for both homeowner and renter households, but is much more prominent for renter households in the State.

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

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

Introduction

The following section describes the number of households experiencing housing problems in the non-entitlement areas of Wyoming by race. Any racial or ethnic group that experiences housing problems at a rate of ten percentage points or higher than the jurisdiction average is said to have a disproportionate share of housing problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,990	4,818	1,043
White	13,318	4,166	940
Black / African American	325	0	10
Asian	135	59	0
American Indian, Alaska Native	407	165	8
Pacific Islander	0	0	0
Hispanic	1,318	251	69

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,784	13,190	0
White	10,078	11,727	0
Black / African American	60	95	0
Asian	50	83	0
American Indian, Alaska Native	177	242	0
Pacific Islander	10	0	0
Hispanic	1,100	790	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,434	29,974	0
White	8,932	26,505	0
Black / African American	160	255	0
Asian	69	194	0
American Indian, Alaska Native	263	499	0
Pacific Islander	0	4	0
Hispanic	715	2,134	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,074	20,645	0
White	3,782	18,382	0
Black / African American	20	239	0
Asian	0	40	0
American Indian, Alaska Native	26	239	0
Pacific Islander	0	0	0
Hispanic	198	1,445	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

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

Discussion

As seen in Table 1.NA-15, Black, American Indian, and Pacific Islander homeowner households face housing problems at a disproportionate rate.

Table 1.NA-15
Homeowner Households with Housing Problems by Income and Race
 Statewide Non-Entitlement Areas
 2010–2014 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
30% HAMFI or less	5,560	16	45	125	0	75	715	6,536
30.1-50% HAMFI	4,460	20	15	100	4	30	320	4,949
50.1-80% HAMFI	5,325	35	20	95	0	60	365	5,900
80.1-100% HAMFI	2,440	25	0	60	0	5	200	2,730
100.1% HAMFI or more	3,825	30	0	45	0	0	160	4,060
Total	21,610	126	80	425	4	170	1,760	24,175
Total								
30% HAMFI or less	8,035	16	60	210	0	110	925	9,356
30.1-50% HAMFI	10,885	135	19	215	4	125	710	12,093
50.1-80% HAMFI	18,355	40	105	271	0	235	1,190	20,196
80.1-100% HAMFI	12,750	25	86	210	4	75	870	14,020
100.1% HAMFI or more	65,345	145	315	505	4	660	2,735	69,709
Total	115,370	361	585	1,411	12	1,205	6,430	125,374

Certain racial/ethnic renter households face a disproportionate share of housing problems as well. As seen in Table 2.NA-15, Asian, American Indian, and Hispanic renter households face a disproportionate share of housing problems.

Table 2.NA-15
Renter Households with Housing Problems by Income and Race
 Statewide Non-Entitlement Areas
 2010–2014 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
30% HAMFI or less	7,350	140	95	340	0	325	1,125	9,375
30.1-50% HAMFI	4,885	65	90	45	0	85	825	5,995
50.1-80% HAMFI	1,995	10	95	131	0	75	425	2,731
80.1-100% HAMFI	390	0	0	15	0	15	40	460
100.1% HAMFI or more	500	0	0	35	0	0	120	655
Total	15,120	215	280	566	0	500	2,535	19,216
Total								
30% HAMFI or less	9,710	215	215	446	0	405	1,435	12,426
30.1-50% HAMFI	8,030	95	94	150	0	165	1,145	9,679
50.1-80% HAMFI	9,345	185	135	336	4	260	1,090	11,355
80.1-100% HAMFI	4,575	51	15	100	0	70	410	5,221
100.1% HAMFI or more	11,690	95	61	166	70	221	680	12,983
Total	43,350	641	520	1,198	74	1,121	4,760	51,664

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

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

Introduction

This section will describe the rate of disproportionate share of severe housing problems for racial and ethnic minorities in the non-entitlement areas of Wyoming.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,908	8,922	1,043
White	9,834	7,695	940
Black / African American	315	10	10
Asian	135	59	0
American Indian, Alaska Native	228	340	8
Pacific Islander	0	0	0
Hispanic	1,026	539	69

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,800	20,157	0
White	4,151	17,617	0
Black / African American	30	125	0
Asian	35	99	0
American Indian, Alaska Native	119	306	0
Pacific Islander	10	0	0
Hispanic	386	1,493	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,201	37,207	0
White	2,671	32,790	0
Black / African American	45	365	0
Asian	14	249	0
American Indian, Alaska Native	113	654	0
Pacific Islander	0	4	0
Hispanic	278	2,557	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,099	23,589	0
White	977	21,169	0
Black / African American	0	259	0
Asian	0	40	0
American Indian, Alaska Native	26	239	0
Pacific Islander	0	0	0
Hispanic	95	1,544	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

Discussion

As seen in Table 1.NA-20, Black homeowner households below 80 percent HUD Area median family income (HAMFI), Asian homeowner households below 50 percent HAMFI, and Hispanic homeowner households below 50 percent HAMFI face disproportionate rates of severe housing problems. In addition, American Indian and Pacific Islander homeowner households face disproportionate rates of severe housing problems overall.

Table 1.NA-20
Homeowner Households with Severe Housing Problems by Income and Race

Statewide Non-Entitlement Areas
 2010–2014 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
30% HAMFI or less	3,870	16	45	105	0	65	585	4,686
30.1-50% HAMFI	2,115	0	15	55	4	20	250	2,459
50.1-80% HAMFI	1,660	30	0	85	0	20	156	1,951
80.1-100% HAMFI	470	0	0	50	0	0	65	585
100.1% HAMFI or more	1,030	0	0	40	0	0	45	1,115
Total	9,145	46	60	335	4	105	1,101	10,796
Total								
30% HAMFI or less	8,035	16	60	210	0	105	925	9,351
30.1-50% HAMFI	10,890	140	19	215	4	125	705	12,098
50.1-80% HAMFI	18,350	30	105	271	0	230	1,191	20,177
80.1-100% HAMFI	12,755	25	85	210	4	75	865	14,019
100.1% HAMFI or more	65,345	145	315	505	4	660	2,730	69,704
Total	115,375	356	584	1,411	12	1,195	6,416	125,349

Table 2.NA-20 shows the rate of severe housing problems by race/ethnicity for renter households. As seen therein, Hispanic and American Indian renter households face a disproportionate share of severe housing problems. In addition, Asian households between 30 and 50 percent HAMFI are disproportionately impacted by severe housing problems.

Table 2.NA-20
Renter Households with Severe Housing Problems by Income and Race
 Statewide Non-Entitlement Areas
 2010–2014 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
30% HAMFI or less	5,530	130	95	305	0	265	1,010	7,335
30.1-50% HAMFI	1,735	0	35	40	0	0	400	2,210
50.1-80% HAMFI	465	0	0	125	0	15	180	785
80.1-100% HAMFI	185	0	0	15	0	0	25	225
100.1% HAMFI or more	330	0	0	35	0	0	120	485
Total	8,245	130	130	520	0	280	1,735	11,040
Total								
30% HAMFI or less	9,700	220	215	446	0	410	1,440	12,431
30.1-50% HAMFI	8,040	100	95	150	0	165	1,140	9,690
50.1-80% HAMFI	9,345	175	135	331	4	260	1,090	11,340
80.1-100% HAMFI	4,575	51	15	100	0	70	415	5,226
100.1% HAMFI or more	11,685	95	61	166	70	221	680	12,978
Total	43,345	641	521	1,193	74	1,126	4,765	51,665

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

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

Introduction

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	162,808	26,302	18,150	1,068
White	147,807	23,094	15,590	965
Black / African American	1,069	215	375	10
Asian	666	90	195	0
American Indian, Alaska Native	2,439	413	248	8
Pacific Islander	12	0	10	0
Hispanic	8,587	1,786	1,289	69

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion

See discussion in NA-30

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

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

As discussed in the previous sections, NA-15 through NA-25, Black, American Indian, Pacific Islander, Asian, and Hispanic households face a disproportionate share of housing problems at various income levels, or overall.

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

No additional needs identified.

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

There are areas in the State with higher concentrations of Asian, Black, American Indian, and Hispanic households. These areas are discussed further in section MA-50.

NA-35 Public Housing – (Optional)

Introduction

This section is not required for a statewide plan.

Totals in Use

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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

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

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	16	623	2,253	0	2,198	55	0	0
Black/African American	0	0	30	103	0	95	8	0	0
Asian	0	0	3	5	0	5	0	0	0
American Indian/Alaska Native	0	0	12	69	0	68	1	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	1	82	301	0	294	7	0	0
Not Hispanic	0	15	586	2,130	0	2,073	57	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Not applicable.

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

Not applicable.

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

Not applicable.

Discussion:

NA-40 Homeless Needs Assessment – 91.305(c)

Introduction:

HUD refocused national homeless efforts through advocacy of Continuum of Care programs for homeless needs. According to HUD, a Continuum of Care (CoC) exists to serve the needs of homeless persons on city or county levels. The main goals of CoCs are to offer housing assistance, support programs and shelter services to homeless persons and to ultimately break the cycle of homelessness. CoCs collaborate with different community organizations and local homeless advocate groups to identify homeless needs on a community level and in turn develop the best means of addressing these issues and optimize self-sufficiency.

The State of Wyoming has a Statewide Continuum of Care. The annual Point-in-Time count covers the state in its entirety. The results since 2010 are shown in Table 1.NA-40. The PIT numbers saw a dramatic increase in count numbers during 2011 and 2012. The increase in homeless numbers is at least partially attributed to changes in counting techniques, according to State officials. In 2017, there were 873 persons counted, included 510 that were sheltered.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	77	33	0	0	0	0
Persons in Households with Only Children	1	2	0	0	0	0
Persons in Households with Only Adults	273	188	0	0	0	0
Chronically Homeless Individuals	29	51	0	0	0	0
Chronically Homeless Families	4	7	0	0	0	0
Veterans	56	31	0	0	0	0
Unaccompanied Child	24	7	0	0	0	0
Persons with HIV	1	3	0	0	0	0

Table 26 - Homeless Needs Assessment

Indicate if the homeless population is:

Has No Rural Homeless

Table 1.NA-40
Point-In-Time Homeless Count
State of Wyoming
Point-in-Time Counts

	2010	2011	2012	2013	2014	2015	2016	2017
Sheltered	515	194	475	501	563	507	491	510
Unsheltered	64	843	1,338	452	194	291	366	363
Total	579	1,038	1,813	953	757	798	857	873

Coordinated Entry

Wyoming Coordinated Entry began October of 2016 with agencies sharing client information within HMIS. The VI-SPDAT for individuals and family was chosen to be the common assessment and Chronic Homelessness status for prioritization for PSH and RRH housing. The COC, DFS and ESG worked together to created the policies and procedures for Coordinated Entry.

All programs will contribute to the CE process. ESG and CoC funded programs are required to participate in the CE process. Federal Partners such as VA are also required to participate. Participation for funded agencies will be directly tied to Performance Measures and NOFA funding.

Current Participants are:

- Council of Community Services – ESG funded
- CAPNC – ESG funded and PATH
- VOA – ESG funded and SSVF
- Sweetwater Family Resource Center – ESG funded and PATH
- Recover Wyoming – PATH funded
- Community Action Laramie County – VA funded
- Wyoming 211
- Institute for Community Alliances
- Department of Family Services

Goals :

- Coordinated Entry committee will make contacts to engage more agencies to participate in coordinated entry throughout the state
- Expand to Homeless Youth population
- Expand to Homeless Prevention services
- Seek funding to have an entity to manage the coordinated entry project

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

The number of homeless households in 2016 included 110 persons in households with children. In addition, there were 80 chronically homeless individuals and eleven chronically homeless

families. The State did see an overall decrease between 2016 and 2017 in both the number of homeless households with children and homeless veterans.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	419	241
Black or African American	30	9
Asian	2	0
American Indian or Alaska Native	24	104
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	86	35
Not Hispanic	405	331

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

In 2017, there were 55 homeless households with children that were sheltered, down from 77 in 2016. In addition, there were 41 unsheltered homeless households with children in 2017, up from 33 in 2016.

There were 63 homeless veterans counted in 2017, down from 87 in 2016. Of these in 2017, some 50 were sheltered.

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

The vast majority of homeless persons were classified as white. However, some 14.9 percent of the homeless population counted in 2016 was Native American. This is compared to only 2.4 percent of the non-entitlement population in 2015.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In 2017, there were a total of 873 homeless persons counted, up from 857 in 2016. The total number of persons in emergency shelters was 321 in 2017, and there were an additional 189 persons in transitional housing. Some 510 persons were not sheltered in 2017. As such, an estimated 58.4 percent of the counted homeless population was sheltered during the 2017 count. This is an increase from the estimated 57.3 percent that was sheltered in 2016.

Discussion:

The homeless population in the State of Wyoming has remained relatively steady in recent years. The State did see a decline in the number of homeless households with children as well as the number of homeless veterans. Despite these achievements, the State still asserts that the count taken in January may not represent the real number of homeless persons in the State due to the limitations of the count.

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

Introduction

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	334
Area incidence of AIDS	
Number of new cases prior year (3 years of data)	6
Rate per population	1.0
Rate per population (3 years of data)	1.2
Current HIV surveillance data:	
Number of Persons living with HIC (PLWH)	
Area Prevalence (PLWH per population)	
Number of new HIV cases reported last year	

Table 27 – HOPWA Data

Data Source: CDC HIV Surveillance

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly Persons

The elderly population, those aged 65 to 66 grew at the fastest rate between 2000 and 2010, as seen in Table 1.NA-45. In total, the elderly population grew by 25.9 percent during the decade and resulted in 54,938 residents over the age of 65 in the non-entitlement areas of the State.

Table 1.NA-45
Elderly Population by Age
 Non Entitlement Areas of Wyoming
 2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	5,407	12.4%	8,248	15.0%	52.5%
67 to 69	7,556	17.3%	10,567	19.2%	39.8%
70 to 74	11,051	25.3%	13,221	24.1%	19.6%
75 to 79	8,759	20.1%	9,709	17.7%	10.8%
80 to 84	5,816	13.3%	6,950	12.7%	19.5%
85 or Older	5,037	11.5%	6,243	11.4%	23.9%
Total	43,626	100.0%	54,938	100.0%	25.9%

People with Disabilities (Mental, Physical, Developmental)

An estimated 12.0 percent of the population was disabled in 2015. Males had a higher disability rate than females, at 12.8 percent and 11.2 percent respectively. Approximately half of the population aged 75 and older was considered to have a disability, as seen in Table 1.7. The most common disability was an ambulatory disability, followed by a hearing disability.

**Table 2.NA-45
Disability by Age**

Non Entitlement Areas of Wyoming
2015 Five-Year ACS Data

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	248	1.6%	110	.7%	358	1.2%
5 to 17	2,257	5.6%	1,308	3.5%	3,565	4.6%
18 to 34	3,686	6.8%	2,937	5.9%	6,623	6.3%
35 to 64	12,205	13.5%	10,298	11.7%	22,503	12.6%
65 to 74	5,671	30.3%	3,783	20.9%	9,454	25.7%
75 or Older	5,372	49.6%	6,247	49.9%	11,619	49.8%
Total	29,439	12.8%	24,683	11.2%	54,122	12.0%

Table 7.Na-45

Total Disabilities Tallied: Aged 5 and Older

Non Entitlement Areas of Wyoming
2000 Census SF3 Data

Disability Type	Population
Sensory disability	15,061
Physical disability	26,549
Mental disability	15,130
Self-care disability	6,301
Employment disability	24,397
Go-outside-home disability	14,250
Total	101,688

People with Alcohol or other Drug Addictions

The Department of Health’s Behavior Risk Factor Surveillance System’s 2015 report found that 16.0 percent of the population had behaviors associated with binge drinking.¹ This was a decline from the rate reported in 2015 at 17.2 percent. A report released by the White House asserts that over 7 percent of Wyoming residents use illicit drugs, below the national average of 8.82 percent.²

Victims of Domestic Violence

Pinpointing specific numbers of domestic violence victims is difficult due to the lack of reporting and other mitigating factors. The State’s *Crime in Wyoming 2016* report, issued by the Division of Criminal Investigation, reported 2,227 incidents of domestic violence, some 49.8 percent of which resulted in arrest. The State’s homeless count in 2016 included 171 victims of domestic violence.

¹ <https://health.wyo.gov/publichealth/chronic-disease-and-maternal-child-health-epidemiology-unit/wyoming-behavior-risk-factor-surveillance-system-2/brfss-data-2/2015-data/>

² https://obamawhitehouse.archives.gov/sites/default/files/docs/state_profile_-_wyoming_0.pdf

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

The frail elderly were ranked as the highest at need group for the special needs population in the 2017 Community Survey. This was followed by persons with severe mental illness, persons with substance abuse addictions, and homeless persons. Some of the higher rating housing types needed for non-homeless households included permanent supportive housing and senior housing or assisted living. The highest rated public and human services include mental health services, access to information about service, substance abuse services, youth services, and childcare services.

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

Describe the jurisdiction's need for Public Facilities:

Youth centers, childcare facilities, and community centers were the top identified needs for community and public facilities. This was followed by residential rehabilitation treatment centers and workforce training education facilities, as shown in Table 1.NA-50.

How were these needs determined?

These needs were determined from results from the 2017 Community Needs survey.

Describe the jurisdiction's need for Public Improvements:

The highest rated infrastructure needs, as seen in Table 2.NA-50, are broadband and connectivity, street and road improvements, and downtown development. This was followed by sidewalk improvements, improved transit options, and bicycle and walking paths.

How were these needs determined?

These needs were determined from results from the 2017 Community Needs survey.

Describe the jurisdiction's need for Public Services:

The highest rated needs for human and public services include mental health services, access to information about above listed services, and substance abuse services. This was followed by youth services, childcare services, and transportation services.

Table 4.NA-50 shows the rated need for services and facilities for vulnerable populations. The vulnerable populations with the highest rated needs include the frail elderly, persons with severe mental illness, and persons with substance abuse addictions. This was followed by homeless persons, the elderly, and veterans.

How were these needs determined?

These needs were determined from results from the 2017 Community Needs survey.

Survey and Needs

Wyoming's economy has been suppressed for several years. Local governments don't have many resources. There are a few other state-funded programs such as mineral royalty grants, business ready community grants and loans, etc that can address some needs. The CDBG program is the most logical and the only one that is available for addressing items like LMI housing infrastructure, for example. The survey proved what was suspected that there are vast infrastructure and public facility needs.

Table 1.NA-50
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in your area.
 State of Wyoming
 2017 Community Survey

Question	No Need		Low Need		Medium Need		High Need		N/A		Total
	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count	Row %	
Youth centers	30	7.4%	76	18.8%	120	29.7%	174	43.1%	4	1.0%	404
Childcare facilities	21	5.2%	59	14.6%	159	39.5%	157	39.0%	7	1.7%	403
Community centers	37	9.2%	111	27.5%	113	28.0%	139	34.5%	3	0.7%	403
Residential rehabilitation treatment centers	32	8.0%	104	26.1%	122	30.7%	128	32.2%	12	3.0%	398
Workforce training education facilities	28	7.1%	88	22.2%	151	38.0%	118	29.7%	12	3.0%	397
Child development facilities	27	6.8%	95	23.9%	158	39.7%	110	27.6%	8	2.0%	398
Healthcare facilities	39	9.8%	125	31.3%	123	30.8%	105	26.3%	8	2.0%	400
Park and recreational centers/areas	50	12.5%	122	30.5%	124	31.0%	98	24.5%	6	1.5%	400
Cultural facilities (museums, theatres, etc.)	56	14.0%	121	30.3%	129	32.3%	88	22.1%	5	1.3%	399
Senior centers	45	11.2%	139	34.7%	125	31.2%	84	20.9%	8	2.0%	401
Public buildings with improved accessibility	53	13.4%	142	35.8%	117	29.5%	71	17.9%	14	3.5%	397
Other - If you select this option, let us know in "comments" what other types of community and public facilities you are considering	23	21.1%	5	4.6%	6	5.5%	20	18.3%	55	50.5%	109

Table 2.NA-50
Please rate the need for the following INFRASTRUCTURE activities.
 State of Wyoming
 2017 Community Needs Survey

Question	No Need		Low Need		Medium Need		High Need		N/A		Total
	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count
Broadband and connectivity	20	5.0%	72	18.1%	114	28.6%	188	47.2%	4	1.0%	398
Street and road improvement	11	2.7%	67	16.7%	136	33.9%	185	46.1%	2	0.5%	401
Downtown development	40	9.9%	74	18.4%	114	28.3%	169	41.9%	6	1.5%	403
Sidewalk improvement	17	4.2%	78	19.5%	156	38.9%	148	36.9%	2	0.5%	401
Improved transit options	34	8.6%	83	21.1%	129	32.7%	138	35.0%	10	2.5%	394
Bicycle and walking paths	37	9.3%	87	21.9%	141	35.5%	127	32.0%	5	1.3%	397
Flood drainage improvements	21	5.3%	106	26.8%	130	32.8%	126	31.8%	13	3.3%	396
Beautification/enhanced public spaces	44	11.0%	106	26.6%	133	33.3%	113	28.3%	3	0.8%	399
Storm sewer system improvements	25	6.3%	108	27.3%	141	35.7%	107	27.1%	14	3.5%	395
Historic Preservation	41	10.4%	116	29.3%	136	34.3%	100	25.3%	3	0.8%	396
Clean up of public spaces	26	6.5%	133	33.5%	140	35.3%	94	23.7%	4	1.0%	397
ADA accessible	25	6.4%	109	27.9%	155	39.6%	89	22.8%	13	3.3%	391
Sewer system improvements	30	7.6%	124	31.4%	144	36.5%	79	20.0%	18	4.6%	395
Solid waste facility improvements	35	8.9%	128	32.6%	130	33.1%	76	19.3%	24	6.1%	393
Water system capacity improvements	39	9.9%	136	34.7%	124	31.6%	73	18.6%	20	5.1%	392
Street lighting	21	5.3%	146	36.5%	158	39.5%	73	18.3%	2	0.5%	400
Water quality improvements	56	14.3%	159	40.6%	98	25.0%	64	16.3%	15	3.8%	392
Other - If you select this option, let us know in "comments" what other types of infrastructure activities you are considering	16	16.3%	1	1.0%	6	6.1%	15	15.3%	60	61.2%	98

Table 3.NA-50
Please rate the need for the following HUMAN AND PUBLIC SERVICES needs in your area.
 State of Wyoming
 2017 Community Survey

Question	No Need		Low Need		Medium Need		High Need		N/A		Total Count
	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count	Row %	
Mental health services	15	3.7%	61	15.1%	108	26.7%	218	53.8%	3	0.7%	405
Access to information about above listed services	17	4.3%	40	10.1%	131	33.2%	200	50.6%	7	1.8%	395
Substance abuse services	17	4.2%	41	10.2%	140	34.7%	201	49.9%	4	1.0%	403
Youth services	24	6.0%	68	17.0%	134	33.4%	170	42.4%	5	1.2%	401
Childcare services	23	5.8%	66	16.5%	146	36.5%	158	39.5%	7	1.8%	400
Transportation services	23	5.7%	84	20.8%	137	33.9%	154	38.1%	6	1.5%	404
Employment services	29	7.3%	68	17.0%	149	37.3%	147	36.8%	6	1.5%	399
Fair housing education	39	9.8%	76	19.0%	127	31.8%	141	35.3%	16	4.0%	399
Tenant/Landlord counseling	34	8.5%	85	21.3%	132	33.0%	136	34.0%	13	3.3%	400
Healthcare services	26	6.5%	89	22.1%	151	37.6%	132	32.8%	4	1.0%	402
Food bank assistance	18	4.5%	69	17.3%	180	45.1%	128	32.1%	4	1.0%	399
Fair housing activities	37	9.2%	87	21.7%	136	33.9%	124	30.9%	17	4.2%	401
Homebuyer education	20	5.0%	78	19.5%	174	43.4%	120	29.9%	9	2.2%	401
Senior services	30	7.5%	77	19.2%	167	41.6%	118	29.4%	9	2.2%	401
Emergency Services	37	9.1%	126	31.1%	140	34.6%	99	24.4%	3	0.7%	405
Crime awareness education	29	7.3%	134	33.5%	150	37.5%	79	19.8%	8	2.0%	400
Mitigation of radon hazards	38	9.5%	134	33.7%	156	39.2%	53	13.3%	17	4.3%	398
Mitigation of asbestos hazards	39	9.8%	142	35.9%	155	39.1%	44	11.1%	16	4.0%	396
Mitigation of lead-based paint hazards	48	12.1%	164	41.2%	129	32.4%	34	8.5%	23	5.8%	398
Other - If you select this option, let us know in "comments" what other types of human and public services you are considering	12	13.2%	4	4.4%	4	4.4%	10	11.0%	61	67.0%	91

Table 4.NA-50

Please rate the need for SERVICES AND FACILITIES FOR EACH OF THE FOLLOWING VULNERABLE POPULATION groups in your area.

State of Wyoming
2017 Community Survey

Question	No Need		Low Need		Medium Need		High Need		N/A		Total
	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count
The frail elderly (age 85+)	8	2.0%	55	13.8%	123	30.9%	204	51.3%	8	2.0%	398
Persons with severe mental illness	6	1.5%	73	18.3%	119	29.8%	195	48.9%	6	1.5%	399
Persons with substance abuse addictions	10	2.5%	60	15.0%	128	32.1%	195	48.9%	6	1.5%	399
Homeless persons	27	6.8%	102	25.6%	97	24.3%	165	41.4%	8	2.0%	399
The elderly (age 65+)	11	2.8%	66	16.6%	160	40.2%	155	38.9%	6	1.5%	398
Veterans	5	1.3%	67	17.0%	161	40.8%	150	38.0%	12	3.0%	395
Victims of domestic violence	6	1.5%	68	17.0%	169	42.4%	149	37.3%	7	1.8%	399
Persons with physical disabilities	6	1.5%	87	21.9%	169	42.5%	132	33.2%	4	1.0%	398
Persons with developmental disabilities	6	1.5%	79	19.8%	181	45.5%	128	32.2%	4	1.0%	398
Persons recently released from prison	27	6.8%	115	29.0%	125	31.5%	115	29.0%	15	3.8%	397
Persons with HIV/AIDS	22	5.6%	155	39.7%	118	30.3%	62	15.9%	33	8.5%	390
Other - If you select this option, let us know in "comments" what other groups you are considering	14	15.4%	1	1.1%	3	3.3%	13	14.3%	60	65.9%	91

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing market in the non-entitlement areas of Wyoming has seen a leveling off of production in recent years. Despite this consistent rate of development, however, housing costs have continued to rise. In addition, the proportion of vacant units have increased slightly over the past decade. The State continues to have a variety of facilities and services available to the state population. These facilities serve homeless and special needs populations throughout the state.

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

Introduction

The production of housing units in the non-entitlement areas of the state has remained fairly in recent years. This new production has weighed heavily toward single family construction.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	172,628	66%
1-unit, attached structure	10,189	4%
2-4 units	19,426	7%
5-19 units	14,699	6%
20 or more units	7,875	3%
Mobile Home, boat, RV, van, etc	36,613	14%
Total	261,430	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	318	0%	1,699	3%
1 bedroom	4,121	3%	13,132	20%
2 bedrooms	28,396	18%	26,012	40%
3 or more bedrooms	122,824	79%	24,977	38%
Total	155,659	100%	65,820	101%

Table 29 – Unit Size by Tenure

Data Source: 2009-2013 ACS

Housing Units by Type and Tenure

Almost half of all housing units in the non-entitlement areas of Wyoming were built since 1980, as shown in Table 1.MA-10. Units built in the 1970's accounted for 21.3 percent, and units built prior to 1940 represented 10.5 percent of all units.

Table 1.MA-10
HOUSEHOLDS BY YEAR HOME BUILT
 Non Entitlement Areas of Wyoming
 2000 Census SF3 & 2015 Five-Year ACS Data

Year Built	2000 Census		2015 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	20,199	13.4%	18,637	10.5%
1940 to 1949	9,291	6.2%	7,916	4.4%
1950 to 1959	13,601	9.0%	13,083	7.4%
1960 to 1969	13,832	9.2%	12,665	7.1%
1970 to 1979	42,816	28.4%	37,885	21.3%
1980 to 1989	28,152	18.7%	27,702	15.6%
1990 to 1999	22,998	15.2%	23,922	13.4%
2000 to 2009	.	.	31,518	17.7%
2010 or Later	.	.	4,593	%
Total	150,889	100.0%	177,921	100.0%

The proportion of single family units in the non-entitlement areas of the State grew between 2000 and 2015, from 67.3 percent to 70.1 percent. Apartment units also grew during this time period, from 7.0 percent to 8.1 percent. All other unit types fell as a proportion of all units.

**Table 2.MA-10
Housing Units by Type**

Non Entitlement Areas of Wyoming
2000 Census SF3 & 2015 Five-Year ACS Data

Unit Type	2000 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	119,795	67.3%	149,101	70.1%
Duplex	4,274	2.4%	4,141	1.9%
Tri- or Four-Plex	6,858	3.9%	7,801	3.7%
Apartment	12,395	7.0%	17,239	8.1%
Mobile Home	33,950	19.1%	33,810	15.9%
Boat, RV, Van, Etc.	806	.5%	596	0.3%
Total	178,078	100.0%	212,688	100.0%

White households were most likely to live in single family units, as 72.4 percent of white households did so. Conversely, Native American households were most likely to live in Apartment units. These data are shown in Table 3.MA-10.

**Table 3.MA-10
Distribution of Units in Structure by Race**

Non Entitlement Areas of Wyoming
2015 Five-Year ACS Data

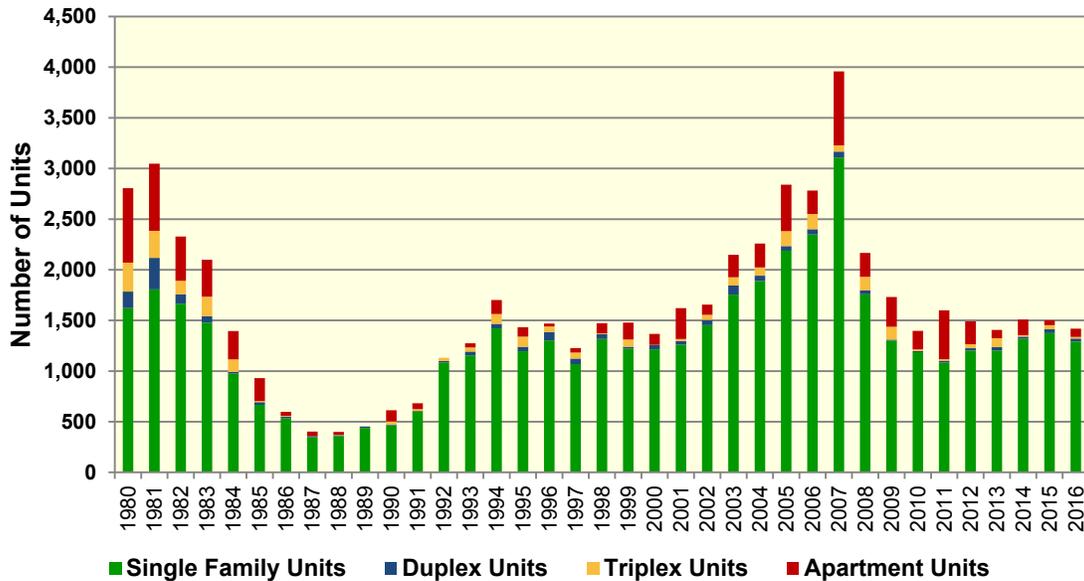
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	72.4%	43.5%	57.6%	59.2%	19.2%	51.6%	59.5%
Duplex	1.9%	2.9%	1.2%	1.4%	.0%	2.5%	3.3%
Tri- or Four-Plex	3.2%	12.0%	7.6%	4.1%	.0%	4.9%	8.8%
Apartment	7.2%	32.8%	9.8%	21.4%	67.2%	7.4%	9.0%
Mobile Home	15.0%	8.8%	23.8%	14.0%	13.6%	33.5%	18.7%
Boat, RV, Van, Etc.	.3%	.0%	.0%	.0%	.0%	.0%	.8%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Unit Production

Housing permit data for non-entitlement areas in Wyoming is shown in Diagram 1.MA-10. Single-family units have greatly outpaced any other unit types since 1980. Building rates, as a whole, reached a peak in 2007 with almost 4,000 units. Of these, almost 3,000 were single-family unit. After 2007, however, the number of housing permit issued annually dropped to less than half its peak. Since 2011, permits have hovered around 1,500 units.

**Diagram 1.MA-10
Housing Permits**

Non Entitlement Area of Wyoming
1990-2015 Census Data



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

As seen in Table 4.MA-10, below, there are over 43,000 households with housing problems in the non-entitlement areas of Wyoming. These at-need households will be targeted by the State’s CDBG, HOME, and NHTF funds.

**Table 4.MA-10
Housing Problems by Income and Tenure**
Statewide Non-Entitlement Areas
2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Lacking complete plumbing or kitchen facilities	411	335	230	125	380	1,481
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	325	230	250	55	255	1,115
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	580	750	745	381	650	3,106
Housing cost burden greater that 50% of income (and none of the above problems)	10,695	3,355	1,525	255	310	16,140
Housing cost burden greater than 30% of income (and none of the above problems)	3,895	6,280	5,870	2,385	3,115	21,545
Zero/negative income (and none of the above problems)	1,310	0	0	0	0	1,310
has none of the 4 housing problems	4,550	10,820	22,900	16,045	77,955	132,270
Total	21,766	21,770	31,520	19,246	82,665	176,967

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

As seen in the Needs Assessment section, as well as information gathered from public input, current housing does not meet the needs of the population. This is seen most markedly in the rate of cost burdens in the State. In 2015, an estimated 17.9 percent of the population was cost burdened. Renters and low income households are more likely to be impacted by cost burdens and are therefore most likely to not have housing units that meet their needs.

Describe the need for specific types of housing:

Respondents for the 2017 Community Development Survey rated housing needs are shown in Table 5.MA-10. Respondents indicated the highest need for rental housing for low-to-moderate income households, followed by construction of new affordable rental housing, and senior friendly housing. This was followed by retrofitting existing housing to meet seniors' needs, rental assistance, and first-time home-buyer assistance. .

Table 5.MA-10
Please rate the need for the following HOUSING activities in your area.

State of Wyoming
 2017 Community Development Survey

Question	No Need		Low Need		Medium Need		High Need		N/A		Total
	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count
Rental housing for low-to-moderate income households	18	4.4%	38	9.4%	118	29.1%	221	54.6%	10	2.5%	405
Construction of new affordable rental housing	26	6.4%	57	14.1%	99	24.4%	219	54.1%	4	1.0%	405
Senior-friendly housing	14	3.5%	46	11.4%	137	34.1%	198	49.3%	7	1.7%	402
Retrofitting existing housing to meet seniors' needs	16	4.0%	46	11.6%	141	35.5%	184	46.3%	10	2.5%	397
Rental assistance	17	4.3%	56	14.1%	131	32.9%	184	46.2%	10	2.5%	398
First-time home-buyer assistance	10	2.5%	48	12.0%	149	37.2%	178	44.4%	16	4.0%	401
Energy efficiency retrofits	15	3.7%	39	9.7%	157	39.0%	177	43.9%	15	3.7%	403
Construction of new affordable for-sale housing	32	7.9%	80	19.9%	111	27.5%	176	43.7%	4	1.0%	403
Supportive housing for people who are homeless or disabled	23	5.7%	71	17.6%	122	30.2%	176	43.6%	12	3.0%	404
Preservation of federal subsidized housing	32	8.2%	66	17.0%	118	30.3%	149	38.3%	24	6.2%	389
Rental housing rehabilitation	26	6.5%	49	12.3%	163	40.9%	149	37.3%	12	3.0%	399
Homeowner housing rehabilitation	16	4.0%	45	11.3%	181	45.5%	144	36.2%	12	3.0%	398
Workforce housing	24	6.0%	105	26.3%	130	32.5%	134	33.5%	7	1.8%	400
Mixed-income housing	46	11.6%	86	21.7%	150	37.8%	98	24.7%	17	4.3%	397
Housing demolition	42	10.6%	135	34.0%	105	26.4%	96	24.2%	19	4.8%	397
Downtown housing	61	15.4%	112	28.2%	111	28.0%	88	22.2%	25	6.3%	397
Mixed-use housing	46	11.5%	119	29.7%	137	34.2%	71	17.7%	28	7.0%	401
Other - If you select this option, let us know in "comments" what other types of housing activities you are considering	19	13.2%	3	2.1%	7	4.9%	49	34.0%	66	45.8%	144

Discussion

MA-15 Cost of Housing – 91.310(a)

Introduction

Housing costs for the State have seen growth, especially for homeowner households. Single-family permits and value of construction is shown in Diagram 1.MA-15. While the number of units permitted has remained relatively steady in the last several years, the value continues to climb. The value of single-family units is quickly approaching \$400,000 in non-entitlement areas. This is up from around \$200,000 in 2004.

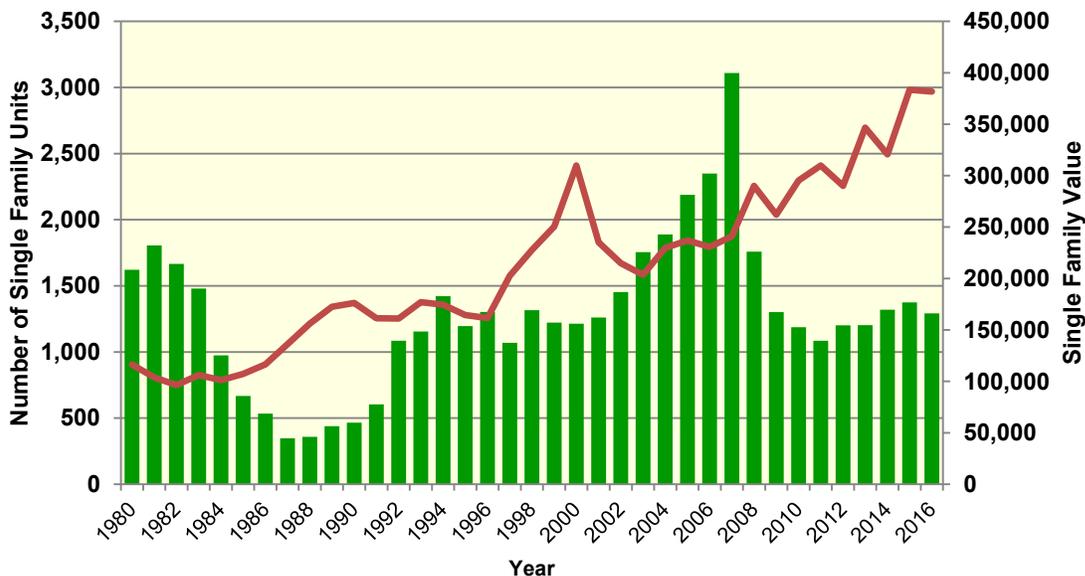
Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	91,500	184,400	102%
Median Contract Rent	373	618	66%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

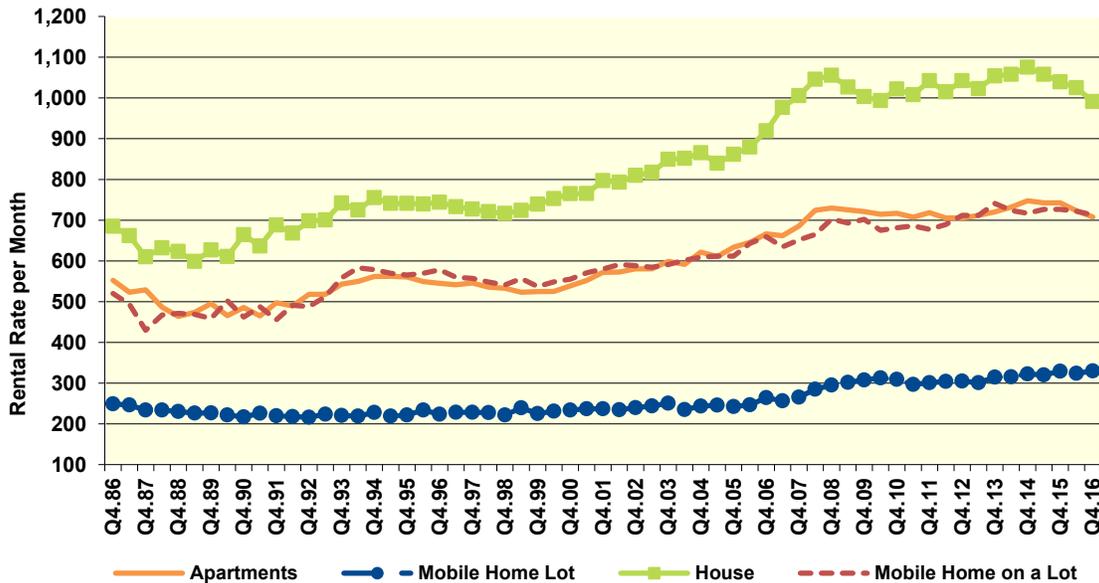
Diagram 1.MA-15
Single Family Permits and Value of Construction
 Non Entitlement Area of Wyoming
 1980-2015 Census



The Wyoming Department of Administration and Information, Economic Analysis Division (EAD), has conducted a semiannual study since 1986, estimating a Cost of Living Index for geographic areas throughout Wyoming. There is a housing component to this index; rental housing costs are reported separately for houses, apartments, mobile home lots, and mobile homes plus a lot. Diagram 2.MA-15, on the following page, shows these statewide rates

through the fourth quarter of 2016, adjusted for inflation.³ The rental prices for single family homes at the end of 2016 were around \$1,000, and around \$700 for apartments.

Diagram 2.MA-15
Semiannual Wyoming Rental Rates
 State of Wyoming
 DEA Data, 1986.4 Through 2016.4, Real 2016 Dollars



Rent Paid	Number	%
Less than \$500	24,950	37.9%
\$500-999	31,893	48.5%
\$1,000-1,499	6,583	10.0%
\$1,500-1,999	1,637	2.5%
\$2,000 or more	757	1.2%
Total	65,820	100.0%

Table 31 - Rent Paid

Data Source: 2009-2013 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	6,295	No Data
50% HAMFI	24,860	12,555
80% HAMFI	46,170	37,830
100% HAMFI	No Data	57,470
Total	77,325	107,855

Table 32 – Housing Affordability

Data Source: 2009-2013 CHAS

³ WYDEA report these figures in nominal terms. The data here have been converted to real terms in order to better compare housing costs over time by deflating the total reported averages and not the individual survey records, which are not available.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

As demonstrated by the housing needs and cost burden sections in the Needs Assessment, there is a significant amount of the population that faces housing challenges. Low income households are particularly prone to facing cost burdens, with almost two-third of households below 30 percent HAMFI facing housing problems in non-entitlement areas of the state. This points to the fact that there is not sufficient housing options for all households, especially those at lower income levels. Additionally, public input comments indicated there is a significant need for affordable housing options for lower income households.

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

The State has seen a significant increase in housing prices in recent years. If trends continue, the State will see increasing rent and home values. Home values, in particular, have continued to rise in non-entitlement areas of the State. This would lead to additional households facing cost burdens.

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

There are no statewide FMRs.

Discussion

The cost of housing has continued to rise in the State, leaving many low to moderate income households without suitable housing options. This is reflected in the proportion of lower income households facing cost burdens and other housing problems. If prices continue to rise at the rate they have been, the State will see more households in need of affordable housing options.

MA-20 Condition of Housing – 91.310(a)

Introduction:

The following section will describe the condition of housing in the non-entitlement areas of Wyoming, including the rate of vacant housing throughout the State.

Definitions

Units that are classified as substandard condition are in poor condition and do not meet all state and local codes. Units that are substandard condition but are suitable for rehabilitation are both structurally and financially feasible to rehabilitate. Standard condition is a unit that meets all state and local codes.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	29,972	19%	22,301	34%
With two selected Conditions	1,290	1%	1,496	2%
With three selected Conditions	122	0%	175	0%
With four selected Conditions	0	0%	14	0%
No selected Conditions	124,275	80%	41,834	64%
Total	155,659	100%	65,820	100%

Table 34 - Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	24,090	15%	7,994	12%
1980-1999	45,331	29%	16,289	25%
1950-1979	63,638	41%	28,886	44%
Before 1950	22,600	15%	12,651	19%
Total	155,659	100%	65,820	100%

Table 35 – Year Unit Built

Data Source: 2009-2013 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	86,238	55%	41,537	63%
Housing Units build before 1980 with children present	17,150	11%	11,375	17%

Table 36 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Vacant Units

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

Table 37 - Vacant Units

Vacant units dropped from 15.3 percent in 2000 to 15.0 percent in 2010. By 2015, however, vacant units had grown by over 3,000 units since 2010, and accounted for 16.3 percent of the housing stock.

**Table 1.MA-20
Housing Units by Tenure**

Non Entitlement Areas of Wyoming
2010 Census & 2015 Five-Year ACS Data

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	178,528	85.0%	177,921	83.7%
Owner-Occupied	125,467	70.3%	125,518	70.5%
Renter-Occupied	53,061	29.7%	52,403	29.5%
Vacant Housing Units	31,521	15.0%	34,767	16.3%
Total Housing Units	210,049	100.0%	212,688	100.0%

The disposition of vacant housing units is shown in Table 2.MA-20. Some 46.6 percent of vacant units were for seasonal, recreational, or occasional use. The second largest type of vacant units were classified as “other” vacant. These units are not for sale or rent, and are otherwise unavailable to the marketplace. These units may be problematic when concentrated in certain areas, and may create a blighting effect.

**Table 2.MA-20
Disposition of Vacant Housing Units**

Non Entitlement Areas of Wyoming
2010 Census & 2015 Five-Year ACS Data

Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	5,858	18.6%	5,123	14.7%
For Sale	2,763	8.8%	2,199	6.3%
Rented or Sold, Not Occupied	1,040	3.3%	1,769	5.1%
For Seasonal, Recreational, or Occasional Use	14,579	46.3%	16,210	46.6%
For Migrant Workers	317	01.0%	302	.9%
Other Vacant	6,964	22.1%	9,164	26.4%
Total	31,521	100.0%	34,767	100.0%

Need for Owner and Rental Rehabilitation

As seen in the ratings from the 2017 Community Development survey, there is a moderate need for rental and homeowner rehabilitation. This sentiment was echoed by public input and the Market Analysis.

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

Tables 3 through 5.MA-20 show the risk of lead-based paint for households with young children present. There are an estimated 12,690 housing units built prior to 1979 that have children under the age of six present. This includes an estimated 5,545 renter occupied households.

Table 3.MA-20
Vintage of Owner-Occupied Households by Income and
Presence of Young Children
 Statewide Non-Entitlement Areas
 2010–2014 HUD CHAS Data

Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
30% HAMFI or less	45	1,210	1,255
30.1-50% HAMFI	85	1,585	1,670
50.1-80% HAMFI	410	1,935	2,345
80.1-100% HAMFI	75	1,055	1,130
100.1% HAMFI and above	695	4,820	5,515
Total	1,310	10,605	11,915
Built 1940 to 1979			
30% HAMFI or less	445	3,990	4,435
30.1-50% HAMFI	610	5,405	6,015
50.1-80% HAMFI	1,160	7,690	8,850
80.1-100% HAMFI	990	5,360	6,350
100.1% HAMFI and above	2,630	22,520	25,150
Total	5,835	44,965	50,800
Total			
30% HAMFI or less	985	8,370	9,355
30.1-50% HAMFI	1,235	10,855	12,090
50.1-80% HAMFI	3,190	16,990	20,180
80.1-100% HAMFI	2,395	11,620	14,015
100.1% HAMFI and above	9,135	60,555	69,690
Total	16,940	108,390	125,330

Table 4.MA-20
Vintage of Renter-Occupied Households by Income and
Presence of Young Children
 Statewide Non-Entitlement Areas
 2010–2014 HUD CHAS Data

Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
30% HAMFI or less	260	1,480	1,740
30.1-50% HAMFI	155	995	1,150
50.1-80% HAMFI	285	1,185	1,470
80.1-100% HAMFI	125	760	885
100.1% HAMFI and above	310	1,185	1,495
Total	1,135	5,605	6,740
Built 1940 to 1979			
30% HAMFI or less	860	4,605	5,465
30.1-50% HAMFI	960	3,580	4,540
50.1-80% HAMFI	1,065	3,680	4,745
80.1-100% HAMFI	555	1,605	2,160
100.1% HAMFI and above	970	4,655	5,625
Total	4,410	18,125	22,535
Built 1980 or Later			
30% HAMFI or less	1,080	4,120	5,200
30.1-50% HAMFI	1,000	2,985	3,985
50.1-80% HAMFI	1,495	3,625	5,120
80.1-100% HAMFI	605	1,570	2,175
100.1% HAMFI and above	1,035	4,805	5,840
Total	5,215	17,105	22,320
Total			
30% HAMFI or less	2,200	10,205	12,405
30.1-50% HAMFI	2,115	7,560	9,675
50.1-80% HAMFI	2,845	8,490	11,335
80.1-100% HAMFI	1,285	3,935	5,220
100.1% HAMFI and above	2,315	10,645	12,960
Total	10,760	40,835	51,595

Table 5.MA-20
Vintage of Households by Income and Presence of Young Children

Statewide Non-Entitlement Areas
2010–2014 HUD CHAS Data

Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
30% HAMFI or less	305	2,690	2,995
30.1-50% HAMFI	240	2,580	2,820
50.1-80% HAMFI	695	3,120	3,815
80.1-100% HAMFI	200	1,815	2,015
100.1% HAMFI and above	1,005	6,005	7,010
Total	2,445	16,210	18,655
Built 1940 to 1979			
30% HAMFI or less	1,305	8,595	9,900
30.1-50% HAMFI	1,570	8,985	10,555
50.1-80% HAMFI	2,225	11,370	13,595
80.1-100% HAMFI	1,545	6,965	8,510
100.1% HAMFI and above	3,600	27,175	30,775
Total	10,245	63,090	73,335
Built 1980 or Later			
30% HAMFI or less	1,575	7,290	8,865
30.1-50% HAMFI	1,540	6,850	8,390
50.1-80% HAMFI	3,115	10,990	14,105
80.1-100% HAMFI	1,935	6,775	8,710
100.1% HAMFI and above	6,845	38,020	44,865
Total	15,010	69,925	84,935
Total			
30% HAMFI or less	3,185	18,575	21,760
30.1-50% HAMFI	3,350	18,415	21,765
50.1-80% HAMFI	6,035	25,480	31,515
80.1-100% HAMFI	3,680	15,555	19,235
100.1% HAMFI and above	11,450	71,200	82,650
Total	27,700	149,225	176,925

MA-25 Public and Assisted Housing – (Optional)

Introduction:

This section is not required for a statewide plan.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	15	716	2,420	0	503	604	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

Discussion:

MA-30 Homeless Facilities – 91.310(b)

Introduction

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

As part of the Statewide CoC, these numbers are reflective of the State as a whole, which includes the two entitlements.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	234		167	64	
Households with Only Adults	276	24	134	150	
Chronically Homeless Households				6	
Veterans	16		18	194	
Unaccompanied Youth			8		

Table 39 - Facilities Targeted to Homeless Persons

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

Health, mental health and employment services are offered to every homeless individual that enters any shelter. Personnel available at the shelters also make referrals to appropriate support services including child care, transportation, substance abuse assistance, nutrition, education, meals, clothing and hygiene. Aside from the temporary housing provided by the shelters themselves, counseling is available to assist individuals with transitional and permanent housing options.

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

South Region – Laramie, Albany, Carbon, Platte, Goshen

St. Mary's Cathedral – Past due Rent and Utility Assistance

Comea Shelter – Homeless Shelter, Soup Kitchen, Travelers Assistance (out of state only)

Community Action of Laramie County -Rent & Utility Assistance, Dental Services, Transitional Housing, Self Sufficiency Programs

Interfaith - Clothing Closet, Homeless Shelter & Homeless Families

Needs Inc. – Food, Clothing, Medical Supply Closet, School Supplies

Platte County Ministry Co-Op – Rent, Utility, Gas, Housing, Food/Meals, Shelter, Clothing

Carbon County Counseling Center – Mental, Community, Individual

Carbon County Emergency Management Coordinator

Goshen County Victims Assistance

Clothing Cottage – Clothing, Shoes, Household Items

Interfaith Good Samaritan – Mortgage/Rent, Utilities, Travelers Aid, Homeless, Drop-In Day Center, Personal Grooming Needs, Food Pantry

Central Region – Natrona, Converse, Niobrara

12th Street Clinic-Healthcare for the Homeless/Community Clinic

Community Action of Natrona County – Rent/Mortgage Assistance, Deposits, Utilities, Self Sufficiency

Family Medicine – Community Health Center - Family & Community Medicine, Older Adults

Glenrock Community Food Bank

Emergency Assistance Program – Rent/Mortgage Assistance, Utilities, Emergency Shelter

Niobrara County – Northwest Community Action Programs of Wyoming, Inc. (NOWCAP)

Central WY Rescue Mission – Homeless shelter, soup kitchen, transitional housing

Seton House – Homeless shelter for families of domestic violence, transitional housing, food and clothing

Self-Help Center – transitional housing for the homeless

North Region – Sheridan, Johnson, Campbell, Crook, Weston

Sheridan Senior Center – Noon Meal/Soup Kitchen

Family Crisis Center – Crisis Intervention, Counseling, Emergency Shelter/Transportation, Advocacy/Support

Volunteers of America Northern Rockies – Rent/Mortgage, Utilities, Emergency Shelter, Hotel Vouchers

Council of Community Services – Emergencies, Medical, Eye Care, Prescriptions, Dental, Food Pantry

Salvation Army – Utility, Rent, Emergency Shelter/Vouchers

Emergency Rent/Utility Assistance Program

Crook County Family Violence Center

Northern WY Mental Health Center in Sheridan – housing for the mentally ill

RENEW in Sheridan – housing for the mentally ill

Western Region – Park, Big Horn, Teton, Hot Springs, Washakie, Sublette, Fremont, Lincoln, Uinta, Sweetwater

Yellowstone Country Assistance Network (YCAN) – Emergency Financial Assistance
Utilities, Medical, Transportation Assistance

Big Horn Counseling Services – Community Mental Health

Community Resource Center – Emergency Assistance and Poverty Prevention

Fremont County Good Samaritan Center – Homeless Shelter, Soup Kitchen

La Barge Community Center – Food Bank

Human Services Tripartite Board – Rent Assistance, Utility Assistance, Emergency Shelter/Voucher

One Stop Help Center – Rent Assistance, Utility Assistance

Good Samaritan Shelter in Jackson

Washakie Mental Health Center in Worland

Pioneer Counseling Center in Evanston

Statewide Services – All Counties in Wyoming

Low Income Energy Assistance Program (LIEAP) – Utility Assistance

ADRC – Wyoming Aging and Disability Resource Center

Legal Aid of Wyoming

Tobacco Quit WYO – Smoking Cessation

Supportive Services for Multiple Counties in Wyoming

Wyoming 2-1-1

Red Cross

Supportive Services for Veterans and Families

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

Introduction

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	
PH in Facilities	20
STRMU	19
ST or TH Facilities	2
PH Placement	

Table 40 – HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

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

Statewide, there are a variety of services and facilities available to provide information and referrals for persons leaving systems of care. The CoC and the Wyoming Homeless Service Program offer information about housing options for at-risk households and those requiring supportive services. More information can be found at Department of Family Services' website: <http://dfsweb.wyo.gov/child-support-enforcement/homelessness>

The State provides the following services:

- Adult Protective Services
- Centisble Nutrition, a free cooking and nutrition education program
- Child Protective Services
- Child Support Enforcement
- Children's Trust Fund
- Community Juvenile Services Boards
- Early Childhood Programs, including access to child care
- Economic Security Services, helping those with dependent children find employment opportunities through a program called Personal Opportunities with Employment Responsibilities (POWER)
- Food Stamp information
- Foster Care
- Low Income Energy Assistance Program (LIEAP)
- Medicare
- Emergency Food Assistance
- Telephone Assistance

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

The CoC and the Wyoming Community Network, along with the Wyoming Department of Corrections, assure there are policies in place to refer individuals leaving systems of care to medical providers, housing, and employment. Discharge plans include guidelines for family support, financial security, and housing options.

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

The State will continue to support homeless service providers with ESG funds to address supportive service needs within communities across the State. In some instances, CDBG funds may also be used for public and social service activities that serve homeless or at-risk households throughout the State. This is linked to the one-year goal to Support Efforts to Combat Homelessness.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Respondents to the 2017 Community Development survey indicated the barriers to the development or preservation of affordable housing were most likely to be the cost of land or lot, the cost of materials, and the Not in My Back Yard (NIMBY) mentality. These comments were also echoed by additional comments received in the survey, which is included in the Appendix.

Table 1.MA-40
Do any of the following act as barriers to the development or
preservation of affordable housing in your area? (select all that
apply)

State of Wyoming
 2017 Community Development Survey

Value	Count
Cost of land or lot	236
Cost of materials	190
Not in My Back Yard (NIMBY) mentality	185
Cost of labor	184
Lack of affordable housing development policies	113
Lack of available land	101
Construction fees	99
Lack of qualified contractors or builders requirements	74
Building codes	69
Permitting process	66
Density or other zoning requirements	61
Permitting Fees	58
Lack of other infrastructure	53
Lack of sewer system	34
Lot size	32
Lack of water system	31
ADA codes	27
Proximity of other utilities (electric, gas, internet)	27
None	26
Impact fees	21
Other - please specify in comments	20
Lack of water	14

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

Introduction

The following section describes the economic atmosphere in the State. This section utilizes, along with other sources, Bureau of Economic Analysis (BEA) and Bureau of Labor Statics (BLS) data. BEA data is collected at the county level, and therefore is presented for the state as a whole. BLS data is presented for the non-entitlement areas of Wyoming.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,777	0	18	0	0
Arts, Entertainment, Accommodations	1,249	0	12	0	0
Construction	1,137	0	11	0	0
Education and Health Care Services	1,015	0	10	0	0
Finance, Insurance, and Real Estate	462	0	5	0	0
Information	149	0	1	0	0
Manufacturing	706	0	7	0	0
Other Services	262	0	3	0	0
Professional, Scientific, Management Services	608	0	6	0	0
Public Administration	0	0	0	0	0
Retail Trade	1,182	0	12	0	0
Transportation and Warehousing	437	0	4	0	0
Wholesale Trade	505	0	5	0	0
Total	9,489	0	--	--	--

Table 41- Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

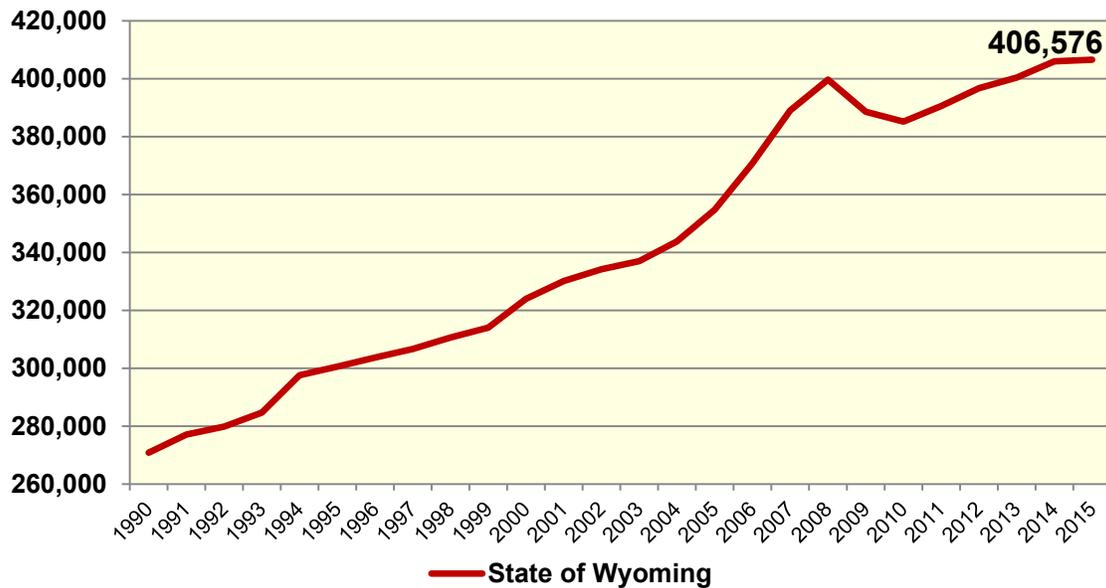
Total Population in the Civilian Labor Force	243,567
Civilian Employed Population 16 years and over	230,417
Unemployment Rate	5.40
Unemployment Rate for Ages 16-24	17.28
Unemployment Rate for Ages 25-65	3.47

Table 42 - Labor Force

Data Source: 2009-2013 ACS

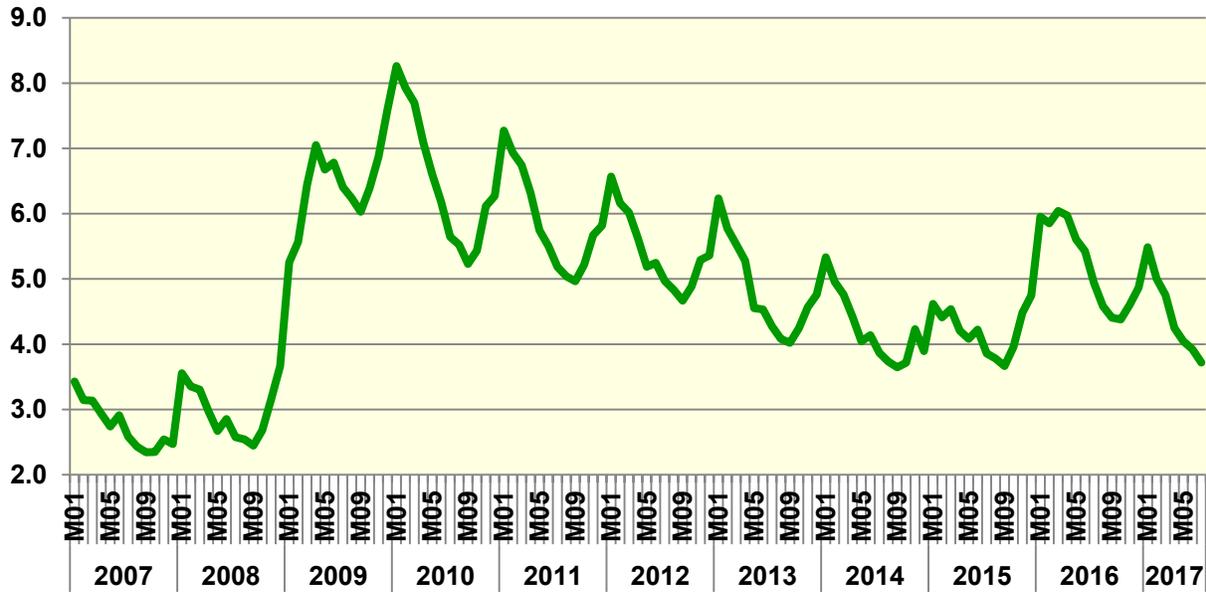
Full- and part-time Employment in the State of Wyoming has grown through 2015 to reach over 406,000. Employment did, however, experience a sharp decrease starting in 2009. Employment dipped by almost 20,000, but has since grown to higher than the level reached in 2009 by 2014.

Diagram 1.MA-45
Full and Part Time Employment
 State of Wyoming
 1989-2015 BEA Data



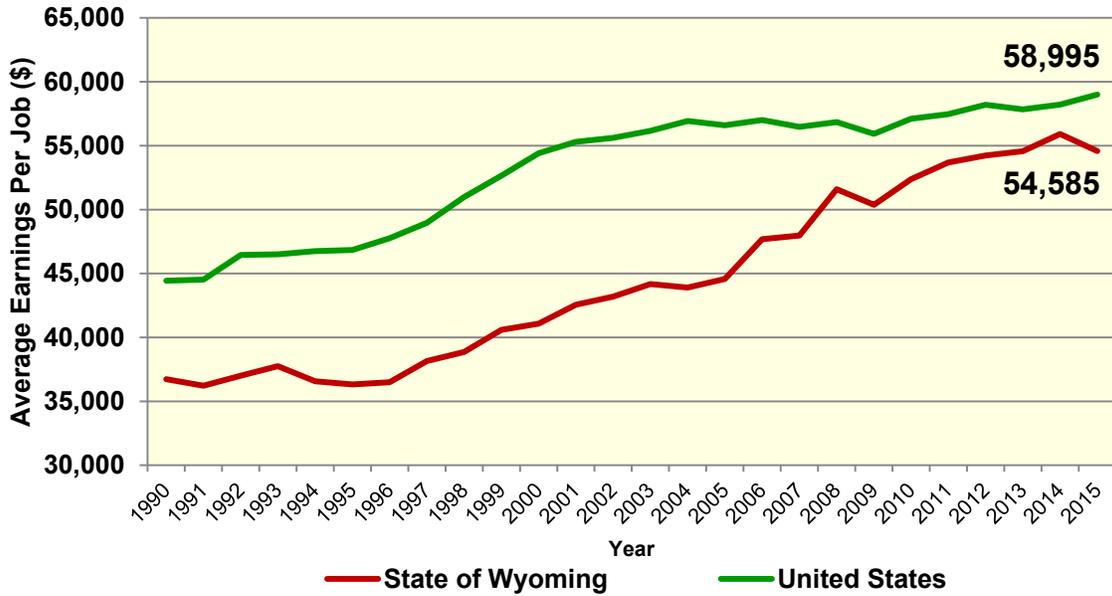
Unemployment reached a peak, recently, during the first quarter of 2010. This is shown in Diagram 2.MA-45. At this point, unemployment reached over 8 percent. This was a sharp rise from the unemployment rate that was dipping below 3 percent in 2007 and 2008. This rise in unemployment is reflective of the nationwide trend during the recent recession. Since early 2010, unemployment declined to around 4 percent in 2016. However, in 2016, unemployment grew again slightly to 6.0 percent. The first half of 2017 has shown a decline to less than 4 percent.

Diagram 2.MA-45
Monthly Unemployment Rate
 Non Entitlement Areas of Wyoming
 2007-2017 BLS Data



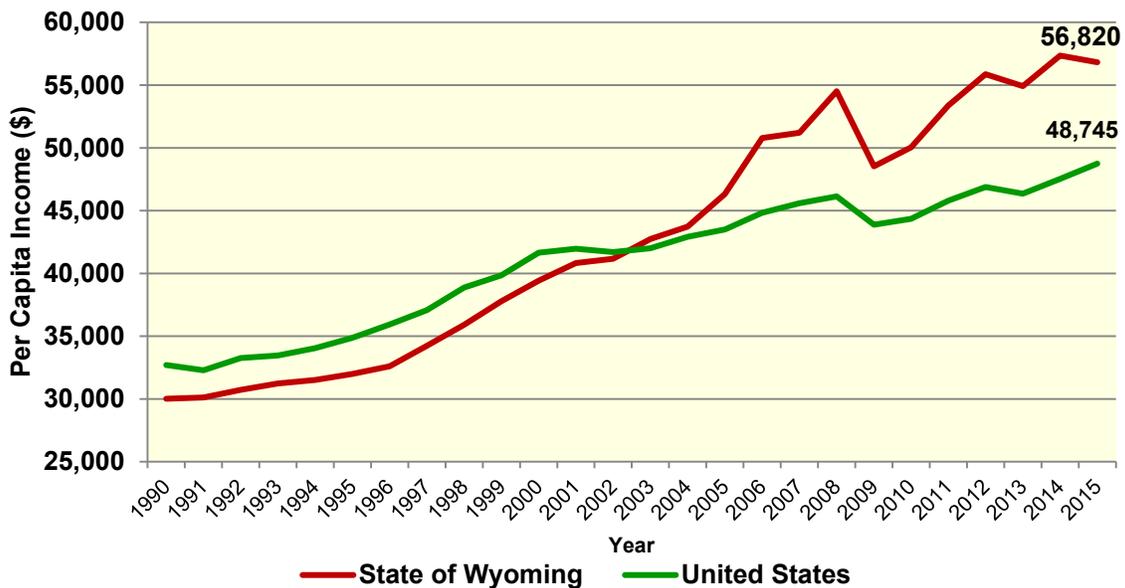
Average earnings per job in Wyoming are less than the national average, as seen in Diagram 3.MA-45. In 2015, the national average earning per job was \$58,995, compared to \$54,585 for the State of Wyoming. The State’s average earnings have increased steadily since 1990, but experienced a slight drop in 2010. Earnings have since recovered and have started closing the gap between the State and National averages.

Diagram 3.MA-45
Average Earnings Per Job
 State of Wyoming
 1969-2015 BEA Data, 2016 Dollars



The Per Capita Income for the State has exceeded the national average since 2003. In 2015, the State’s per capita income was \$56,820, compared to the national average of \$48,745. The State’s per capita income grew significantly from 1990 to 2009, from around \$30,000 to almost \$55,000. Beginning in 2009, however, per capita income faced a sharp drop of over \$5,000 before rising rapidly once again.

Diagram 4.MA-45
Real Per Capita Income
 State of Wyoming
 1969-2015 BEA Data, 2015 Dollars



Occupations by Sector	Number of People
Management, business and financial	48,027
Farming, fisheries and forestry occupations	7,455
Service	25,675
Sales and office	47,295
Construction, extraction, maintenance and repair	38,269
Production, transportation and material moving	17,032

Table 43 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	172,242	80%
30-59 Minutes	28,079	13%
60 or More Minutes	14,497	7%
Total	214,818	100%

Table 44 - Travel Time

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	9,374	1,240	5,107
High school graduate (includes equivalency)	53,653	2,888	14,714
Some college or Associate's degree	73,143	3,021	17,255
Bachelor's degree or higher	51,226	1,264	8,482

Table 45 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	513	1,027	993	1,610	3,050
9th to 12th grade, no diploma	6,066	3,771	2,361	5,959	4,779
High school graduate, GED, or alternative	13,470	16,589	15,421	39,284	20,703
Some college, no degree	19,615	17,490	15,044	34,637	13,396
Associate's degree	2,843	6,462	6,584	13,744	2,808
Bachelor's degree	2,792	11,708	9,772	20,115	7,754
Graduate or professional degree	69	3,617	4,406	11,567	4,677

Table 46 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Table 1.MA-45
BUSINESS AND ECONOMIC DEVELOPMENT ACTIVITIES BENEFITING VULNERABLE POPULATIONS
 State of Wyoming
 2017 Community Survey

Question	No Need		Low Need		Medium Need		High Need		N/A		Total
	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count
Attraction of new business	11	2.7%	28	6.9%	85	21.0%	278	68.8%	2	0.5%	404
Startup business assistance	12	3.0%	35	8.8%	111	27.8%	240	60.0%	2	0.5%	400
Retention of existing business	11	2.7%	31	7.7%	108	26.9%	248	61.8%	3	0.7%	401
Expansion of existing business	11	2.8%	42	10.6%	125	31.5%	216	54.4%	3	0.8%	397
Provision of job training	11	2.8%	46	11.6%	139	34.9%	196	49.2%	6	1.5%	398
Provision of job retraining such as after a plant or other closure	22	5.5%	64	16.1%	104	26.1%	198	49.7%	10	2.5%	398
Enhancement of business infrastructure	17	4.3%	46	11.6%	138	34.8%	187	47.2%	8	2.0%	396
Provision of working capital for business	15	3.8%	48	12.2%	131	33.2%	192	48.6%	9	2.3%	395
Provision of technical assistance for business	14	3.6%	48	12.2%	145	37.0%	178	45.4%	7	1.8%	392
Other - If you select this option, let us know in "comments" what other business and economic development activities you are considering	8	8.7%	1	1.1%	4	4.3%	21	22.8%	58	63.0%	92

Educational Attainment – Median Earnings in the Past 12 Months

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

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

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

Not surprisingly, Agriculture, Mining, Oil & Gas Extraction employs the most number of people in the State. However, retail was also a large employer in 2015, and exceeded the employment in mining alone. Accommodation and food service are also large employment sectors in the State.

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

Business needs were rated as part of the 2017 Community Development survey. The highest rated need or business and economic development activities that benefit vulnerable populations include the attraction of new businesses, startup business assistance, and retention of existing businesses.

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

Carbon capture and sequestration is the process of “dramatically reducing carbon dioxide (CO₂) emissions from power generation and returning it underground into formations that have naturally trapped elements for millions of years.”⁴ Officials are currently studying where to place a laboratory to test out carbon-capture technology at a Wyoming coal-fire plant.⁵ The Integrated Test Center in under construction Basin Electric Power Cooperative’s Dry Fork Station near Gillette, Wyoming and is slated to be completed in Fall of 2017.⁶

The National Renewable Energy Laboratory has stated that a large area of Wyoming is favorable for geothermal energy production, or the process of using heat from the earth as energy.⁷ These possible projects will require an influx of engineers and individuals with backgrounds in the hard sciences, such as geology, geophysics, and reservoir geology, to come to Wyoming.

⁴ <http://ccs-education.org/>

⁵ <http://www.washingtontimes.com/news/2015/jun/26/wyoming-carbon-capture-lab-planning-still-moving-a/>

⁶ <http://www.wyomingitc.org/about/>

⁷ http://billingsgazette.com/news/state-and-regional/wyoming/article_a8a2c671-88b1-5c71-a5a5-e6a06a343754.html

The Niobrara Shale formation is a geological formation that stretches across Colorado, Wyoming, Nebraska, and even a sliver of Kansas. It contains massive reservoirs of oil 3,000-15,000 feet underground. Although most of the oil in the Niobrara Shale Formation is in Colorado, Wyoming does have a significant share.⁸ There are other potential oil project sites within the state, but the development of new sites are yet to be determined based on this year's significant drop in oil prices.

A proposal to build a massive energy park in Wyoming is currently being explored, the idea being that several commercial-scale industries that use the same raw material or equipment would locate in a single area in the state.⁹ The project is still in the investigation stage and is a long way from actually breaking ground.

As of July 2017, a 220-square-mile Normally Pressured Lance development project was being studied by the EPA in Pinedale.¹⁰ This project would authorize 3,500 drilled wells over a ten-year period.

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

The education level in the State match the varied types of work available throughout the large geographically diverse area that Wyoming covers.

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

The Wyoming Business Council offers a variety of services to business and the workforce. The Wyoming Workforce Development Training Fund can help a growing Wyoming business by deferring much of the training costs during the expansion phase. The program also serves as a tool for the Wyoming Department of Workforce Services to partner with Wyoming's economic entities in the recruitment of new businesses to our state. Services include:

- Business Training Grant for Existing Positions
- Business Training Grants for New Positions
- Pre-Hiring Economic Development Grant Programs
- Pre-Obligation Grants

⁸ <http://oilshalegas.com/niobrarashale.html>

⁹ http://trib.com/business/energy/wyoming-searches-for-location-for-potential-energy-park/article_3a160a8f-0ae0-58fb-a20b-09b2f2d9632b.html

¹⁰ http://www.jhnewsandguide.com/news/environmental/massive-gas-field-studied-near-pinedale/article_800df834-a8f6-5c4f-9170-f58c195069d3.html

Describe any other state efforts to support economic growth.

The State offers a Business Ready Community Grant and Loan Program. This program provides financing for publicly owned infrastructure that serves the needs of businesses and promotes economic development within Wyoming communities. Cities, towns, counties, joint powers boards and the Northern Arapaho and Eastern Shoshone tribes are eligible to apply for funding. Public infrastructure eligible for funding includes water; sewer; roads; airports; rights of way; telecommunications; land; spec buildings; amenities within a business park, industrial park, industrial site or business district; landscaping, recreation and educational facilities; and other physical projects in support of primary economic and educational development.

Discussion

While the State has no current programs utilizing CDBG funds to work in tandem with the other business and employment activities mentioned above, the State may consider it in the future.

MA-50 Needs and Market Analysis Discussion

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

As discussed in the Needs Assessment, housing problems are significantly more likely for low income households. Therefore, it can be assumed that areas with disproportionately high levels of poverty will also contain disproportionate levels of housing problems. As seen in Map 1.MA-50, there are several areas in the non-entitlement areas of the State that have higher concentrations of poverty. These areas of concentration are areas that exceed the statewide average level of poverty. The entitlement areas of Casper and Cheyenne are also shown for comparison to the State as a whole.

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

American Indian households are concentrated in areas that are within or adjacent to the Wind River Reservation. These areas are show in Map 2.MA-50. This area also corresponds with an area of higher poverty.

The Black and Asian populations represent a small percentage of the overall population in Wyoming. While there are higher concentrations of these population in entitlement areas of the State, the non-entitlement areas do not see many areas with higher concentration of Black or Asian households. These are shown in Maps 3 and 4.MA-50.

In terms of ethnicity, the Hispanic population is shown in Map 5.MA-50. There are pockets of higher concentrations of Hispanic households, especially along the southern end of the State.

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

With a state such as Wyoming, the characteristics of each of these areas vary widely. Each place offers its own set of unique attribute through its citizens, landscape, and economy.

Are there any community assets in these areas/neighborhoods?

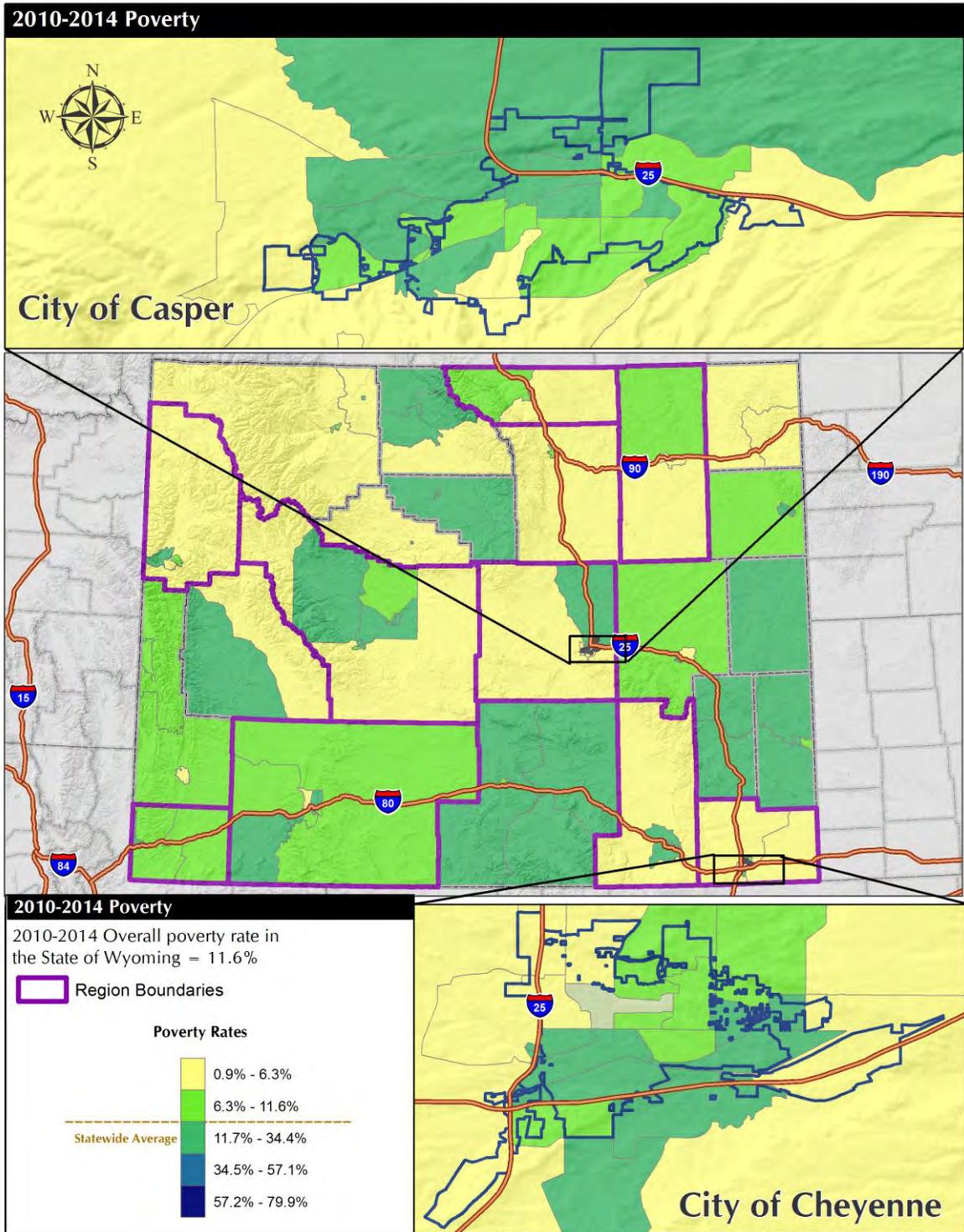
In a State with a diverse and rich natural landscape, each of these have a variety of assets including housing and economic opportunities, as well as wide array of services and resources.

Are there other strategic opportunities in any of these areas?

Areas in the State with high levels of poverty and housing problems may present an opportunity for investment.

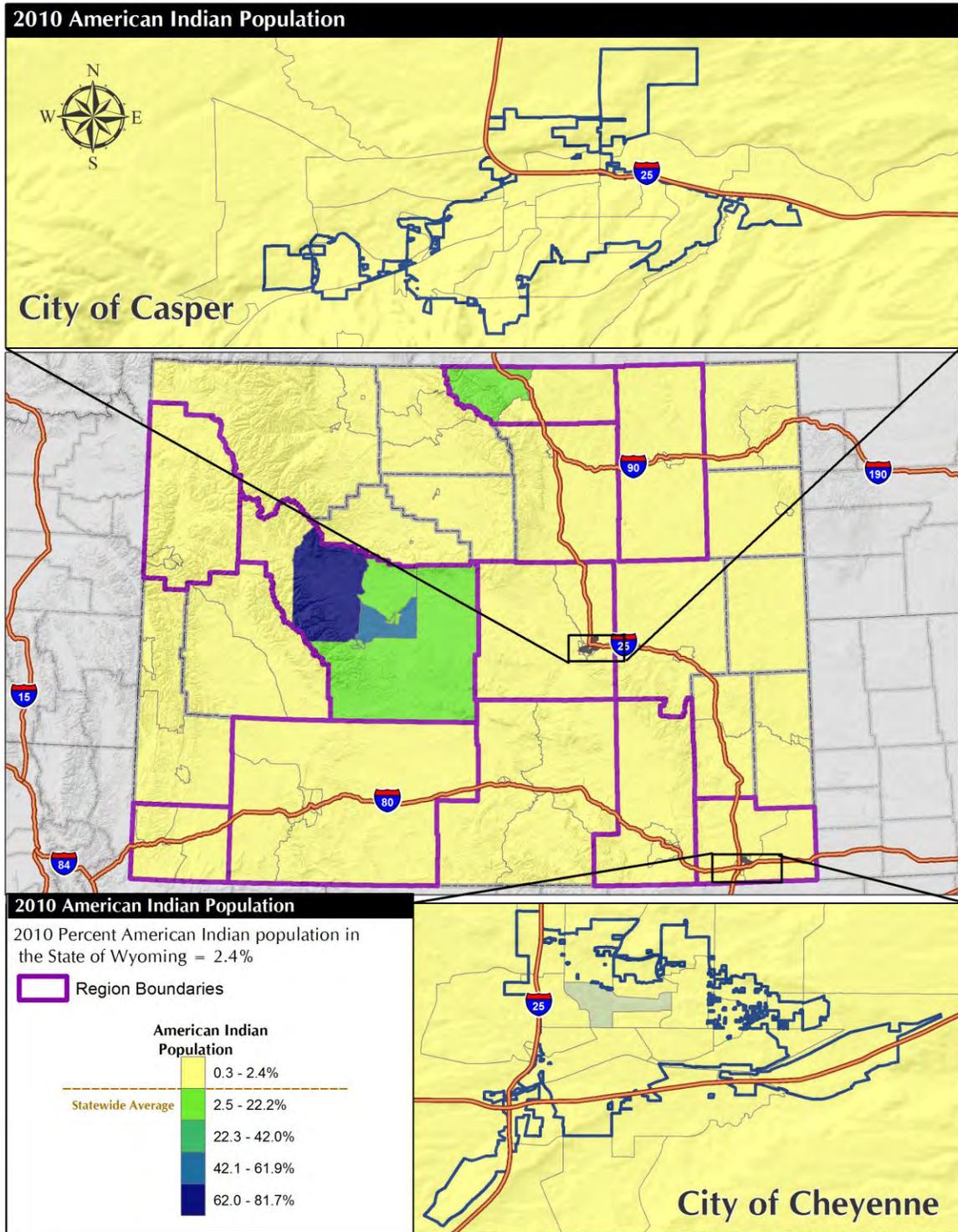
Map 1.MA-50 Poverty

State of Wyoming
2010-2014 ACS, USGS Census Tigerline



Data Sources: 2010-2014 ACS, USGS, Census Tigerline Data, Esri

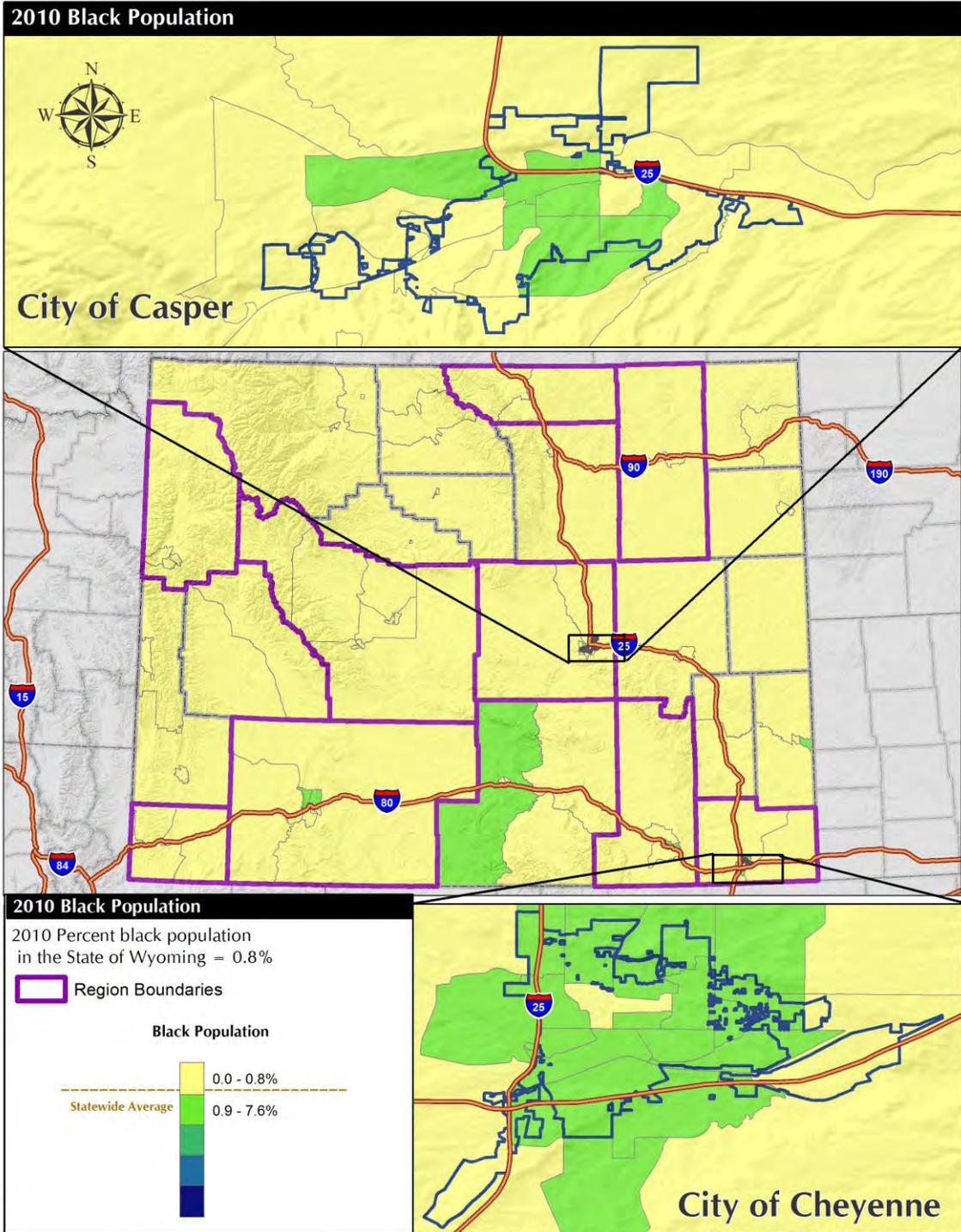
Map 2.MA-50
American Indian Population
 State of Wyoming
 2010 Census, USGS Census Tigerline



Data Sources: 2010 Census, USGS, Census Tigerline Data, Esri

Map 3.MA-50 Black Population

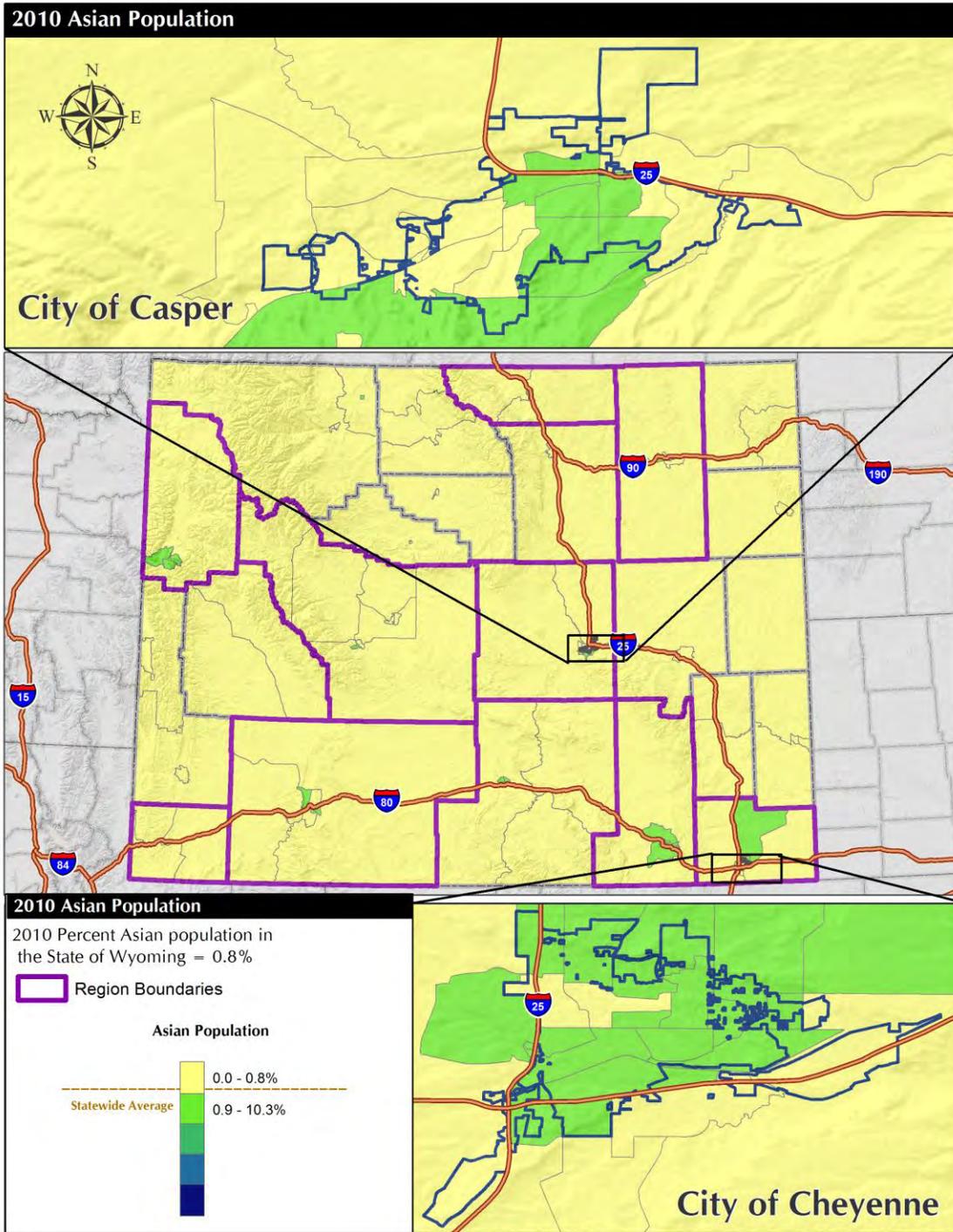
State of Wyoming
2010 Census, USGS Census Tigerline



Data Sources: 2010 Census, USGS, Census Tigerline Data, Esri

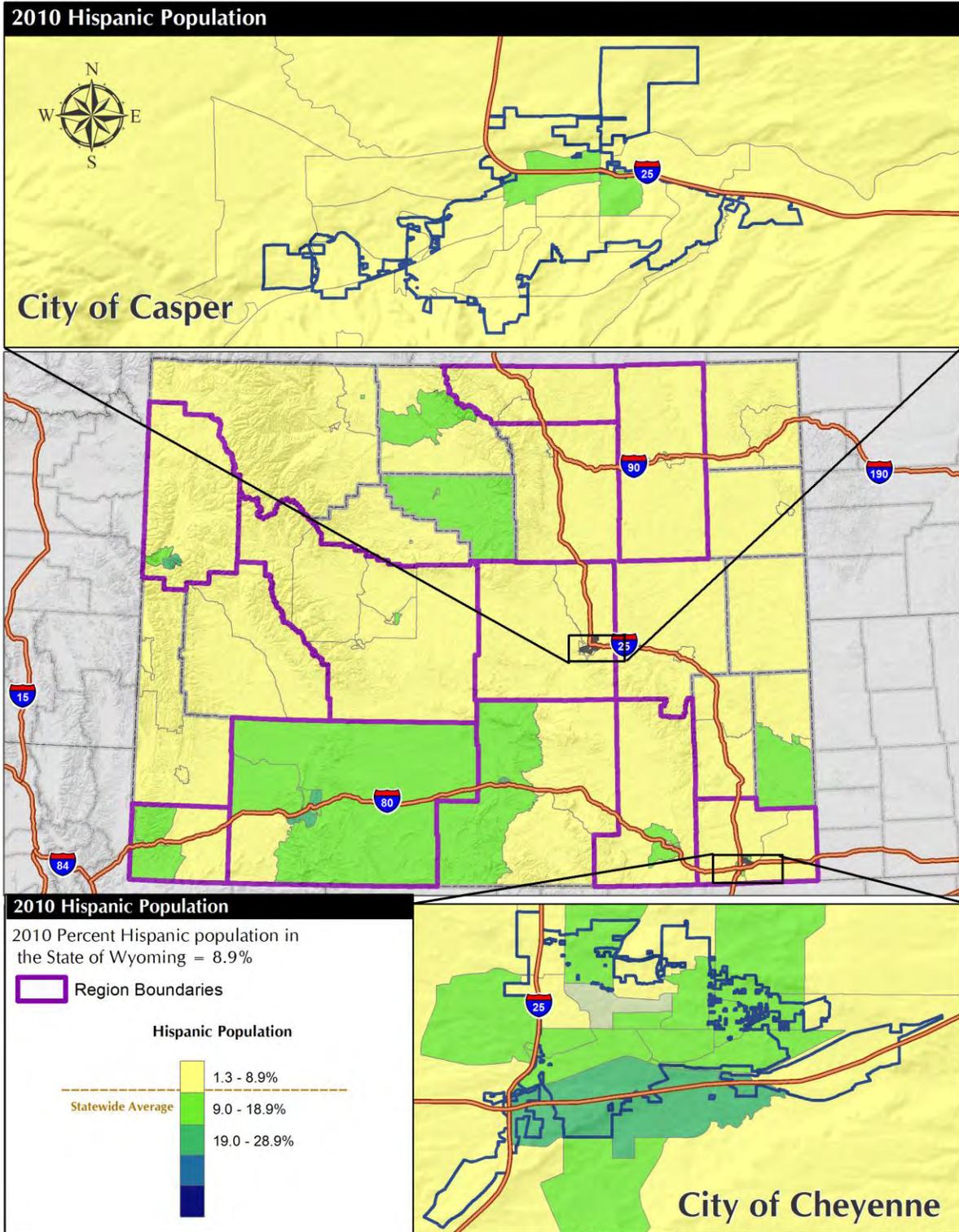
Map 4.MA-50 Asian Population

State of Wyoming
2010 Census, USGS Census Tigerline



Data Sources: 2010 Census, USGS, Census Tigerline Data, Esri

Map 5.MA-50
Hispanic Population
 State of Wyoming
 2010 Census, USGS Census Tigerline



The State of Wyoming, comprising the Wyoming Business Council, the Wyoming Community Development Authority, the Wyoming Department of Health and the Wyoming Department of Family Services, together with the cities of Casper and Cheyenne, their respective public housing authorities, and the qualified public housing authorities of Buffalo, Douglas, Evanston, Hanna, Lusk, and Rock Springs, have joined together and formed the Wyoming Fair Housing Team (the Team). The Team began this Regional Assessment of Fair Housing (AFH) in the second quarter of 2016 in order to identify fair housing issues and contributing factors and prioritize efforts to address those issues. However, by the close of the year, the State Assessment Tool had not been released. Consequently, the Team is electing to follow the “Interim Guidance for Program Participants on State of Assessment Tools and Submission Options”, released on January 18, 2017. As noted in that guidance, the Team has prepared this document using the Assessment of Fair Housing framework in preparing and updating the Team’s Regional Analysis of Impediments to Fair Housing Choice. The decision to approach the current study through a statewide, collaborative effort was motivated by a desire for efficiency and effectiveness, as well as recognizing a need for broad collaboration and coordination among members of the Fair Housing Team on fair housing planning throughout the State.

States, counties, and local jurisdictions that receive funds from the Department of Housing and Urban Development (HUD) for housing and community development funding under the Community Development Block Grant (CDBG) program, HOME Investment Partnerships, the Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) must certify that they will affirmatively further fair housing. Affirmatively furthering fair housing requires not just preventing illegal discrimination in the housing market, but seeking to improve access to decent housing and access to opportunity for all the state’s residents.

The federal Fair Housing Act prohibits discrimination in the housing market on the basis of race, color, religion, sex, national origin, disability, or familial status. The Wyoming Fair Housing Act of 2015 enshrines these same protections in state law. In its efforts to affirmatively further fair housing, the Wyoming Fair Housing Team has undertaken this Regional Assessment of Fair Housing (AFH) to determine whether and the degree to which housing choice and access to opportunity differs based on any of these characteristics protected under fair housing law.

This Regional AFH was conducted through the assessment of a number of quantitative and qualitative sources. Quantitative sources include:

- Socio-economic and housing data from the U.S. Census Bureau, such as the 2010 Census and 2010-2014 American Community Survey;
- Housing complaint data from HUD;
- Home loan application data from the Home Mortgage Disclosure Act;
- A variety of local data.

This research included the evaluation of information gathered from many public input opportunities conducted in relation to this AFH, including the 2016-2017 Fair Housing Survey, a series of fair housing forums, workshops, and presentations, the public review and related review workgroups. Furthermore, as a result of detailed demographic, economic, and housing analysis, along with a range of activities designed to foster public involvement and feedback, the State has identified a series of fair housing issues, and factors that contribute to the creation or persistence of those

issues. The issues that the Fair Housing Team has studied relate HUD's key concerns of the AFH: racially and ethnically concentrated poverty (R/ECAPs), segregation and integration of racial and ethnic minorities, disproportionate housing needs; publicly supported housing location and occupancy; disparities in access to opportunity; disability and access; and fair housing enforcement, outreach, capacity, and resources. Publicly supported housing location, disparities in access to opportunity, fair housing enforcement were the issues that most have stood out in Wyoming.

Table I.1 on the following page provides a list of the factors that have been identified as contributing to these fair housing issues, and prioritizes them according to the following two criteria:

1. High: Factors that have a direct and substantial impact on fair housing choice
2. Low: Factors that have a slight or largely indirect impact on fair housing choice, or that the Team has little capacity to address.

**Table I.1
Fair Housing Contributing Factors and Priorities**

Contributing Factor	Priority	Discussion
Lack of availability of affordable units in a range of sizes	High	There is a need for additional assisted housing throughout the state. Racial or ethnic minority households are more likely to be experiencing a disproportionate need due to cost burdens, incomplete plumbing or kitchen facilities, or overcrowding. This contributing factor has been assigned a medium level of priority based on the extent of the need and the state's ability to respond to this need. The ability of the state to respond to this need is limited in some cases by scarce resources and in others by high rental vacancy rates.
Economic forces (rising unemployment, declining oil and gas production, growth in rental costs)	Low	The state has seen a marked reversal in many economic indicators in the last year: Statewide, the unemployment rate stood at 5.2 percent in March of 2016, or 1.3 percentage points higher than it had been a year earlier. In some counties throughout the state, as much as 8 percent of the labor force was out of work at that time. Though the state will work to promote broader access to opportunity in the coming years, its ability to directly impact natural and global economic forces is limited.
Higher mortgage denial rates for racial and ethnic minorities	High	The ability of residents throughout the state to secure home purchase loans varies according to the race and ethnicity of the loan applicant. The overall denial rate for American Indian applicants from 2008 through 2014, at 31.4 percent, was well above the statewide average of 14.2 percent. The denial rate for Hispanic applicants, at around 21 percent, was considerably higher than the denial rate for non-Hispanic applicants (12.9 percent). This was identified in data gathered under the Home Mortgage Disclosure Act (HMDA). The state has designated efforts to address this factor to be of "high" priority.
Failure to make reasonable accommodation or modification	High	Residents and stakeholders who provided commentary during the AFH process, whether through public input sessions or the Fair Housing Survey, identified failure to make reasonable accommodation as a factor that contributes to the limited availability of accessible housing units to residents with disabilities. The State believes that it has the capacity to address this factor through outreach and education to state residents and landlords, and considers doing so to be a high priority.
Lack of access to housing for persons with disabilities	High	Residents and stakeholders who provided commentary during the AFH process, whether through public input sessions or the Fair Housing Survey, identified shortages of affordable, accessible housing to be a contributing factor to fair housing issues impacting residents with disabilities.
Lack of resources for fair housing agencies and organizations	High	The Wyoming Fair Housing Act of 2015 provides an "enforcing authority" with the power to administer and enforce the Act, but does not name a specific agency or entity as enforcing authority. As yet, no such agency has been identified. Because the ability of the state to receive HUD funding to enforce the law is contingent upon the identification of an agency for that purpose, the state is not able to access funding through the Fair Housing Assistance Program. However, the State wishes to change this.
Lack of state or local public fair housing outreach and enforcement	High	The Wyoming Fair Housing Act of 2015 provides an "enforcing authority" with the power to administer and enforce the Act, but does not name a specific agency or entity as enforcing authority. As yet, no such agency has been identified. The State considers this factor to be within its capacity to address, and that doing so will potentially give the state access to additional resources to provide fair housing outreach and enforcement.
Resistance to affordable housing production	High	This factor, identified through the feedback of stakeholders during the public input portion of the AFH process, contributes to a lack of affordable housing in the state. Lack of affordable housing restricts the fair housing choice of state residents.

Discriminatory actions in the market place	High	This factor, identified through the feedback of stakeholders during the public input portion of the AFH process, serves to limit the fair housing choice of residents with disabilities and racial/ethnic minority groups.
Lack of understanding of fair housing law	High	This factor, identified through the feedback of stakeholders during the public input portion of the AFH process, contributes to discrimination and differential treatment in the housing market. Furthermore, a lack of understanding of fair housing law means that those who may suffer discrimination in the housing market do not know where to turn when they do. The Fair Housing Team has assigned this factor a priority of "high".

Based on these contributing factors and priorities, the Fair Housing Team has proposed a series of goals and actions designed to address fair housing issues in the state. These issues, and the goals that seek to address them, are listed in a series of tables beginning with Table I.2 on the following page, which pertains to the state as a whole.

Table I.2
The State of Wyoming
2017 Assessment of Fair Housing

Fair Housing Goal	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
Promote Development of Affordable Housing Units in the State	Availability of Affordable Units in a Range of Sizes	Disproportionate Housing Needs	Identify opportunities for affordable housing developments; construct or rehab 125 such units over this next five year	Wyoming Community Development Authority (WCDA) and Wyoming Business Council (WBC)
	Economic forces (rising unemployment, declining oil and gas production, historical growth in rental costs)	Publicly supported housing location and occupancy.	Establish a policy to reach out to landlords, particularly in areas with high rental vacancy rates, and encourage them to participate in the housing choice voucher program.	Wyoming Department of Family Services (DFS)
	Resistance to affordable housing NIMBY is a concern			Wyoming Department of Health (WDH)
Discussion: The incidence of housing problems in the State of Wyoming differs according to the race and ethnicity of the head of household. While a quarter of households in the state experienced some form of housing problem in 2008-2012, more than a third of black, Asian or Pacific Islander, and Native American households were experiencing a housing problem during that time period. The same was true of Hispanic households, along with large family and non-family households. While there is a considerable need for affordable housing, high rental vacancy rates in much of the state make it difficult to site affordable housing units in those areas.				
Promote equitable access to credit and home lending	Access to financial services.	Disparities in Access to Opportunity	Reduce disparities in home lending application outcomes through annual credit education and outreach.	WCDA, WBC, DFS, and WDH
Discussion: Denial rates for owner-occupied home-purchase loan applications differed according to the race and ethnicity of the applicant. Denial rates for American Indian applicants, at 31.4 percent, were well above the statewide average of 14.2 percent. Similarly, around 21 percent of applications from Hispanic applicants were denied, compared to a denial rate of 12.9 percent for non-Hispanic applicants. These discrepancies persisted even when income was taken into account.				
Increase the supply of housing units accessible to residents with disabilities.	Failure to make reasonable accommodation or modification	Disparities in Access to Opportunity	Ensure compliance with ADA and FHA accessibility requirements in newly constructed publicly assisted housing on an ongoing basis through inspections.	WCDA, WBC, DFS, and WDH
	Access to publicly supported housing for persons with disabilities		Provide outreach and education to landlords and housing providers relating to the requirements of the ADA and FHA concerning accessibility annually	
Discussion: Based on feedback provided by stakeholders and members of the public during the 2016 AFH process, residents with disabilities face limitations in the supply of affordable, accessible housing. Though residents with disabilities are generally well-represented among households living in public-assisted units, there remains a need for additional housing suitable for residents with disabilities. In addition, based on the relatively high number of complaints from residents with disabilities and additional feedback received during the public review process, there is a need to ensure that landlords and property managers throughout the state respond appropriately to requests for reasonable accommodation or modification.				
Designate an agency to serve as the enforcing authority for the Wyoming Fair Housing Act.	Lack of resources for fair housing agencies and organizations	Disparities in Access to Opportunity	In year one, identify a state agency to serve as enforcing authority for the Wyoming Fair Housing Act.	WCDA, WBC, DFS, and WDH
	Lack of State or local private fair housing outreach and enforcement		Encourage/direct the designated enforcing agency to apply for funding under the Fair Housing Assistance Program (FHAP) to support its fair housing efforts.	WCDA, WBC, DFS, and WDH
			Provide resources to the enforcing authority so that it may initiate fair housing testing.	

Discussion: The passage of the Wyoming Fair Housing Act in 2015 was a positive step toward ensuring that state residents have access to fair housing choice and providing recourse under state law for those who believe that they have experienced unlawful discrimination in the housing market. However, the Act does not identify a specific state agency as enforcing authority, which leaves a substantial gap in the state's fair housing infrastructure.				
Reduce Discrimination in Rental Market	Lack of understanding of fair housing law	Disparities in Access to Opportunity	Provide outreach and education on a yearly basis.	WCDA, WBC, DFS, and WDH
	Discriminatory actions in the marketplace	Disparities in Access to Opportunity	Provide fair housing seminars at annual conferences (e.g., WyoNAHRO) Provide an opportunity for remote/web-based participation in all fair housing events	
Discussion: This fair housing goal was identified in the previous statewide analysis of impediments to fair housing choice, and has been included in an ongoing effort to address housing discrimination in the rental housing market.				
Reduce NIMBYism and restrictive building codes and practices in rural areas of Wyoming	Lack of understanding of fair housing law	Disparities in Access to Opportunity	Provide outreach and education on a yearly basis.	WCDA, WBC, DFS, and WDH
	Resistance to affordable housing	Disparities in Access to Opportunity	Provide fair housing seminars or presentations, such as at annual conferences (e.g., WyoNAHRO) Provide an opportunity for remote/web-based participation in all fair housing events	
Discussion: This fair housing goal was identified in the previous statewide analysis of impediments to fair housing choice, and has been included in an ongoing effort to address restrictive policies regarding accessible/affordable housing.				

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is the culmination of findings from the Needs Assessment, Market Analysis, public input, and the State's 2017 Assessment of Fair Housing. The following goals have been identified as the overarching strategies for the 2018-2022 Consolidated Plan:

1. AFH Goal: Promote Development of Affordable Housing Units in the State
2. Enhance access to public services
3. Invest in infrastructure and Public Facilities
4. Support efforts to combat homelessness
5. Encourage Economic Development
6. HOPWA TBRA
7. AFH Goal: Promote equitable access to credit and home lending
8. AFH Goal: Increase the supply of housing units accessible to residents with disabilities.
9. AFH Goal: Designate an agency to serve as the enforcing authority for the Wyoming Fair Housing Act.
10. AFH Goal: Reduce Discrimination in Rental Market

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

Geographic Area

1	Area Name:	Statewide
	Area Type:	Statewide
	Other Target Area Description:	Statewide
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	

Table 48 - Geographic Priority Areas

General Allocation Priorities

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

ESG

The ESG program has not set aside or reserved dollar amounts of assistance specifically for geographic areas. Grant Funds are allocated and awarded on a competitive basis; a call for applications is publicized annually.

HOPWA

WDH does not target assistance to specific geographic areas in the state. Grant funds are allocated based on individual housing and supportive services needs for low-income persons living with HIV/AIDS and their families.

HOME:

Due to the small population of the state, approximately 500,000 in total, the WCDA does not prioritize its allocations geographically. The WCDA looks at the state as a whole and uses need in a community as its priority.

However, due to higher costs associated with real estate development in smaller communities, the rural nature of the entire state, and Wyoming’s low population, WCDA has a Small Rural Project Set-aside for a portion of our HOME allocation to fund housing projects in towns with

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

NHTF:

WCDA does not target assistance to specific geographic areas of the state, as NHTF funding is awarded on a competitive basis. However, negative points are assessed to projects where funding has been previously awarded during the last four years. In addition, WCDA provides a "small-rural set aside" to those communities with populations less than 15,000 and not within 20 miles of a larger community.

CDBG funding is distributed on application basis. Projects are ranked by severity of need and quality of the project. Those ranking highest are funded. Extremely small communities having populations of less than 10,000 have historically received the largest portion of CDBG funds. Small communities typically have fewer resources and less capacity to provide services to LMI clients than larger communities.

NSP Program Income:

NSP PI funding is distributed according to areas of greatest need identified in the June 2017 NSP Substantial Amendment. The June 2017 Substantial Amendment analyzed the state and identified 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.

SP-25 Priority Needs – 91.315(a)(2)

Priority Needs

1	Priority Need Name	Low to moderate Income renter households
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	Statewide
	Associated Goals	AFH Goal: Promote development of affordable housing
	Description	Low to moderate income renters are a high priority in the State due to housing costs and the rate of cost burdens. In addition, public input revealed a high level of need for assistance to low income renter households.
	Basis for Relative Priority	The level of need is based on the Market Analysis, as well as public input. As seen in Table 13.NA-10, there are over 17,000 households with cost burdens or severe cost burdens in the non-entitlement areas of Wyoming. Low income and moderate income renters face housing cost burdens at a high rate. In fact, some 56.7 percent of renter households below 30 percent HAMFI faced severe cost burdens in non-entitlement areas. As seen in Table 3.NA-05, rental housing for low-to-moderate income housing was the highest rated housing need according to the 2017 Community Development Survey.
2	Priority Need Name	Low to moderate Income homeowner households
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly

	Geographic Areas Affected	Statewide
	Associated Goals	AFH Goal: Promote development of affordable housing
	Description	Low to moderate income first time home buyers are a priority need in the State, as housing costs limit access to housing units.
	Basis for Relative Priority	The level of need is based on the Market Analysis, as well as public input. More than 22,000 owner-occupied households in non-entitlement areas of Wyoming face a cost burden or severe cost burden, as shown in Table 12.NA-10. Low to moderate income households are greatly impacted by cost burden, particularly those at the lowest income levels. Some 47.8 percent of owner-occupied households below 30 percent HAMFI faced severe cost burdens.
3	Priority Need Name	Infrastructure
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Statewide
	Associated Goals	Invest in infrastructure and Public Facilities
	Description	There is a high level of need for infrastructure improvements that serve low to moderate income households.
	Basis for Relative Priority	The need for infrastructure improvement was defined by the needs assessment, public input, and State evaluation. As seen in Table 1.NA-05 , survey respondents indicated that infrastructure should account for the most spending from CPD funds, showing a high level of need for infrastructure improvements in non-entitlement areas in the State.
4	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Statewide

	Associated Goals	Invest in infrastructure and Public Facilities
	Description	The City has found the need for public facilities, such as youth centers, childcare facilities, and community centers
	Basis for Relative Priority	The need for public facilities is based on the Needs Assessment and public input. Public facilities are a necessary part of meeting the needs of low to moderate income households throughout the non-entitlement areas of the State. As seen in Table 1.NA-50, the highest rated needs, according to survey respondents, are youth centers, childcare facilities, community centers, and residential rehabilitation treatment centers.
5	Priority Need Name	Homelessness
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Statewide
	Associated Goals	Support efforts to combat homelessness
	Description	Homelessness continues to be a need in communities throughout the State, as the State has seen a steady homeless population
	Basis for Relative Priority	The priority for homelessness was established through the Needs Assessment, public input, and consultation with other agencies. The State's homeless population has remained fairly steady, or grown by some accounts, since 210. In 2010, the State reported 579 persons who were homeless. In 2017, this count had reached 873, as seen in Table 1.NA-40. Homelessness continues to be a statewide issue and remains a high priority for the State.
6	Priority Need Name	Special Needs Populations

	Priority Level	High
	Population	Extremely Low Low Moderate Middle Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Statewide
	Associated Goals	Enhance access to public services
	Description	The growing special needs populations in Wyoming, including the elderly, persons with disabilities, youth, veterans, and victims of domestic violence are a high need for the State of Wyoming. This also includes persons living with HIV/AIDS.
	Basis for Relative Priority	The priority for special needs populations is based on community input and the Needs Assessment. A number of special needs populations were identified in the Needs Assessment and public input opportunities. The State's elderly population has grown by 25.9 percent between 2000 and 2010, while the total population grew by 14.8 percent. The population with a disability represented 12.0 percent of the population in 2015, as seen in Table 10.NA-10. In addition, the 2017 Community Survey found that the special needs populations with the greatest needs were the frail elderly, persons with severe mental illness, persons with substance abuse addiction, homeless persons, and the elderly. This is seen in Table 5.NA-05.
7	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development

Geographic Areas Affected	Statewide
Associated Goals	Encourage Economic Development
Description	Economic development activities, such as the attraction of new businesses, startup business assistance, and retention of existing businesses were some of the highest rated priorities for the State.
Basis for Relative Priority	This priority was rated based on the CD survey, as well as additional public input received during the planning process. Economic development continues to be a high priority in the State to encourage efforts to reduce poverty and provide economic opportunities for low to moderate income households in the State. The 2017 Community Survey found that respondents felt economic development should account for 10 percent of CPD spending.

Narrative (Optional)

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The housing market has demonstrated an increase in prices for housing. As the cost of housing increases, the importance of offering TBRA remains, while the ability to reach all those in need may be limited due to lack of funds. The State does not use HOME funds for TBRA.
TBRA for Non-Homeless Special Needs	The same is true for non-homeless special needs populations as stated above. While the amount of need continues to grow due to housing costs, the ability to meet that need is limited by available funds. The State does not use HOME funds for TBRA.
New Unit Production	The high cost of construction and the need to build fewer units given Wyoming's sparse population and small communities will be a challenge for producing new units. Subsidies will be very important to entice developers to attempt projects in Wyoming - particularly in some of Wyoming's smaller communities.
Rehabilitation	The increase in vacant housing in the State, especially housing classified as "other vacant" leaves room for options for rehabilitation to meet affordable housing needs.
Acquisition, including preservation	The same is true for acquisition as it is for rehabilitation. The increase in vacant housing presents more opportunities for acquiring units throughout the State.

Table 49 – Influence of Market Conditions

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,016,828			3,016,828	0	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,509,493	2,026,017	0	5,535,510	0	
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	572,938	0	0	572,938	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	313,532	0	0	313,532	0	
Housing Trust Fund	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	3,000,000	0	0	3,000,000	0	
Other	public - federal	Acquisition Admin and Planning Homeowner rehab Housing Multifamily rental rehab	2,400,000	0	0	2,400,000	0	

Table 50 - Anticipated Resources

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

HOPWA: The HOPWA program works closely with the Ryan White Part B/ADAP. There is only one community-based organization focused on HIV, the Client Assistance Fund run by the Wyoming ADIS Assistance. It provides limited funding each year for clients to assist with needs not covered by the programs.

ESG: ESG requires formal verification of a 100% match upon application. A letter must be included in order to meet threshold. Match requirements may be satisfied by each sub recipient through cash donations; donated labor, food, clothing; the value of any donated material or building; the value of an lease or mortgage on the building; local fundraising events, and grants from local agencies such as United Way.

CDBG: The CDBG program leverages state funds for administrative match. Additionally, projects leverage other state programs including but not limited to Business Ready Communities funds, Mineral Royalty grants, and Wyoming Department of Transportation funds. Other grant or philanthropic contributions are often included in project budget structures. Some housing projects include HOME and/or LIHTC as match.

HOME: Most often, Low Income Housing Tax Credits (LIHTC) are combined with HOME funds, allowing for more units at lower rent levels to be produced. In the most recent competitive cycle, WCDA leveraged \$3,857,668 in LIHTC against \$5,686,600 in HOME to produce 223 units of affordable rental housing statewide.

The HOME program requires a 25 percent match obligation. Because WCDA has accumulated sufficient “banked” (i.e. excess match from prior years) match , developers will not be required to provide the 25% match, and will only be required to provide 5% match for projects submitted in 2016. Typically, sources of match have included waiver of professional fees, reduced interest rates and origination points by lending institutions, reduced property taxes and concessions by local governments. All these forms of match reduce project costs, allowing the funding to provide more affordable housing. The Low Income Housing Tax Credit program is often utilized with HOME funds on rental projects, allowing the HOME units to address the needs at low-income levels.

The state provides no other funding sources for housing, i.e. oil and gas funds.

NHTF: The state leverages its NHTF allocation against its low income housing tax credit (LIHTC) allocation through a competitive process governed by the Affordable Housing Allocation Plan. Most recently, WCDA awarded its first NHTF allocation of \$1,408,000, leveraged against

\$1,042,827 in LIHTC to produce 11 units of affordable housing for extremely low income households (ELI).

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

Not applicable.

Discussion

WCDA anticipates receiving approximately \$2,400,000 in NSP Program Income during the 2018 program years. WCDA will use \$762,000 in NSP Program Income to acquire, rehabilitate and re-sell a minimum of four (4) single-family homes to income qualified households. WCDA will also use \$240,000 in NSP Program Income to support administrative operations.

SP-40 Institutional Delivery Structure – 91.315(k)

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

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

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Amy Quick - Northwest Regional Director	Regional organization	Planning	Region
Elaina Zempel - Southwest Regional Director	Regional organization	Planning	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Statewide entities that administer and evaluate CPD programs for the State of Wyoming work with a variety of outside agencies. These partnerships and networks provide the residents of the State with a variety of essential services. The strength of the institutional delivery system lies in these networks of service providers and government officials. However, due to the fact that Wyoming is spread out and often has areas with small populations, some areas in the State are lacking access to this delivery system. The State will continue to work to grow its networks to reach all areas of the State.

The Wyoming Business Council employs Regional Directors who are local contacts for the WBC. They are available to cities, towns, counties, joint powers boards, local economic development agencies, chambers of commerce, visitor's centers, and other local entities. They also partner with their local Economic Development Administration, USDA Rural Development representatives, Manufacturing Works, Workforce Services and Small Business Development Centers among others.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		X
Rental Assistance	X		X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	

Supportive Services			
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling		X	X
Transportation	X	X	X
Other			

Table 52 - Homeless Prevention Services Summary

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

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

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

As with the institutional delivery system, the service delivery system is a vast network that delivers services throughout the State. However, this system is also limited by geographically isolated areas and small communities. Most of the services in the State are found in larger cities and may not be accessible to at-need households in other areas. This limitation is aggravated by a lack of funds to expand services to these areas.

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

The Collaborative and the State are pursuing common efforts to limit the risk of persons becoming homeless including; providing access to affordable and adequate healthcare; providing access to mental health and substance abuse treatment; initiate a major effort expand the “housing first” concept; work to prevent people from facing economic loss,

disability, and other unexpected events which may cause homelessness; and improve communication between all agencies providing services to the homeless.

SP-45 Goals Summary – 91.315(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Promote Development of Affordable Housing Units in the State	2018	2022	Affordable Housing	Statewide	Low to moderate Income renter households Low to moderate Income homeowner households	CDBG: \$6,033,492 Housing Trust Fund: \$15,000,000 HOME: \$17,547,465 NSP PI: \$762,000	Rental units constructed: 700 Household Housing Unit Rental units rehabilitated: 600 Household Housing Unit Direct Financial Assistance to Homebuyers: 20 Households Homeowner Housing Added: 1,200 Housing Units Homeowner Housing Rehabilitated: 79
2	Enhance access to public services	2018	2022	Non-Homeless Special Needs	Statewide	Special Needs Populations	CDBG: \$2,262,621	Public service activities for Low/Moderate Income Housing Benefit: 10,500 Households Assisted
3	Invest in infrastructure and Public Facilities	2018	2022	Non-Housing Community Development	Citywide	Infrastructure	CDBG: \$4,525,119	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 6,000 Households Assisted
4	Support efforts to combat homelessness	2018	2022	Homeless	Statewide	Homelessness	ESG: \$1,567,660	Homeless Person Overnight Shelter: 35,000 persons Homeless Prevention: 16,000 persons
5	Encourage Economic Development	2018	2022	Non-Housing Community Development	Statewide	Economic Development	CDBG: \$754,131	Jobs created/retained: 15 jobs
6	HOPWA TBRA	2018	2022	Non-Homeless Special Needs	Statewide	Special Needs Populations	HOPWA: \$954,895	Tenant-based rental assistance: 215

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Promote Development of Affordable Housing Units in the State
	Goal Description	<p>Identify opportunities for affordable housing developments; construct or rehab 125 such units over this next five years.</p> <p>NHTF: Funds allocated under this goal will be used to construct and/or acquire/rehabilitate affordable rental housing for extremely low income (ELI) households.</p> <p>HOME: Funds allocated under this goal will be used to construct and/or acquire/rehabilitate affordable rental or homeowner housing for low to moderate income households. Funds will be awarded competitively via the WCDA Affordable Housing Allocation Plan, and may be expended under the Open Competitive, Small Rural Project Set-Aside, or CHDO Set-Aside. Because HOME funds are distributed on a competitive basis, WCDA cannot guarantee that sufficient applications will be received and score high enough to utilize all funds set-aside under this goal.</p> <p>CDBG: Funds allocated under this goal will be used to acquire affordable rental or homeowner housing for low to moderate income households.</p> <p>NSP-PI: NSP Program Income (PI) of \$762,000, for Wyoming Rehabilitation and Acquisition Program (WRAP). The State of Wyoming will utilize these funds to acquire, rehabilitate and re-sell a minimum of four (4) single-family homes to income-eligible households.</p> <p>See AP-30 for Method of Distribution.</p>
2	Goal Name	Enhance access to public services
	Goal Description	CDBG funds will be made available for public and social services that serve low to moderate income areas or serve low to moderate income populations.
3	Goal Name	Invest in infrastructure and Public Facilities
	Goal Description	The State will promote community development through enhancing the State's infrastructure and public facilities to meet the needs of residents. This will also include the ADA compliance upgrade.
4	Goal Name	Support efforts to combat homelessness
	Goal Description	The State will support homeless service providers throughout the State with ESG funds. See AP-30 for method of distribution.

5	Goal Name	Encourage Economic Development
	Goal Description	The State will provide economic development funds for the retention, expansion, and attraction of businesses in the State.
6	Goal Name	HOPWA TBRA
	Goal Description	HOPWA funds will be used for Tenant Based Rental Assistance (TBRA), administered by the State.

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

The State expects that HOME funds will provide affordable housing for the following households over the five-year planning period:

Low-income: 580 households

Moderate-income: 625 households

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

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

Not Applicable.

Activities to Increase Resident Involvements

Not Applicable.

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

Not Applicable.

Plan to remove the ‘troubled’ designation

Not Applicable.

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

Barriers to Affordable Housing

Respondents to the 2017 Community Development survey indicated the barriers to the development or preservation of affordable housing were most likely to be the cost of land or lot, the cost of materials, and the Not in My Back Yard (NIMBY) mentality. These comments were also echoed by additional comments received in the survey, which is included in the Appendix.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Many of the barriers to affordable housing the State are related to the cost of land, labor and material. The State of Wyoming has little control over these factors, as well as little control over local building policies and practices. The State will continue to encourage affordable housing development within its capacity through its program and outreach efforts.

However, the WCDA has structured the ranking criteria for HOME, NHTF and LIHTC to reward developers that are able to provide quality housing for less money. WCDA awards extra points to applications which actively seek to reduce barriers to affordable housing. A proposal will receive up to 5 points if the community is actively reducing barriers associated with Affordable Housing.

SP-60 Homelessness Strategy – 91.315(d)

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

The Continuum of Care will work toward expanding the supply of housing for homeless persons, including emergency shelter and transitional housing. Among the approaches to be pursued is to double the Casper's transitional housing capacity for families in need. The Continuum of Care will use the annual Point in Time Count as a method of reaching out and identifying homeless populations. Referral information will be given to unsheltered people during the count. People will be assessed at that time or as they enter the care system – to the extent of available resources. The Veteran's Administration hosts Stand Down events in Casper and Cheyenne, which provide the opportunity to assess the needs of homeless veterans and refer them to appropriate services and housing entity.

Addressing the emergency and transitional housing needs of homeless persons

Permanent Supportive Housing saw a decline from 69 to 68 that reflect the need to create more affordable PSH options. The CoC has established a goal of increasing the permanent supportive housing beds for chronic homeless people from the current 14 to 30 beds in the next 10 years. ESG will continue to focus on the creation of partnerships for developing permanent supportive housing during the next year. The CoC has begun to use a unified case management process, Coordinated Entry in several areas of Wyoming, for working with homeless families within our homeless and youth strategic planning process. The CoC will work to develop a Statewide Coordinated Entry system for achieving a comprehensive case management system among agencies.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The CoC and Wyoming Community Network partner with the Wyoming Department of Corrections to assure there are policies and procedures in place to refer individuals to community resources and providers. Resources and referrals include medication provision, primary care medical provider, housing and employment. The procedures have been in place since 2002.

The CoC works closely with foster care providers around the state of Wyoming to ensure youth do not become homeless when they age out of the system.

Foster care providers follow specific guidelines that include training and educating foster

parents about their responsibilities to youth in their care, and about the "family support" youth would need when they age out of the systems. Next, all of the youth in foster care are required to participate in the Independent Living Program that teaches them how to get and retain a job, sets up internships and job shadows for them, helps with obtaining a GED, teaches budgeting and financial management, assists with renting an apartment, getting a driver's license, and assists with college tuition. The foster care and independent living staff work together in helping youth sign up for college if they choose, perhaps a trade school, or help to successfully transition into the workforce. The CoC agencies and foster care staff fully understand that youth that age out of foster care need many extra supports in order for them to continue with a successful transition process out of the foster care system. To summarize, the discharge plan includes guidelines for family support, financial security, a plan and a direction for their future.

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

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

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

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

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

The State of Wyoming's HOME, HTF and NSP programs employ written procedures regarding lead-based paint that require all homes built prior to 1978 to have a qualified professional conduct a lead-based paint inspection and risk assessment. All inspections and risk assessments are required to follow the lead-based paint abatement regulations, as required by 24 CFR Part 35 (HUD Lead Safe Housing Rule).

Specific procedures include:

- Clearance on all projects involving abatement of lead based paint (as defined by the EPA) must be completed by a certified risk assessor or certified lead based paint inspector.
- To eliminate conflicts of interest, the contractor must use a clearance examiner who is completely independent of the contractor who performs the work.
- All lead-based paint work must follow all HUD and EPA guidelines regarding clearance requirements.
- All work must include all HUD and EPA required information in the report and follow 40 CFR 745.227(e)(10) for reports on abatement projects; and,
- The contractor completing any abatement on any Federal project is required to supply a clearance report from a certified risk assessor or inspector prior to being issued a final draw on a project.

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

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

The office has provided for general lead training to project management and appropriate staff. They also provide for specific training in paint chip, x-ray fluorescence (XRF) paint sampling, household water sampling, and soil sampling, depending upon which techniques are to be

used. In coordination with local health officials, specific training in blood lead sampling may be provided as required.

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

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

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

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

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

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

SP-80 Monitoring – 91.330

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

The WBC manages grantee compliance for the CDBG program via desk monitoring and at least two on-site visits per project (one at 50% and one upon project close). A quarterly report in narrative form including a financial summary is required. A detailed checklist is utilized in project files to insure all proper documentation and actions are being addressed over the life of a project. The checklist includes all relevant regulatory compliance items. Site visits are conducted prior to a grant award for all projects except planning applications. Desk monitoring is on-going over the life of the project. An online quarterly reporting system is used for all projects. Database and IDIS entries regularly record financial and performance measures to insure the project is being conducted as proposed and is meeting the objectives intended. Resources and reporting forms for Section 3, Fair Housing, Equal Employment Opportunity and more have been incorporated into the training and materials are provided to grantee in addition to being available on the WBC website. CDBG on-site training sessions were offered the summer of 2012 and training is available online. Topic specific modules continue to be developed.

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

Subrecipients are required to submit standardized monthly financial reports which detail by budget cost category the expenditure of, and benefits from, ESG funds. DFS staff review these reports for eligible expenses contracted with the subrecipient, noting any unusual expenditure patterns. The evaluation process compliments the monitoring process in that formal evaluations of the sub recipient programs may be requested at anytime.

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

2018 ANNUAL ACTION PLAN

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,016,828			3,016,828	0	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,509,493	2,026,017	0	5,535,510	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	572,938	0	0	572,938	0	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	313,532	0	0	313,532	0	
Housing Trust Fund	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	3,000,000	0	0	3,000,000	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Homeowner rehab Housing Multifamily rental rehab	2,400,000	0	0	2,400,000	0	

Table 54 - Expected Resources – Priority Table

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

HOPWA: The HOPWA program works closely with the Ryan White Part B/ADAP. There is only one community-based organization focused on HIV, the Client Assistance Fund run by the Wyoming ADIS Assistance. It provides limited funding each year for clients to assist with needs not covered by the programs.

ESG: ESG matching requirements will be satisfied by each agency through cash donations; donated labor, food, clothing; the value of any donated material or building; the value of any lease or mortgage on the building; local fundraising events, and grants from local agencies such as United Way. Each agency is required to have a 100 percent match from other sources to equal funds received from the ESG.

CDBG: The CDBG program leverages state funds for administrative match. Additionally, projects leverage other state programs including but not limited to Business Ready Communities funds, Mineral Royalty grants, and Wyoming Department of Transportation funds. Other grant or philanthropic contributions are often included in project budget structures. Some housing projects include HOME and/or LIHTC as match.

HOME: Most often, Low Income Housing Tax Credits (LIHTC) are combined with HOME funds, allowing for more units at lower rent levels to be produced. In the most recent competitive cycle, WCDA leveraged \$3,857,668 in LIHTC against \$5,686,600 in HOME to produce 223 units of affordable rental housing statewide.

The HOME program requires a 25 percent match obligation. Because WCDA has accumulated sufficient “banked” (i.e. excess match from prior years) match, developers will not be required to provide the 25% match, and will only be required to provide 5% match for projects submitted in 2016. Typically, sources of match have included waiver of professional fees, reduced interest rates and origination points by lending institutions, reduced property taxes and concessions by local governments. All these forms of match reduce project costs, allowing the funding to provide more affordable housing. The Low Income Housing Tax Credit program is often utilized with HOME funds on rental projects, allowing the HOME units to address the needs at low-income levels.

The state provides no other funding sources for housing, i.e. oil and gas funds.

NHTF: The state leverages its NHTF allocation against its low income housing tax credit (LIHTC) allocation through a competitive process governed by the Affordable Housing Allocation Plan. Most recently, WCDA awarded its first NHTF allocation of \$1,408,000, leveraged against \$1,042,827 in LIHTC to produce 11 units of affordable housing for extremely low income households (ELI).

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

Not applicable.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Promote Development of Affordable Housing Units in the State	2018	2022	Affordable Housing	Statewide	Low to moderate Income renter households Low to moderate Income homeowner households	CDBG: \$1,243,500 Housing Trust Fund: \$3,000,000 HOME: \$5,535,510 NSP PI: \$762,000	Rental units constructed: 140 Household Housing Unit Rental units rehabilitated: 120 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Homeowner Housing Added: 240 Housing Units Homeowner Housing Rehabilitated: 19 Other: 1
2	Enhance access to public services	2018	2022	Non-Homeless Special Needs	Statewide	Special Needs Populations	CDBG: \$466,099	Public service activities for Low/Moderate Income Housing Benefit: 2,100 Households Assisted
3	Invest in infrastructure and Public Facilities	2018	2022	Non-Housing Community Development	Citywide	Infrastructure	CDBG: \$1,242,932	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1,200 Households Assisted
4	Support efforts to combat homelessness	2018	2022	Homeless	Statewide	Homelessness	ESG: \$313,532	Homeless Person Overnight Shelter: 7,000 persons Homeless Prevention: 3,200 persons
5	Encourage Economic Development	2018	2022	Non-Housing Community Development	Statewide	Economic Development	CDBG: \$155,366	Jobs created/retained: 3 jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	HOPWA TBRA	2018	2022	Non-Homeless Special Needs	Statewide	Special Needs Populations	HOPWA: \$190,979	Tenant-based rental assistance: 42

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Promote Development of Affordable Housing Units in the State
	Goal Description	<p>Identify opportunities for affordable housing developments; construct or rehab 125 such units over this next five years.</p> <p>NHTF Funding: Funds allocated under this goal will be used to construct and/or acquire/rehabilitate affordable rental housing for extremely low income (ELI) households.</p> <p>HOME: Funds allocated under this goal will be used to construct and/or acquire/rehabilitate affordable rental or homeowner housing for low to moderate income households. Funds will be awarded competitively via the WCDA Affordable Housing Allocation Plan, and may be expended under the Open Competitive, Small Rural Project Set-Aside, or CHDO Set-Aside. Because HOME funds are distributed on a competitive basis, WCDA cannot guarantee that sufficient applications will be received and score high enough to utilize all funds set-aside under this goal.</p> <p>CDBG: Funds allocated under this goal will be used for infrastructure that facilitates the construction of low to moderate income households.</p> <p>NSP-PI: NSP Program Income (PI) of \$762,000, for Wyoming Rehabilitation and Acquisition Program (WRAP). The State of Wyoming will utilize these funds to acquire, rehabilitate and re-sell a minimum of four (4) single-family homes to income-eligible households.</p> <p>See AP-30 for Method of Distribution.</p>
2	Goal Name	Enhance access to public services
	Goal Description	CDBG funds will be made available for public and social services that serve low to moderate income areas or serve low to moderate income populations.
3	Goal Name	Invest in infrastructure and Public Facilities
	Goal Description	The State will promote community development through enhancing the State's infrastructure and public facilities to meet the needs of residents. This will also include the ADA compliance upgrade, and planning grants.

4	Goal Name	Support efforts to combat homelessness
	Goal Description	The State will support homeless service providers throughout the State with ESG funds. See AP-30 for method of distribution.
5	Goal Name	Encourage Economic Development
	Goal Description	The State will provide economic development funds for the retention, expansion, and attraction of businesses in the State.
6	Goal Name	HOPWA TBRA
	Goal Description	HOPWA funds will be used for Tenant Based Rental Assistance (TBRA), administered by the State.

AP-25 Allocation Priorities – 91.320(d)

Introduction:

The following narrative describes the allocation priorities in the State for FY 2018.

Funding Allocation Priorities

	Promote Development of Affordable Housing Units in the State	Enhance access to public services (%)	Invest in infrastructure and Public Facilities (%)	Support efforts to combat homelessness (%)	Encourage Economic Development (%)	HOPWA TBRA (%)	Total (%)
CDBG	40	15	40	0	5	0	100
HOME	100	0	0	0	0	0	100
HOPWA	0	0	0	0	0	100	100
ESG	0	0	0	100	0	0	100
Housing Trust Fund	100	0	0	0	0	0	100
NSP- PI	100						100

Table 56 – Funding Allocation Priorities

Reason for Allocation Priorities

The State of Wyoming has developed its set of allocation priorities based on a number of factors that include program and funding capacity, as well as the high priorities as set forth by the 2018-2022 Consolidated Plan. These priorities include low to moderate income renter households, low to moderate income homeowner households, infrastructure, public facilities, homelessness, special needs populations, and economic development.

CDBG: WBC Regional Directors identify needs in their areas which (this program year) were water line replacements, public facility improvements to benefit the low-income and elderly, housing infrastructure, homeownership assistance, accessibility upgrades and safe public access.

HOME and NHTF and NSP-PI: The State of Wyoming, through the Wyoming Community Development Authority, will allocate 100% of its HOME and NHTF funding towards the development of affordable housing. Specific strategies may include new construction or acquisition/rehabilitation of multi-family rental housing, or single-family homeownership housing. Because WCDA has elected to invest \$4 million of WCDA's internal housing trust fund dollars toward efforts to combat homelessness, there is a need to concentrate limited federal resources upon the provision of affordable housing.

HOPWA: Seventy-three percent of HIV-positive Wyoming individuals are very low to extremely low income, which makes affording housing a challenge. The program priorities are to identify where the housing needs are and work with partners in those communities to find and secure housing for enrolled clients. Clients are also able to receive supportive services including case management, transportation and meals/nutrition assistance (provided by other funding sources).

ESG: Wyoming will continue to use 100% of ESG funds to reduce homelessness across the State. Priorities for ESG vary throughout the state depending on the needs of the homeless and about-to-be homeless.

2018 funding competition continued to emphasize collaboration within Agencies, Communities and Statewide to build a network of unduplicated efforts for all activity types. Staff looks for sub-recipients who provide more than just a night's shelter as a priority when allocations are made. Meals, counseling services, employment counseling, and mental health evaluations are considered activities in this group. Rapid re-housing and homelessness prevention applicants devote much of that funding to rent assistance and hotel vouchers.

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

This plan and the programs enacted are designed to meet the priority needs, as set forth by this plan. These priorities include low to moderate income renter households, low to moderate income homeowner households, infrastructure, public facilities, homelessness, special needs populations, and economic development.

CDBG: CDBG funding is determined based on the applications received and prioritization through rating. As such, the amount of funding per category may change during the project selection phase. CDBG funds are used to address low to moderate income households, infrastructure, public facilities, special needs populations, and economic development. These funds will be directed towards projects that meet these needs through the development of housing infrastructure, the development of local infrastructure and public facilities, and economic opportunities that expand, retain, or attract businesses in the State and improve the economic livelihood of low to moderate income households in the State.

HOME: HOME funding will be utilized to develop new affordable housing options for low income households in the State, including rental and homeowner opportunities. This may include both new construction and rehabilitation. This funding will address the priority needs of low to moderate income renter households and low to moderate income homeowner households through the development and rehabilitation of housing units.

NHTF: WCDA's highest priorities for NHTF funding approval are: 1.) need; 2.) quality of construction; 3.) income levels served; and, 4.) affordability and extended length of time the restrictions will be in place. While the highest priority is need, WCDA does not put a preference on new construction or rehabilitation, but rather the priority is on serving the community with the highest need among the applications received. WCDA will allocate 100% of NHTF non-administrative program funds to rental housing production for ELI Households. This funding will address the priority needs of low to moderate income renter households and low to moderate income homeowner households through the development and rehabilitation of housing units.

HOPWA: Seventy-three percent of HIV-positive Wyoming individuals are very low to extremely low income, which makes affording housing a challenge. The program priorities are to identify where the housing needs are and work with partners in those communities to find and secure housing for enrolled clients. Clients are also able to receive supportive services including case management, transportation and meals/nutrition assistance (provided by other funding sources). This funding source will address special needs population priority need by directing funds to persons with HIV.

ESG: Wyoming will continue to use 100% of ESG funds to reduce homelessness across the State. Priorities for ESG vary throughout the state depending on the needs of the homeless and about-to-be homeless. ESG funds will address the priority need of homelessness in the State through directing funds to homeless service providers and programs to reduce homelessness.

Disaster Response: In the event of a declared disaster in the State of Wyoming, CPD funds may be redirected to support relief and rebuilding efforts. This may alter the above described allocation priorities.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction:

Distribution Methods

1	State Program Name:	Community Development Block Grant
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	The Method of Distribution (MOD) issued by the Wyoming Business Council addresses the Community Development Block Grant funds for the balance of State. That is, for Wyoming's cities, towns and counties except Cheyenne and Casper which are entitlement communities. The MOD describes the purpose of the program, eligible applicants (incorporated cities, towns and counties), the application process and the parameters of the program such as grant maximums, eligible activities, anticipated funding, the application review process, timelines, approval process and more. The MOD is issued annually and has replaced the CDBG rules previously promulgated by the State of Wyoming. The CDBG rules are in process of being repealed.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<p>All applications must meet one of the three national objectives (benefit to low-to-moderate income people, elimination of slum and blight or addressing urgent community development needs). Applications must also be for an eligible activity. The MOD cites "The Housing and Community Development Act of 1974 (HCDA) Eligible Activities for States as the primary authority for determining eligibility of potential CDBG activities. Applicants must also refer to §101(c) and §104(b)(3) of Sec. 5301.* Congressional Findings and Declaration of Purpose [*Section 101 of the Act]. For additional national objective information, refer to 24 CFR §570.483."</p> <p>Applications are ranked according to various factors such as job creation, integrated effort, seriousness/need and urgency. Points are awarded for each category and then applications are ranked against one another. The staff who rank projects also discuss their rankings to be sure all aspects of the project/application and subtleties in the scoring of a project have been considered before proposing final scores to go to the WBC Board of Directors.</p>

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>A pre-qualification form is required. If a project is found to be eligible then an application is required. The MOD, Pre-qualification form and application form are all available on the WBC website. Hard copies are available upon request. WBC regional directors and CDBG staff are also available to provide additional information and guidance to applicants.</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable.</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>CDBG funding is generally split between community development and economic development. However, applications for community development generally exceed those for economic development as the state has other funding sources for economic development activities.</p>

Describe threshold factors and grant size limits.	<p>Each proposed project must meet a national objective, be an eligible activity and from an eligible applicant. The State economic development program allows applications for public infrastructure (\$500,000 max award), Downtown Development (\$500,000 max award). Community development allows applications for public infrastructure, including housing infrastructure (\$500,000 max award), community facilities (\$500,000 max award), Accessibility (\$300,000 max award) and Homeownership assistance (\$40,000 max award). Imminent threat grants may be allocated if a need arises (\$250,000 max award)</p>
What are the outcome measures expected as a result of the method of distribution?	<p>The state expects applications that meet the program criteria from informed applicants. Projects should result in improved housing or living conditions, improved access, new homeowners.</p>
2 State Program Name:	<p>Emergency Solutions Grant</p>
Funding Sources:	<p>ESG</p>
Describe the state program addressed by the Method of Distribution.	<p>Emergency Solution Grant (ESG) is a Statewide program designed to aid homeless and potentially homeless to obtain or retain housing.</p>
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<p>The application scoring tool emphasized collaboration within agencies and between agencies in their communities, use of HMIS, participation in Coordinated Entry and the Statewide CoC. The guidance received from HUD has led us to understand the importance of use of data, collaboration and participation.</p>
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	<p>CDBG ONLY*</p>

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Notification was sent in the Spring to all contacts on the CoC list serve and WHC website. A review committee scored applications. Funding decisions were based on the ESG Scoring Committee scores.</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>HOPWA only</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>HUD has established firm guidelines that ESG follows however we will use max allocation for Rapid Rehousing because we are trying to emphasize HP and RR is a priority.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>Threshold factors were last fiscal year operating budget, most recent fiscal year audit, most recent APR from HMIS or comparable HUD compliant database, current org chart, fair housing policy, proof of 501c3 if non-profit, good standing certificate from WY Sec of State, Wyoming Workers Compensation certificate, Articles of Incorporation, Org Bylaws, list of board members and officers, Governing Board information if Govt. and 100% match proposal with commitment letter. In the past grant size limits were based on previous year's allocation from HUD and estimated accordingly. This year's competition there was no dollar limit placed on the request for funding.</p>

What are the outcome measures expected as a result of the method of distribution?	<p>Expected measures are compliance with HUD regulations and HMIS data collected to measure each sub recipient outcome in their community. The overall outcome is expected to be an increase of utilization of services throughout the state.</p>
3 State Program Name:	<p>HOPWA</p>
Funding Sources:	<p>HOPWA</p>
Describe the state program addressed by the Method of Distribution.	<p>The Wyoming Department of Health is the grantee and project sponsor for the state of Wyoming. The HOPWA program, which is housed in the Communicable Disease Unit of the Public Health Division, is responsible for providing housing services to HIV-positive individuals across Wyoming and working with case management sites located mostly in public health nursing offices.</p>
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<p>The Wyoming Department of Health does not award HOPWA funds to sub-recipients, and administers the uses of this funding directly. Project sponsors are not currently used within the Wyoming HOPWA program.</p>
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	<p>Not Applicable</p>

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not Applicable</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>The Wyoming Department of Health is the Grantee and Project Sponsor for the State of Wyoming. The HOPWA program, which is housed in the Communicable Disease Unit of the Public Health Division, is responsible for providing housing services to HIV-positive individuals across Wyoming and working with case management sites located mostly in public health nursing offices.</p> <p>Project sponsors are not currently used within the Wyoming HOPWA program.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Not Applicable</p>
<p>Describe threshold factors and grant size limits.</p>	<p>Not Applicable</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>Not Applicable</p>
<p>4 State Program Name:</p>	<p>State of Wyoming HOME Program</p>
<p>Funding Sources:</p>	<p>HOME</p>

Describe the state program addressed by the Method of Distribution.

The affordable housing goals of the 2018 HOME allocation are based upon the priority of needs laid out in the 2013-17 Consolidated Plan, which shows a greater need for rental housing versus homeownership for those households at or below 50% of AMI. Because of this established priority need and the income-targeting requirements of the HOME program, WCDA has allocated its largest percentage of its 2018 HOME funds towards rental housing development and anticipates supporting 134 households through the new construction of affordable rental housing. This prioritization towards rental housing is also reflected in the WCDA Affordable Housing Allocation Plan.

Rehabilitation of existing affordable housing inventory is identified as a moderate need in the 2013-17 Consolidated Plan. However, as the state's affordable housing stock continues to age, there is a clear need to fund strategies that provide opportunities to preserve those housing resources already in place. For this reason, WCDA anticipates rehabilitating 20 units of either owner-occupied or rental housing in 2018.

The challenges of identifying income qualified households for homeownership projects in the low and very-low income range means WCDA will allocate limited funding to homeownership acquisition strategies. As a result, WCDA anticipates assisting 10 households with HOME funds for the acquisition of affordable homeownership housing in 2018.

In sum total, HOME anticipates assisting 164 households with the provision of affordable housing in 2018. According to the moderate growth projections of WCDA's most recent housing needs assessment, this amount represents approximately 21% of the projected need for the year. However, when considering rental housing unit needs only, WCDA's proposed creation of 134 units of rental housing meets nearly half of projected annual need.

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Eligible applicants must complete the WCDA Affordable Housing Programs Application and submit the application by the application cycle deadline, which is the last business day in September. If sufficient funds are available, a second application cycle may be announced.</p> <p>Proposed projects will be ranked based on primary and secondary criteria. Where an applicant's Market Study differs from the current economic statistics available to WCDA, the project may be ranked using the most recent data available to WCDA. Although projects may rank, WCDA reserves the right to add requirements to address any concerns to the Initial Allocation Document, which it may have for the long-term viability of the project. When scoring applications, WCDA will utilize data at the Primary Market Area level.</p> <p>As identified in the Affordable Housing Allocation Plan, the WCDA's highest priority priorities for HOME funding approval are: 1.) need; 2.) quality of construction; 3.) income levels served; and, 4.) affordability. Land use restrictions are utilized to extend the length of time the affordability restrictions will be in place. While the highest priority is need, WCDA does not put a preference on new construction or rehabilitation, but rather the priority is on serving the community with the highest need among the applications received.</p> <p>For these reasons, WCDA will allocate a majority of its non-administrative HOME funds to rental housing production. HOME is the state's primary tool for meeting the need for affordable housing.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Not applicable.</p>

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable.</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>The state of Wyoming’s Consolidated Plan identifies rental unit production as a priority, specifically calling out the need for additional rental units affordable to extremely low and low-income large families with children as a high priority for housing. Larger families need larger housing units, however larger units of three or more bedrooms are more expensive to rent. As a result, many times larger families live in overcrowded conditions as well as pay in excess of 30% of their income for rent and utilities.</p>

5	Describe threshold factors and grant size limits.	Maximum HOME/NHTF Subsidy per unit - Rental Units # Bedroom Per Unit Limit 0 \$88,000.00 1 \$101,000.00 2 \$122,000.00 3 \$158,000.00 4 \$174,000.00
	What are the outcome measures expected as a result of the method of distribution?	WCDA anticipates assisting 164 low income households as a result of our 2018 planned HOME activities.
	State Program Name:	State of Wyoming National Housing Trust Fund
Funding Sources:		

Describe the state program addressed by the Method of Distribution.

WCDA plans to utilize National Housing Trust Fund (NHTF) funds to address the needs of extremely-low income households, while reserving the majority of HOME funds for 30-80% AMI rental households.

The affordable housing goals of the 2018 NHTF allocation are based upon the priority of needs laid out in the 2013-17 Consolidated Plan, which shows a greater need for rental housing versus homeownership for those households at or below 30% of AMI. Because of this established priority need and the extremely low income (ELI) income-targeting requirements of the NHTF program, WCDA has allocated 100% of its NHTF funds towards rental housing development and anticipates supporting 134 households through the new construction of affordable rental housing. This prioritization towards rental housing is also reflected in the WCDA Affordable Housing Allocation Plan.

Rehabilitation of existing affordable housing inventory is identified as a moderate need in the 2013-17 Consolidated Plan. However, as the state's affordable housing stock continues to age, there is a clear need to fund strategies that provide opportunities to preserve those housing resources already in place. For this reason, WCDA anticipates rehabilitating 20 units of rental housing in 2018 with NHTF funds.

In sum total, NHTF anticipates assisting 164 households with the provision of affordable housing in 2018. According to the moderate growth projections of WCDA's most recent housing needs assessment, this amount represents approximately 21% of the projected need for the year. However, when considering rental housing unit needs only, WCDA's proposed creation of 134 units of rental housing meets nearly half of projected annual need.

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Eligible applicants must complete the WCDA Affordable Housing Programs Application and submit the application by the application cycle deadline, which is the last business day in September. If sufficient funds are available, a second application cycle may be announced.</p> <p>Proposed projects will be ranked based on primary and secondary criteria. Where an applicant’s Market Study differs from the current economic statistics available to WCDA, the project may be ranked using the most recent data available to WCDA. Although projects may rank, WCDA reserves the right to add requirements to address any concerns to the Initial Allocation Document, which it may have for the long-term viability of the project. When scoring applications, WCDA will utilize data at the Primary Market Area level.</p> <p>As identified in the Affordable Housing Allocation Plan, the WCDA’s highest priority priorities for NHTF funding approval are: 1.) need; 2.) quality of construction; 3.) income levels served; and, 4.) affordability. Land use restrictions are utilized to extend the length of time the affordability restrictions will be in place. While the highest priority is need, WCDA does not put a preference on new construction or rehabilitation, but rather the priority is on serving the community with the highest need among the applications received.</p> <p>Because of the difficulty in identifying homeownerhsip opportunities for households at or below 30% of AMI, WCDA will allocate 100% of its non-administrative NHTF funds to rental housing production. NHTF will be matched with HOME and Low Income Housing Tax Credits (LIHTC) funding to create mixed-income projects that serve households from 30 to 60% of AMI.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	
<p>Describe how resources will be allocated among funding categories.</p>	<p>The state of Wyoming’s Consolidated Plan identifies rental unit production as a priority, specifically calling out the need for additional rental units affordable to extremely low-income large families with children as a high priority for housing. Larger families need larger housing units, however larger units of three or more bedrooms are more expensive to rent. As a result, many times larger families live in overcrowded conditions as well as pay in excess of 30% of their income for rent and utilities.</p>

Describe threshold factors and grant size limits.	Maximum NHTF Subsidy per unit - Rental Units # Bedroom Per Unit Limit 0 \$100,000 1 \$115,000 2 \$140,000 3 \$180,000 4 \$199,000
What are the outcome measures expected as a result of the method of distribution?	WCDA anticipates assisting a minimum of 45 ELI households as a result of our 2018 planned NHTF activities.

Table 57 - Distribution Methods by State Program

AP-35 Projects – (Optional)

Introduction:

#	Project Name

Table 58 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

No

Available Grant Amounts

The Wyoming State CDBG program does not plan to award any utilize Section 108 loans for any projects in 2018.

Acceptance process of applications

Not applicable.

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

No

State’s Process and Criteria for approving local government revitalization strategies

Not applicable.

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

ESG

The ESG program has not set aside or reserved dollar amounts specifically for geographic area. Grant Funds are allocated and awarded on a competitive basis; a call for applications is publicized annually.

HOPWA

WDH does not target assistance to specific geographic areas in the state. Grant funds are allocated based on individual housing and supportive services needs for low-income persons living with HIV/AIDS and their families.

HOME:

Due to the small population of the state, approximately 500,000 in total, the WCDA does not prioritize its allocations geographically. The WCDA looks at the state as a whole and uses need in a community as its priority.

However, due to higher costs associated with real estate development in smaller communities, the rural nature of the entire state, and Wyoming's low population, WCDA has a Small Rural Project Set-aside for a portion of our HOME allocation to fund housing projects in towns with populations less than 15,000 that are not within 20 miles of another town with a population over 15,000, and the projects must have 24 or fewer units. We have found a need in smaller towns for affordable housing and we have set-aside funds to encourage development where it is most difficult.

NHTF:

WCDA does not target assistance to specific geographic areas of the state, as NHTF funding is awarded on a competitive basis. However, negative points are assessed to projects where funding has been previously awarded during the last four years. In addition, WCDA provides a "small-rural set aside" to those communities with populations less than 15,000 and not within 20 miles of a larger community.

CDBG funding is distributed on application basis. Projects are ranked by severity of need and quality of the project. Those ranking highest are funded. Extremely small communities having populations of less than 10,000 have historically received the largest portion of CDBG funds. Small communities typically have fewer resources and less capacity to provide services to LMI clients than larger communities.

NSP Program Income:

NSP PI funding is distributed according to areas of greatest need identified in the June 2017 NSP Substantial Amendment. The June 2017 Substantial Amendment analyzed the state and identified 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.

Geographic Distribution

Target Area	Percentage of Funds
Statewide	100%

Table 59 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

ESG

As identified earlier, the ESG program has not set aside or reserved dollar amounts of assistance specifically for geographic areas within the state. ESG has its own distribution procedures which concentrate on where the need for funds is greatest according to the agencies who apply for funding.

HOPWA

HOPWA is funded at a statewide level and supports clients on an individual level rather than a geographic designation.

NHTF:

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

HOME:

Due to the small population of the state, approximately 500,000 in total, the WCDA does not

prioritize its allocations geographically. The WCDA looks at the state as a whole and uses need in a community as its priority.

However, due to higher costs associated with real estate development in smaller communities, the rural nature of the entire state, and Wyoming's low population, WCDA has a Small Rural Project Set-aside for a portion of our HOME allocation to fund housing projects in towns with populations less than 15,000 that are not within 20 miles of another town with a population over 15,000, and the projects must have 24 or fewer units. We have found a need in smaller towns for affordable housing and we have set-aside funds to encourage development where it is most difficult.

NSP Program Income:

Over 72% of the estimated foreclosures for the State of Wyoming are in the eleven counties identified above and in the June 2017 NSP Substantial Amendment. 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.

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction:

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	
Special-Needs	
Total	

Table 60 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	120
Rehab of Existing Units	135
Acquisition of Existing Units	15
Total	270

Table 61 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

Not applicable.

Actions planned during the next year to address the needs to public housing

Not applicable.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion:

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

This 2018 Annual Action Plan will outline how Wyoming agencies intend to implement Wyoming's strategic plan for reducing and ending homelessness. Greater participation in the Point in Time Count, an annual survey of homelessness in Wyoming communities, made a tremendous difference in assessing Wyoming's homeless population more accurately. Providers hope this level of survey participation will continue to increase; an accurate count of the area homeless population will enable agencies to better assist those in need.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The Continuum of Care will work toward expanding the supply of housing for homeless persons, including emergency shelter and transitional housing. Among the approaches to be pursued is to double the Casper's transitional housing capacity for families in need. The Continuum of Care will use the annual Point in Time Count as a method of reaching out and identifying homeless populations. Referral information will be given to unsheltered people during the count. People will be assessed at that time or as they enter the care system – to the extent of available resources. The Veteran's Administration hosts Stand Down events in Casper and Cheyenne, which provide the opportunity to assess the needs of homeless veterans and refer them to appropriate services and housing entity.

Addressing the emergency shelter and transitional housing needs of homeless persons

Permanent Supportive Housing saw a decline from 69 to 68 that reflect the need to create more affordable PSH options. The CoC has established a goal of increasing the permanent supportive housing beds for chronic homeless people from the current 14 to 30 beds in the next 10 years. ESG will continue to focus on the creation of partnerships for developing permanent supportive housing during the next year. The CoC has begun to use a unified case management process, Coordinated Entry in several areas of Wyoming, for working with homeless families within our homeless and youth strategic planning process. The CoC will work to develop a Statewide Coordinated Entry system for achieving a comprehensive case management system among agencies.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The CoC and Wyoming Community Network partner with the Wyoming Department of Corrections to assure there are policies and procedures in place to refer individuals to community resources and providers. Resources and referrals include medication provision, primary care medical provider, housing and employment. The procedures have been in place since 2002.

The CoC works closely with foster care providers around the state of Wyoming to ensure youth do not become homeless when they age out of the system.

Foster care providers follow specific guidelines that include training and educating foster parents about their responsibilities to youth in their care, and about the "family support" youth would need when they age out of the systems. Next, all of the youth in foster care are required to participate in the Independent Living Program that teaches them how to get and retain a job, sets up internships and job shadows for them, helps with obtaining a GED, teaches budgeting and financial management, assists with renting an apartment, getting a driver's license, and assists with college tuition. The foster care and independent living staff work together in helping youth sign up for college if they choose, perhaps a trade school, or help to successfully transition into the workforce. The CoC agencies and foster care staff fully understand that youth that age out of foster care need many extra supports in order for them to continue with a successful transition process out of the foster care system. To summarize, the discharge plan includes guidelines for family support, financial security, a plan and a direction for their future.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

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

of foster care need many extra supports in order for them to continue with a successful transition process out of the foster care system. To summarize, the discharge plan includes guidelines for family support, financial security, a plan and a direction for their future.

Discussion

HOME:

WCDA's allocation criteria for distribution of HOME funds awards 2 extra points for a developer's efforts to house the homeless population if 4% or more of the units are set aside for transitioning homeless households. This would include Gross rent under \$200 a month and working with other organizations to provide payment of utilities. At the August 10, 2015 board meeting, WCDA approved an additional point category of up to 15 points for targeting units for household at or below 30% AMI, including homeless households.

Even with the aforementioned incentives in place for producing housing with rents at or below \$200 a month to support homeless households, in past history no projects have taken on the challenge. Thus, WCDA does not anticipate any additional units will be created and set aside specifically for homeless families utilizing HOME funding in 2018.

Up to 10 points are awarded within the "Need" section of the allocation criteria if a developer provides housing for special needs populations identified within the Market Study. Developers must describe in detail the services that will be provided or coordinated for the property's special needs residence and how client outreach will occur.

Coordinated Entry

Wyoming Coordinated Entry began October of 2016 with agencies sharing client information within HMIS. The VI-SPDAT for individuals and family was chosen to be the common assessment and Chronic Homelessness status for prioritization for PSH and RRH housing. The COC, DFS and ESG worked together to create the policies and procedures for Coordinated Entry.

All programs will contribute to the CE process. ESG and CoC funded programs are required to participate in the CE process. Federal Partners such as VA are also required to participate. Participation for funded agencies will be directly tied to Performance Measures and NOFA funding.

Current Participants are:

- Council of Community Services – ESG funded
- CAPNC – ESG funded and PATH
- VOA – ESG funded and SSVF

- Sweetwater Family Resource Center – ESG funded and PATH
- Recover Wyoming – PATH funded
- Community Action Laramie County – VA funded
- Wyoming 211
- Institute for Community Alliances
- Department of Family Services

Goals:

*Coordinated Entry committee will make contacts to engage more agencies to participate in coordinated entry throughout the state

*Expand to Homeless Youth population

*Expand to Homeless Prevention services

*Seek funding to have an entity to manage the coordinated entry project

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	20
Tenant-based rental assistance	20
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	3
Total	43

AP-75 Barriers to affordable housing – 91.320(i)

Introduction:

As found in the 2018-2022 Consolidated Plan, the primary barriers to affordable housing are the cost of land, labor and materials. In addition, public input indicated the barrier if NIMBYism in the State.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The State has little control over the market forces that act as primary barriers to affordable housing. However, the WCDA has structured the ranking criteria for HOME, NHTF and LIHTC to reward developers that are able to provide quality housing for less money.

Discussion:

WCDA awards extra points to applications which actively seek to reduce barriers to affordable housing. These examples listed below are strategies that have been utilized by local jurisdictions to promote affordable housing. The list is not exhaustive:

A proposal will receive up to 5 points if the community is actively reducing barriers associated with Affordable Housing i.e.:

1. Reducing or waiving fees or real estate tax concessions for Affordable Housing.
2. Within the last year the Jurisdiction has convened or funded comprehensive studies, commissions, or hearings, or has established a formal ongoing process, to review, the rules, regulations, development standards and processes of the jurisdiction to assess their impact on the supply of Affordable Housing.
3. Within the last year the Jurisdiction has initiated regulatory reforms as a result of the above.
4. Jurisdiction has a single consolidated permit application process for housing development that includes building, zoning, engineering, environmental and related permits or “fast track” permitting and approvals for all affordable housing projects.
5. Reduction or waiver of parking or green space requirements for all affordable housing developments.
6. The jurisdiction has funded, directly or through partnerships, comprehensive studies of current and estimated housing needs taking into account the anticipated growth of the region, for existing and future residents, including low-, moderate-, and middle-income families for at least the next five years.
7. Lower cost land development requirements for Affordable Housing developments, i.e. higher density, narrower streets, sidewalks on only one side of the street etc.

AP-85 Other Actions – 91.320(j)

Introduction:

ESG opens its application process once a year. It is anticipated all funding will be allocated this year.

CDBG funds are allocated every year. Each year the program is assessed to determine needs for the state. There is generally one round of applications accepted each program year which exhausts available funding.

Actions planned to address obstacles to meeting underserved needs

All of the activities which will be funded under the State of Wyoming's CDBG, HOME, HTF, and ESG Programs will address obstacles to meeting underserved needs. The State has conducted online needs assessment survey through the WBC, and will be using the information gathered to help identify and respond to underserved needs as they arise in the community.

The WBC continually provides technical assistance and planning resources to help communities engage in comprehensive planning, downtown master planning, business development planning, and market studies. In addition, the WCDA's Community Pride & Revitalization (CPR) Program is designed to allocate resources to cities, towns, and counties that have created a volunteer-based, homeowner rehabilitation program. The funds are used for materials and supplies and are allocated based on a community match. WCDA matches dollar for dollar the amount the applicant is willing to commit to the program. Communities are making a difference with CPR funds by utilizing volunteer labor to provide much needed renovations like window and door replacements, painting, and roofing for extremely low-income, elderly, and other underserved homeowners.

Wyoming programs funded by HUD are administered by independent state agencies; funds are used and distributed based on the policies of each agency. The agencies participated in two public hearings in preparation for the 2018 AAP and communicate regularly to insure all the agencies can work together to serve underserved families and person who are low- to moderate-income and extremely poor, have cognitive, physical and or mental disabilities or impairments, including frail elderly persons.

ESG: ESG 2017 competition for funding placed an emphasis on funding efforts to prevent homelessness, capture accurate data with HMIS, participate in the CoC and collaborate within projects and communities. DFS had identified homeless prevention as an underserved population throughout Wyoming.

HOPWA: The Wyoming Department of Health is the Grantee and Project Sponsor for the State of Wyoming. The HOPWA program, which is housed in the Communicable Disease Unit of the Public Health Division, is responsible for providing housing services to HIV-positive individuals across Wyoming and working with case management sites located mostly in public health

nursing offices.

Actions planned to foster and maintain affordable housing

HOPWA- The HOPWA program requires case managers to meet with clients at least twice a year to assess housing and care needs.

Actions planned to reduce lead-based paint hazards

All ESG applicants are required to inspect housing for lead-based paint hazards. This includes emergency shelters and potential housing units. This has been emphasized in the 2018 application format. Monitoring inspections conducted this year will include this on their inspection list. The HOPWA program completes a housing quality standard inspection on all TBRA properties. The WBC does not use CDBG funds for housing rehabilitation thus does not address lead-based pain in terms of housing.

Actions planned to reduce the number of poverty-level families

HOPWA - The HOPWA program uses the income eligibility as set forth by HUD. Seventy-three percent of enrolled HOPWA clients are considered low or extremely low income by HUD standards. Many HIV-infected clients who are willing to work are unable to do so because of their health. Case managers work closely with clients to find employment when they are healthy enough to work.

CDBG is available to fund housing infrastructure for low-to-moderate-income housing for families. Further, CDBG funds may be used for ADA, job creation and other community development projects.

Actions planned to develop institutional structure

ESG - Policies and procedures related to monitoring. CoC and ESG grantees are required to adhere to HUD standards, evaluated with onsite inspections/ project review.

HOPWA - WDH has developed guidance for Case Managers based on funding policy set forth by HUD and STRMU documents written by HUD. The guidance documents are reviewed each year to assure that they are maintaining with current federal guidelines.

Actions planned to enhance coordination between public and private housing and social service agencies

ESG - A Department of Family Services staff member who works primarily with the Emergency Solution Grant and the CoC has been designated as the person who will conduct inspections and monitor agencies receiving ESG funds during 2018. An inspection form was revised using information from Hud Exchange and Hud Technical Assistance. Inspections for ESG grantees began in Fall 2017.

In addition, monitoring of ESG expenditures by the sub-recipients has been revised for 2018. The subrecipients are now required to include receipts showing expenditures on their monthly reports. Without these receipts, no reimbursement will be issued. Mandatory data quality reports and Capers are submitted by each sub recipient on a quarterly basis. Coordinated Entry participation is also required.

CDBG - The WBC has been in the lead of developing a housing toolbox. It is comprised of all housing authorities, realtors, social service agencies, state agencies, developers and many more. This communication forum is working very well to develop creative solutions to housing issues and to enhance communication generally between all the stakeholders.

The CoC provides learning opportunities and programs for grant recipients through their quarterly state-wide meetings and participation with the Wyoming Chapter of National Association of Housing and Redevelopment Officials. These meetings enhance coordination among governmental and private agencies through training, opportunities to work on specific topics, resolve issues, and discuss collaborative possibilities.

HOPWA - The HOPWA program case managers are very knowledgeable and aware of local agencies and partners when a client in their community is in need of housing or any other supportive service. A required annual case manager training is held to provide program updates and increase coordination.

Discussion:

Broadband - As seen in the State's 2017 Community Needs Survey, broadband and Connectivity are a high priority for the State of Wyoming. During the 2018 Legislative Session Governor Mead signed into law a bill creating the Wyoming Broadband Development program. Among the requirements for the program, the WBC, along with the newly-formed Broadband Advisory Council is charged with adopting a broadband enhancement plan by September 1. The plan will establish priorities and objectives to meet Wyoming's goal of promoting the expansion of access to high-speed broadband service in unserved areas of the state.

The program emphasizes cities, towns, counties and tribal governments working with the private sector to identify needs and find solutions. This cooperative approach best positions Wyoming to efficiently expand broadband services to more areas. WBC staff will be working with the recently hired Broadband Manager and the Broadband Advisory Council to expand and strengthen broadband services in Wyoming. The effort will include guiding the mapping and inventorying of current broadband coverage, and then building public-private partnerships to fill the funding gaps that prevent optimal coverage across the state. Staff will encourage consideration of broadband infrastructure in new and majorly rehabilitated multifamily housing developments when feasible.

Resilience – In recognizing the prevalence and impact of natural disasters on the State of Wyoming and its citizens, the State will continue to evaluate the threat of natural disasters and

promote resilience. The Wyoming State Mitigation Plan (2016-2021) assesses the natural disaster risks in the State and presents a mitigation strategy. This plan outlines the following strategy:

- **Goal 1:** Strengthen public infrastructure
- **Goal 2:** Improving state and local mitigation capabilities
- **Goal 3:** Reduce economic losses due to hazard events
- **Goal 4:** Reduce state and local cost of response and recovery

The State will continue to fund necessary infrastructure programs and will direct funds towards disaster recovery in the event of a declared disaster. In the event of a declared disaster in the State of Wyoming, the State may choose to redirect funds from the priorities established in this plan. In order to expedite the delivery of services, the State may waive the traditional 30-day public review when responding to emergency requests.

Fair Housing

The State identified several fair housing goals as part of its assessment of fair housing, conducted in 2017. These goals are listed below:

1. Promote Development of Affordable Housing Units in the State.
2. Promote equitable access to credit and home lending
3. Increase the supply of housing units accessible to residents with disabilities.
4. Designate an agency to serve as the enforcing authority for the Wyoming Fair Housing Act.
5. Reduce Discrimination in Rental Market
6. Reduce NIMBYism and restrictive building codes and practices in rural areas of Wyoming

The State is using CPD funds to address goal 1: Promote Development of Affordable Housing Units in the State during FY 2018 through the Action Plan Goal 1: Promote Development of Affordable Housing Units

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

94.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.320(k)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

WCDA leverages non HUD funds from three sources. Other forms of assistance used to help meet the goals in the Annual Action Plan include Low Income Housing Tax Credits and the Single Family Tax Exempt Bond program administered through WCDA, and the National Housing Trust Fund.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

WCDA's HOME homeownership program is called WRAP and the activity is subject to recapture provisions. Under HOME recapture rules, the original HOME-assisted homebuyer is not required to

sell the home to another low-income homebuyer. Rather, WCDA's recapture model allows the homebuyer to receive 100% of the net available proceeds after the outstanding principal balance on the mortgage loan for the HOME investment has been paid back to WCDA. The repayment of the principal balance funds are then received by WCDA as Program Income.

The recapture provision is disclosed to the homebuyer in clear language in the WRAP HOME mortgage. It is disclosed again, in writing, in the WRAP HOME note. Approximately two weeks prior to closing on the sales transaction, WCDA personnel conduct a "Document Review" session with the homebuyer. All documents, including those that contain the recapture provision, are reviewed in detail and homebuyers are encouraged to ask questions to ensure they understand the complex transaction they are entering into. The homebuyer also attends an 8 hour HUD approved homebuyer education course.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Any HOME homeownership activity available under the Wyoming HOME program is subject to resale or recapture provisions. To ensure a fair return to the homebuyer based on economic conditions as well as the condition of the home, the homebuyer will receive the balance of the net available proceeds after the entire HOME investment has been repaid. The length of the homebuyer's affordability period is determined by the amount of assistance provided, but will comply with the following at a minimum:

Less than \$14,999 5 years
\$15,000-\$40,000 10 years
Over \$40,000 15 years

If the homebuyer fails to occupy the property as their primary residence, or sells, transfers or otherwise disposes of the property during the affordability period, WCDA will require repayment of the HOME assistance. Residency of the property is verified on an annual basis, using "Do Not Forward" postal cards mailed to the residence in the homebuyer's name.

The recapture requirement must be stipulated in a lien document separate from the mortgage, which must be recorded. These recapture provisions will be achieved by having the following language in the note and separate lien document, which is recorded in county records; "In the event of a sale (whether voluntary or involuntary) of the Property subject to the Mortgage, Borrower may be relieved from the obligation to pay a portion of amount due under this NOTE, including Principal, only if the deficiency from the sale results from an economic condition or factors beyond the Borrower's control and not caused by the Borrower, such as unforeseen destruction or damage to the property and in the following, limited circumstance: If the net proceeds from the sale (net proceeds means the sale price minus closing costs of the sale) are not sufficient to pay all late charges, expenses, fees (including attorney's fees) and any other charges plus the entire Interest and Principal amount then due, payment of the net proceeds resulting from the sale to Lender will constitute payment in full of this NOTE and borrower shall be released from liability for any further payment. Provided, however, that if the sale is voluntary, the amount of the sale price must be equivalent to a price that unrelated, willing buyers and sellers would agree upon according to real estate market conditions that exist at the time and place of sale, otherwise Borrower shall not be released from liability for any further payment, unless otherwise agreed by Lender."

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

WCDA does not plan to use HOME funds to refinance existing debt which is tied to properties which were previously rehabilitated with HOME fund.

**Emergency Solutions Grant (ESG)
Reference 91.320(k)(3)**

1. Include written standards for providing ESG assistance (may include as attachment)

Written Standards included as an attachment.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Wyoming Homeless Collaborative, WHC, began a pilot program July of 2016 in selected communities. In 2017 the ESG and CoC grantees were informed that grant recipients must participate in Coordinated Entry. Wyoming's HMIS lead is training all HMIS users on WHC's Statewide Coordinated Entry system. WHC members' user group meets weekly to review the priority list. Continued provider education and participation will be a strong focus for the WHC this year. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG RFA process is open to all non profit organizations meeting threshold. Applications are read and scored by a committee of CoC members that are not eligible applicants. The Committee scores and ranks each application based on criteria established annually.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Currently, as of 2017, there are three formerly homeless individuals on the Continuum of Care, WHC, Board of Directors. Their presence on the board meets the citizen participation requirement.

5. Describe performance standards for evaluating ESG.

**Housing Trust Fund (HTF)
Reference 24 CFR 91.320(k)(5)**

1. How will the grantee distribute its HTF funds? Select all that apply:

Applications submitted by eligible recipients

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

ALL NHTF FUNDED PROJECTS MUST ADHERE TO THE FOLLOWING:

A. Projects must be prepared to provide WCDA, within 30 days of notification of funding, the exact legal description of property and other information necessary to conduct an Environmental Review.

B. Final plans for the project must be filed with the local jurisdiction within 60 days of notification of funding.

C. All zoning and PUD approvals must be secured within 120 days of notification of funding.

D. Construction must be scheduled to start within 6 months from notification of funding award.

E. Final HOME and/or NHTF Award documents cannot be executed until firm financing is in place for ALL other funding sources. Thus, firm commitments from all funding sources must be provided to WCDA within 90 days of notification of award of funding.

F. The owner/applicant must secure appropriate title prior to funding. Appropriate title includes fee simple title or 99+ year lease. All lease forms of ownership must be Pre-approved by WCDA PRIOR to Application.

G. HOME and/or NHTF funds can only be used for reimbursement of Acquisition Costs and Hard Construction Costs. No Interim Costs, Financing Costs, Syndication Costs, Developer Fees, or Reserves will be funded with HOME and/or NHTF funds.

H. The Title Company will act as disbursement agent for all construction funds.

I. For HOME and/or NHTF projects, a construction loan promissory note will be executed with a maturity date of ninety (90) days after the Placed-in-Service date identified in the Application and bearing interest at zero percent (0%). At maturity, the note will be on a monthly amortization not to exceed the lesser of the HOME and/or NHTF affordability period or 480 months; and bearing interest at placed on permanent repayment as follows:

a. two percent (2%) for HOME new construction; or

b. one percent (1%) for HOME acquisition/rehabilitation; or

c. zero percent (0%) for NHTF.

J. WCDA at its sole discretion may waive or modify the required terms on the HOME and/or NHTF repayment.

K. The amortization period and term of the HOME and/or NHTF loan must be equal to or less than the affordability period.

L. Projects located in the entitlement cities of Cheyenne and Casper must provide a current (no older than 6 months) signed letter of consistency with the Consolidated Plan from the applicable Jurisdiction.

M. All HOME Match must be documented at time of application by the Source providing the Match that grant has been awarded or fee reduction has been approved, or by lending institution providing a firm commitment of a below market interest rate loan in order to receive allowable points. Final HOME Match documentation must be provided at the time of Final Application.

N. All projects seeking funding from the HOME CHDO set-aside, must submit a CHDO application and supporting documentation with each application.

O. Extended title insurance must be provided including lien, survey and easement coverage, coverage for rights, interests or claims not shown of public record, and a foundation endorsement.

P. The following Alta endorsements will be required on Title Policies:

1. Zoning (3.1 Improved or 3.2 Land Under Development)
2. Environmental Protection Lien (8.1)
3. Restrictions, Encroachments, Minerals (9.06)
4. Access and Entry (17)
5. Tax Parcels (18 Single Tax Parcel, 18.1 Multiple Tax Parcels)
6. Contiguity (19 Multiple Parcels, 19.1 Single Parcel)
7. Minerals Surface Damage (100.29)
8. Location (22)

Q. HOME and/or NHTF funds may NOT be used for the cost of constructing Manager's unit(s). Other sources of funds must pay for the cost of developing the Manager's unit.

R. All rehabilitation activities must comply with WCDA's Federal Programs Rehabilitation Standards for Housing

ALL HOME AND NHTF RENTAL PROJECTS MUST ADHERE TO THE FOLLOWING:

A. For HOME and/or NHTF projects, a construction loan promissory note will be executed with a maturity date of ninety (90) days after the Placed-in-Service date identified in the Application and bearing interest at zero percent (0%). At maturity, the note will be on a monthly amortization not to exceed the lesser of the HOME and/or NHTF affordability period or 480 months; and bearing interest at placed on permanent repayment as follows:

- a. two percent (2%) for HOME new construction; or
- b. one percent (1%) for HOME acquisition/rehabilitation; or
- c. zero percent (0%) for NHTF.

B. WCDA at its sole discretion may waive or modify the required terms on the HOME and/or NHTF repayment.

C. When utilizing NHTF funds and/or HOME funds only, deferred and/or forgivable loans may be considered. Please contact WCDA for consideration prior to finalizing your application.

D. WCDA at its sole discretion may waive or modify the required terms on the HOME and/or NHTF repayment.

E. Rental Projects must restrict rents on HOME and/or NHTF units to not exceed the Low-HOME and/or NHTF rent.

F. Maximum rents for HOME and/or NHTF units are outlined in each project's HOME and/or NHTF Agreement. These limits do not automatically change when HUD Income Limits change. Increases must be approved in writing by WCDA. Requests for increases will be reviewed no more than once a year, and the project cannot have had any outstanding compliance issues within the previous year.

G. HOME and/or NHTF units in Rental Projects are floating within the project. When a household's income increases above the limit for that unit, the next available unit must be rented at the lower level. Every effort must be made to insure the income and rent levels are attained at all times throughout the compliance period. As such, projects with multiple rent and or income levels must recertify every household on an annual basis, and the lease for every unit (HOME, NHTF and non-HOME) must include all of HUD's required provisions.

H. The Affordability Period for HOME and/or NHTF projects does not begin until all documentation, sufficient to close out the project, has been reviewed by WCDA. Project completion means that all necessary title transfer requirements and construction work have been performed, the project complies with the requirements of 24 CFR Part 92.2 for HOME and 24 CFR Part 93.2 for NHTF, the final drawdown has been disbursed for the project, and the project completion information has been entered in the disbursement and information system established by HUD, except that with respect to rental housing project completion, for the purposes of 24 CFR 93.402(d), project completion occurs upon completion of construction before occupancy.

I. All HOME and/or NHTF Rental Project Owners must attend and pass the required testing to obtain a Compliance Certification by a nationally recognized firm as approved by WCDA, prior to the

project applying for an award of HOME and/or NHTF funds or provide a Certification showing they have completed the training in the past 5 years.

J. A Representative of the Management Company for all HOME and/or NHTF rental projects must attend and pass the required testing to obtain a Compliance Certification by a nationally recognized firm as approved by WCDA, prior to the project beginning Lease-up or provide a Certification showing they have completed the training in the past 3 years.

K. Violations of the HOME and/or NHTF Agreement or the WCDA Compliance Manual are considered noncompliance issues and reportable to HUD. (See Compliance Monitoring Package)

L. WCDA will consider, in regards to HOME and/or NHTF funds, being in a subordinate lien position to other private financing on a case-by-case basis. Subordination requests must be submitted to the Director of Affordable Housing Development for review.

M. The HOME and/or NHTF Agreement will not be subordinated to existing or future financing.

N. During construction, all projects receiving HOME and/or NHTF funding, must supply both a Performance and a Payment Bond, or an acceptable Irrevocable Letter of Credit in the amount of the HOME and/or NHTF funding.

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

All recipients of Tax Credit, HOME and/or NHTF funding must meet the following definition:

Recipient means an organization, agency, or other entity (including a public housing agency, or a for-profit entity or a nonprofit entity) that receives Tax Credit, HOME and/or HTF assistance from a grantee as an owner or developer to carry out a Tax Credit, HOME and/or HTF-assisted project. A recipient must:

1. Make acceptable assurances to the grantee that it will comply with the requirements of the Tax Credit, HOME and/or HTF program during the entire period that begins upon selection of the recipient to receive funds, and ending upon the conclusion of all funded activities;
2. Demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity;
3. Demonstrate its familiarity with the requirements of other Federal, State, or local housing programs that may be used in conjunction with Tax Credit, HOME and/or HTF funds to ensure compliance with all applicable requirements and regulations of such programs; and
4. Have demonstrated experience and capacity to conduct an eligible activity as evidenced by its ability to:

- a. Own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development OR
- b. Design, construct, or rehabilitate, and market affordable housing for homeownership; and
- c. Provide forms of assistance, such as down payments, closing costs, or interest rate reductions for purchasers.

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

ALL projects applying for NHTF funds must comply with all pertinent aspects of the Wyoming Community Development Authority Affordable Housing Allocation Plan (Allocation Plan). This includes compliance with 24 CFR Part 93 as detailed in the WCDA NHTF Program Description (Allocation Plan Current Year Summary Attachment "I"). The Developer will certify that housing assisted with NHTF funds will comply with all NHTF requirements.

All projects receiving HOME funds, NHTF funds, and/or an allocation of Section 42 Tax Credits will be responsible for indemnifying WCDA in the event HUD and/or Treasury enforce any type of recapture or other penalties on the project.

See attachment below (HTF-3)

- c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

See attachment Below (HTF-3)

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

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

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

See attachment below (HTF-3)

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

a. Project Financing (Maximum 20 points)

Points will also be awarded taking into consideration the type and amount of financing (conventional vs. subsidized) and evaluating the present value of subsidies used.

b. Private-Public Partnerships (Maximum 10 points)

To encourage private sector financing up to 10 points will be awarded for projects that have non-WCDA and non-subsidized private financing as a portion of the permanent financing package. Applications will be awarded 0.5 points for every percentage of private financing in the deal (not counting developer contribution). For example, an application with 10% private financing will receive 5 points in this category.

c. Subsidy (Up to a Negative 200 points)

Projects requesting tax credits that exceed the total per unit Eligible Basis or projects where all subsidy sources exceed the limits published by WCDA in the Current Year Summary Attachment "A", will receive a negative 10 to 200 points. Projects with subsidy exceeding limits will receive negative 10 pts per every 1% over subsidy limit.

d. Other Supportive Financing (Maximum 5 points)

Projects with other committed Below Market Interest Rate Permanent Financing will receive up to 5 points. (i.e. USDA Rural Development – Rural Housing Service, other first mortgage private financing, etc.)

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

See attachment below (HTF-3)

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

See attachment below (HTF-3)

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

SUPPORT OR CONTRIBUTIONS FROM LOCAL SOURCES (Maximum 35 points)

A proposal will receive up to 35 points for financial support or contributions from local sources derived from non-federal sources (i.e. donated real estate, labor, materials, cash, or waiver of local fees etc.), which results in reduced project costs and reduced federal subsidy only to the extent that the project costs do not exceed the maximum costs outlined in Section 8 below and are above any required amounts from other sources (i.e. HOME Match requirement). In order to receive points, documentation from the provider of the Financial Support must be provided showing award and specifics of the Financial Support (i.e. Grant award notification, firm commitment of Below Market Interest Rate loan).

4. Does the grantee’s application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select “N/A”.

Yes

5. Does the grantee’s application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select “N/A”.

Yes

6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee’s goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee’s maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME’s maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

Maximum NHTF Subsidy per unit - Rental Units

Bedroom Per Unit Limit

0 \$100,000

1 \$115,000

2 \$140,000

3 \$180,000

4 \$199,000

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

This section of WCDA's Federal Programs Rehabilitation Standards for Housing is intended to provide additional detail for the minimum acceptable standards for existing household dwelling units rehabilitated in whole or in part with HOME, NSP or National Housing Trust Fund (NHTF) program funds in Wyoming. Any reference in this document to "rehabilitation" is meant to include rehabilitation of existing housing and redevelopment of existing non-residential building(s) which create new multifamily or single family housing. These standards are not intended to reduce or exclude the requirements of any local or state building or housing codes, standards, or ordinances that may apply. In the event of any conflicting code(s), the more restrictive code(s) will apply. Housing rehabilitated with HOME, NSP, or NHTF assistance must meet all applicable State and local codes, ordinances, and requirements or, in the absence of a State or local building code, the International Existing Building Code of the International Code Council.

These standards were designed to assist in achieving consistency throughout the state for all rehabilitation activities funded with HOME, NSP, or NHTF funds. These standards assume that a knowledgeable inspector will thoroughly inspect each dwelling to verify the presence and condition of all components, systems, and equipment within the dwelling. All components, systems, and equipment of a dwelling referenced in this document shall be in good working order and condition and be capable of being used for the purpose for which they were intended and/or designed. Components, systems and/or equipment that are not in good working order and condition shall be repaired or replaced. When it is necessary to replace items (systems, components, or equipment), the replacement items must conform to these standards. These standards also assume that the inspector will consider any extraordinary circumstances of the occupants of the dwelling (e.g., physical disabilities) and reflect a means to address such circumstances in their inspection and in the preparation of project specifications for that dwelling.

See attachment below (HTF-8)

9. Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

10. HTF Affordable Homeownership Limits. If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

The grantee has determined its own affordable homeownership limits using the methodology described in § 93.305(a)(2) and the limits are attached.

<TYPE=[section 3 end]>

N/A

11. Grantee Limited Beneficiaries or Preferences. Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

N/A

12. Refinancing of Existing Debt. Enter or attach the grantee's refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter "N/A."

N/A

Discussion:

Appendix - Alternate/Local Data Sources

Public Input Meeting

10/26/2017 Wyoming Consolidate Plan Meeting

Comment 1: I will go over some generalities then I will let her walk you through what our current program is. The State of Wyoming Balance of State funds, so not the two entitlements. I know that Wyoming only has two entitlements which are Cheyenne and Casper. So all the rest of Wyoming is communities, cities, towns, and counties are covered by the Balance of State Funds for the Community Development Block Grant. That is an allocation approximately 2.7/ 2.8 million per year. That is administered through the Wyoming Business Council which is a state agency designated by the governor to carry out the administration of the Block Grant. We have done this for many years prior to it being the Business Council. It was done through the Department of Commerce and it is a program that has changed over time to meet the specific needs of Wyoming. Right now, we have a paired down program because our allocation used to be somewhere around 3.7 million and now we are down to 2.7 and so we have limited the activities that we can do because we feel like that is what is appropriate for the amount of funding that we have available. So just quickly I will ask her who is the CDBG manager to walk through what we use those funds for.

Comment 2: We use the CDBG funds for four types of projects. We do community development, including housing infrastructure and acquisition; economic development including planning, homeownership assistance; and imminent threat. For every project one of three national objectives must be met to qualify. The three national objectives are benefit to low- to moderate-income persons. Aid in the prevention of slums or blight, activities designed to meet urgent community needs that are declared a disaster by the governor. So flooding, tornados, anything like that. The Community and Economic Development Infrastructure Grants are a \$500,000 maximum grant award for public infrastructure grants, public study grants, economic development infrastructure grants, housing infrastructure grants, and downtown development grants, maximum amount for grants to aid for Americans with Disabilities Act is \$300,000. The economic development awards are based on the number of jobs created, the cost per job for economic development grants are \$35,000. So if four jobs are projected to be created for a project the maximum grant award would be \$140,000.

Comment 3: Thank you so much.

Comment 4: Currently we are not doing planning grants, but they are a part of our overall plan. Our Homeownership Assistance Grant are having a proposed allocation of \$40,000. These are available to non-profit organizations through local government. The maximum subsidy of \$5,000 per housing unit can be subsidized for interest rates and mortgage principle amounts for low- and moderate-income home buyers and then finance acquisition for the low- to moderate-income homebuyer of housing will be owner occupied by the homeowners and it will be their primary residence. Immediate Threat Grants right now have a proposed allocation of \$0, because there are currently no potential applicants. There is a \$250,000 maximum and

there are no matching funds required. Then activity must meet an urgent community development need and it must be declared an emergency by the governor.

Comment 5: So that is it in a nutshell what we do for the Community Development Block Grant funding through the Business Council for the State of Wyoming funds. Any questions?

Comment 6: I do not have any.

(Presentation)

Comment 7: Actually, we are going to have him speaking on that today.

Comment 8: I will get to talking about both of our programs that we have both the HOME investment partnership program as well as the National Housing Trust Fund. First up for the HOME funding this is something that we get every year for single and multi-family housing activities. For the single family side, we have an acquisition and rehabilitation program that we deem WRAP program. We set aside some of our funds to acquire single family homes and rehabilitate them to low- to moderate-income homebuyers. The additional funds typically are dispersed to projections for multi-family apartments and the HOME funds are targeted for folks at 50 percent or below AMI for low home targeting. We also have and set aside as required by HUD for the Community Housing Development Organization and that is for these are non-profit organizations that are also trying to further the housing cluster here in Wyoming. So far we have three approved participants in the State that we look forward to working with to provide more affordable housing. Then we also have 10 percent of our annual grant that is used for administrative purposes as to put on these programs. For the National Housing Trust Fund this is specific to extremely low- income persons in the State of Wyoming. This is for folks with at or below 30 percent median income and this is strictly set up for multi-family housing development. We have 10 percent of the grants funds coming in are used for administrative purposes.

Comment 9: Any questions?

(Presentation)

Comment 10: Actually the numbers look good and it represents to our knowledge to the State of Wyoming actually getting better at doing a statewide count. We know that those numbers, the upward trend is definitely reflective of us becoming better at that job. Past that, we really don't have any concrete information that it has to do with the economics or oil and gas industry at this time.

Comment 11: So in your opinion this roughly 500 shelters and 360 or so unsheltered is a stable good set of numbers?

Comment 12: Well it is the best set of numbers we have at the time or right now another factor to these numbers changing and they may change again in 2018 to be more reflective of and more accurate count as we as a State or as the COC having our HMIS lead and that is our data people helping with this. So instead of our count being done by hand, our count will now be coming into this century and we will have some computer help with that. So we actually believe that those 2018 numbers will increase again.

Comment 13: You will go up?

Comment 14: Yes.

Comment 15: Do you have any feel for how large that increase will be?

Comment 16: Heavens no, not at all. One of the things that we would like to do in the future is a summer count, which HUD does not recognize as the actual number because HUD wants it done this last week in January and that is the number that they will accept, but what we believe is that we have a lot of couch surfers and people that really have to find a place to get in out of the climate. If we did a summer count then we could probably get a better handle on what homelessness really looks like in this State.

Comment 17: Right, it is pretty tough to be homeless in the middle of January in Wyoming.

(Presentation)

Comment 18: One thank you very much, it is very interesting information, very good information and I appreciate the time that you and your team took to build that and to digest some of those results from the community survey. Just a note on the NIMBYism, I would just tell you that we had a project some years back in Rock Springs when things were really booming and we had a lot of people living in hotels, even changing school bus routes to pick kids up at hotels, because that was what was available for families and yet there was that sentiment that they didn't want housing built for even moderate income. There was a lot of pushback on that. They did an excellent campaign with teachers, policemen, firemen, and folks like that they fell into those income categories that would have qualified for the housing that was supposed to be built. So they did a campaign on this is the face of low- to moderate-income housing and it was very successful. So if we are finding that that is an issue or an impediment to doing housing in Wyoming that is probably a campaign we want to revisit.

Comment 19: Yes, thank you.

B.1. Please rate the need for the following HOUSING activities in your area. - comments

Response

We need housing nearer to work places, shopping and services (walkable living). In many towns, the upper floors downtown are vacant or used for storage, because local codes restrict residential use (either specifically or by default, requiring remodeling efforts to bring the entire building "up to code".

From an economic standpoint, this mixed-use is probably the most effective use of any housing budget. Ironically, the economy is that the only thing to benefit, mixed-use housing and development has statistically shown to bring a higher quality of life overall. It is also the most sustainable form of development.

A greater diversity of sheltered housing for homeless. Transitional housing to get people off the street.

Affordable and supervised or assisted living for developmentally disabled ages 21-60 is greatly needed for participants on community waivers that have budgets for supported independent to semi independent living. We need a community staging plan to assist participants in becoming independent. Most participants with level of service needs 2-3 want to live independently from their parents but need supports that are gradual and ensure success.

Affordable housing for crime victims, specifically domestic violence, to transition out of the violent home to a safe environment.

Affordable is the key - I think we have really greedy property owners in Cheyenne. For the homeless how about some tiny homes with services to help them up.

An area of particular need in Riverton is transition housing for homeless and/or very disadvantaged individuals and families.

Both in Fremont and Natrona

Demolition & Removal of an abandoned Hotel/Movie Theater Building

Don't know

Downtown or near downtown housing is very important

Dramatically reduce taxes & regulations; open up public land to responsible (means benefits greatly outnumber costs) economic development; devolve decision-making from DC to states/counties; and get govt out of healthcare, education and housing altogether.

Easier availability, access to, and information about low income housing especially for people to buy.

Emergency Housing

Especially on the reservation! Fed assistance in all counties

Families with live-in handicapped adult children are in dire need of help to make their homes accessible due to the lack of state funding because they are either the parents or guardians and do not qualify for any consideration for funds. And Medicare and Medicaid are very limited and hard to access.

For our Head Start program we cover 7 counties. I am basing the responses according to our families' needs.

HUD funding should not be used in ANY capacity for refugee resettlement, now or in the future.

Handy-cap and elder housing that is ground floor level

Hanna needs a senior living complex similar to that of Dubois in the vacant lot in front of the existing Senior Center

High need for low income people to be able to get help in winterizing homes with new siding/ Windows/ doors, etc. Also, some who live in old mobile homes which are falling apart cannot afford newer homes as required of 15 years or newer. Yet there are some older then that homes which are still good and affordable and much newer then the old 60s and 70s some of us older people live in. Why can't we be enabled to replace our old homes like that with affordable better ones????

Homeless teens / high school students housing

Homeless veteran housing

Homeless youth housing.

Housing for Homeless Youth who need to live in the community while completing high school.

Housing for felons being released from incarceration, ESPECIALLY acceptable sex offender housing in areas deemed appropriate

Housing for residents who are too high functioning for mentally disabled care, but are too low functioning to live on their own.

Housing for young professionals

Housing is one of the primary health issues in Teton County according to the 2014 Community Health Needs Assessment.

Housing needs significantly decreased with layoffs.

I live in Laramie. Went to school and have lived here for 12 years. It will take a miracle to get me a home here I can afford with my mid-level income. The rental properties are all aimed at college students or are \$1000 a month unless you want to live in one of the homes rented out by local owners. Because we have no housing association it's an owners market and most of these properties are poorly maintained.

Im disabled raising my grandkids and was forced out of our home of 3 years for maintenance that were reported several times but never fixed properly cause them to have to redone over and over. New house was filthy when I moved in was told to move or be evicted! Needs to be retrofitted for my needs and energy efficiency. no maintenance man has been hired only at inspection time do we get maintenance work done. not enough houses period here or daycare. the prison workers have same problem with housing and childcare

Independent senior housing near or attached to the Senior Citizen's Center is a great need.

Is there money for people who would build affordable housing on their property for rental units, such as an apartment building?

It is the opinion of our housing authority, apartment style development does not work for Native Americans on located on the Eastern side of the Wind River Indian Reservations. The extremely close proximity of apartment housing has negative social consequences in terms of daily interactions and behaviors.

It seems like there is always a lot of houses for sale. Albany County is expensive. If people aren't coming to the state, let's not build lousy housing to sit vacant for them. Preserve what we have a create stronger neighborhoods as a result. It can be tough for first time homeowners so I support this aid. I want to see money for rehab used wisely, not just to update windows which have low environmental or economic impact. Sustainability and preservation go hand in hand. Leverage that! Make demolition the LAST resort. Build in vibrant downtowns.

It would help our community

Lander desperately needs its own assisted living housing. Many rentals are old motels turned into housing without much updates or facilities.

Major need for assisted living housing for disabled.

Our community either has over priced homes that have not been taken care of or homes that are over a working class persons price point. Our community has high priced rentals or low income rentals that the workforce don't qualify for because "they make too much" Our housing market does not match the current rate at which our work force is. We have more overpriced properties than people to occupy but there is no mid range properties for the working class.

Overall help in mid-level income housing... the middle where you get paid too much to qualify for affordable housing but too little to buy something nicer on the market meeting your needs....

Programs like Family Promise that gets homeless kids and families off the streets at night

Rental rates in the Cheyenne area are absurd for the quality. The air force provides off base housing money to their personnel and inflates rates I have to compete with only my salary.

Retrofits are as expensive as new construction and not worth the time/expense. Subsidized housing doesn't work without maintenance contracts - creates deteriorating assets. Habitat-for-humanity/sweat equity programs have been PROVEN to work, so I'd like to see more public/private partnerships develop for low-income home building. Zoning is critical, and mixed use is critical - allowing people to have residential/industrial options works. I rent an industrial unit for my business and MANY people live/work in them illegally. Create mixed-use neighborhoods/developments with joint facilities (community building, parks) to encourage strong community building.

Safe affordable housing

Senior Housing

Senior housing for independent living. Seniors who are physically capable of independent living but can't manage home ownership any longer.

State & Local Government should have VERY little role in housing in Teton County. We have a responsibility to help people who can't very well help themselves (particularly long-time Senior residents), but I am absolutely fed up with taking care of people who DON'T WANT TO take care of themselves. -- If someone wants to live in Jackson, then they need to make sacrifices (work their tail off, AND live in a smaller home). Living in Teton County is a CHOICE; often a difficult one, but a choice nonetheless. -- Tax payers should NOT be tasked with paying for housing for anyone who just shows up here. -- If a business needs employees, then they should provide housing or simply NOT be in business. -- The more our State or Local Gov'ts build, the more they are going to NEED to build... it's a never-ending cycle!! Teton County does not have enough workers to adequately SERVICE the homes, businesses, people, and buildings that are already here (plumbers, electricians, nurses, cops, etc

The Hospital needs rebuilt. It is over 40 years old & is falling apart. It is held together by patch work and does not fit the county needs very well.

The average home for sale in Jackson is over \$700,000. The average rent for a one bedroom or studio is \$1,800/month. There is nothing for working class people to buy or rent that is affordable

The challenge in providing housing for this segment of the population is determining the amount of additional housing needed. Jackson is a desirable place to live and if too much supply is added then applicants with no ties to the area are attracted. Further, many wealthy residents will relocate their parent(s) here and attempt to place them in low income housing, while be able to afford free market housing. The operating margins on low income housing are so thin that adding too many units to the supply could jeopardize the financial viability of the existing housing projects. Retrofitting existing housing could be an excellent way to incrementally add to the housing stock for seniors, but keep in mind that is removing housing inventory available for other low-income categories. The low to moderate income households are the most difficult to provide units for because of the lack of developable land and high construction costs. Even if the land is donated, I doubt units could be b

The key word is affordable A piece of dirt for a trailer goes for almost \$500 a month in sweetwater county

There's no low income housing, no weatherization service

Top quality high end rentals.

Town of Meeteetse has very little housing and industry. We need both to prosper.

Transitional Housing

Transitional Housing

Transitional housing for homeless people searching for employment that are waiting for Social Security Disability, or completing substance abuse treatment or entering society after incarceration. Must be free or sliding scale and TEMPORARY. Its hard to find a job if you are homeless and lacking basic needs like showers, food and rest.

We have way to many empty houses owned by the banks as it is. Use those houses

We need family size apartments (3 or 4 bedroom) in a NICE development. Many company people do not live here because they are afraid they will not be able to sell a high end home and they don't want a cheap one, some don't even want to own.

We need housing options for ex-offenders

Workforce housing in 50-100% AMI. First time home ownership

Workforce need could change if a big industry came in. We could use more low income housing.

affordable senior assisted living housing

assisted living for seniors

group home housing for the mentally ill, who otherwise would be homeless

homeless youth

housing for convicted felons who have served their time and complied with their probation but they are forever shunned from affordable housing programs.

senior housing . one level. Not for ones needing assistance. Just more liveable

sober living

B.2. Do any of the following act as barriers to the development or preservation of affordable housing in your area? (select all that apply) - comments

Response

ADA means that people have ability to live in their own communities. Permitting process for manufactured homes needs to be better communicated.

Again, Jackson is a desirable place to live and has historical been a high cost area, yet people continue to move here because of the beauty and recreational opportunities and now expect government to provide them a place to live. This is not to say that there is not a demand for affordable housing; the challenge is determining the scope and scale. Not everyone will be able to live here and commercial development follows rooftops, so more people equates to more commercial development.

Although many of the seniors residing in Green River have homes, many are dated and some should be condemned - A complex for 10 would be more than enough at this time

As with all locations in the country. too much Government regulation

Because we have been stymied on development due to local mentality ("we don't want new housing; it would just make our existing rental properties look bad" -- never mind that they are and should be improved or torn down). Because I am in the first stages of planning, I do not have all the information to answer all of B.2 - The answers above reflect what I have heard and not necessarily have experienced.

Builders pursuing higher end that maximizes profit 300-400 thousand vs under \$200.

Communities need to streamline permitting and reduce costs for affordable housing projects

Development expenses- to develop a residential subdivision, the costs of infrastructure is very expensive.

Difficult to interest developers and contractors

Failed home sewer plumbing and lack of funds to replace the system.

Glenrock is land locked and no available lots at this time

Housing for people that are disabled, aids, and such

Housing in Laramie is historically overpriced. We have to break through the cabal of real estate agents, appraisers, and lenders to create affordable housing in a city which, aside from the university, has a large percentage of minimum-wage workers maintaining multiple jobs and living on a shoestring.

I do not feel qualified to answer these.

I do not know what causes the lack of affordable housing I just know people are desperate to find something they can afford.
I do not know.
I don't know what barriers there are but housing costs (rentals) are extremely high considering the wages that are paid for full-time work.
I have no knowledge in this area.

I need data. Is there really a need for this? Who is homeless or low income? What do they need? Does it have to be a new development? Can we rehab older properties in existing neighborhoods where people have more walkable amenities? Work with code and everything to make that work.

I would love to see Converse County have a plan to identify and retain high school and college graduates to return to Converse County instead of leaving the state upon graduation.

I'm not sure. I do hear a lot of complaints about regulations.

In Towns there is a lack of available lands and Zoning is sometimes a problem for low income high density housing units. Whealtand's older section of town needs revitalization. This would require developers to refurbish our older homes and make them more attractive to first time buyers.

Industry would drive housing need.

Infrastructure development as in Country Homes. AVI/Wyoming Family Home Onweship

It's hard to sell lots if you are subdividing. The infrastructure costs to subdivide are not worth the cost.

Lack of contractors willing to work on these projects as they are less profitable than high end, custom homes.

Lack of public transportation is also an issue. Homes do no good if people are not able to get to work

Lack of suitable facilities that are affordable for groups such as Eagles Hope, a pet project for me. Eagles Hope should be assigned 501c3 status in the immediate future which will help in future financial planning.

Most of the problem is the people that have rental housing don't want any more to come. They would have to improve their rentals and don't want to do that.

My brother subdivided 55 acres into 11 5 acre lots. After the county, the state, the lawyers, the engineers, the bank and the power co had all made their money up front (that's where the bank came in), my brother got what was left over - about 40%. Today, he'd gladly give back the 40% if he could have his land back. A good half of that 60% was due to regulations - regulations that made that list of people rich.

My husband owns a construction company... the cost of materials keeps going up, and he has had paycut after paycut every year to make it. Coupled with the short concrete season, it's tough to make it as a contractor in Wyoming. The cheap mentality and DIY attitude in Fremont County it's tough to want to stay here.

Not sure about any of these I just know that we are in need of safe and affordable housing

Not sure what the problems are.

The county and city don't seem to want to let any growth happen, no matter if it's residential or commercial. The city/county also seem opposed to anything that doesn't benefit students or families; we have lots of singles and childless couples.

The process through the City and/or County governments is extremely prohibitive. I think our city needs education on how to promote economic growth

There are no barriers we can't overcome with appropriate funding.

There is a long waiting list for Section 8 housing

There is construction going on more now than the last 5 years I have been here but that may be due to people losing homes in the flood last year. rental prices are really high and there inst a voucher system here so can only live in already existing houses. i have lived in both hud apartments and houses and neither are kept up

Time to think out of the box: mixed-use is appropriate and desirable. The family structure has CHANGED- many singles/tradespeople need to have single-location housing (work/live). Examples are every single kind of sub-contractor, lawn care, textiles, small manufacturing...

Too many incentive to build multi-million dollar home, not enough incentive to build affordables.

Updated infrastructure is needed for ALL types of housing and businesses in the area.

anytime a 'low income' housing area is built, it is overrun with drug dealers and users and general crime. The income level allowed is incredibly low, making it difficult for anyone who earns more than minimum wage to find decent affordable housing. There is not a happy medium between low income and not low-income housing.

investors available

land, materials, and labor costs are outrageous in Lander

n/a

solid waste system is broken too much money being spent on too little effort

strict licensing of contractors, adherence to strict building codes, some form of assistance or co-operation to obtain material and labor. the Habitat for Humanity concept would be good for all low to medium housing seekers.

B.3. For any barrier you selected above, please describe the barrier and the best way you think we can overcome it.

Response

For people who desire a rural lifestyle, they cannot live in most incorporated communities because local codes do not allow horses, chickens, etc. To live outside of town, the lack of infrastructure makes it prohibitively expensive.

More reasonable permitting fees and better working relationships between contractors and City/State agencies. Incentives for quality construction materials used for Affordable Housing at reduced rates. Incentives for Contractors to do quality construction at reduced rates.

Torrington is land locked and only annexation can change this fact and challenge. A lack of contractors can be attributed to a small population and no growth potential. Other underlying problems are a lack of high paying jobs that would allow people to qualify for loans to use for building homes, businesses, etc.

A community survey which you are doing now will help. The con is that the community members that really need the above support will not be able to give input on this survey.

A community-wide effort is needed to bring together WCDA, Wyoming Housing Network, Casper Housing Authority and the city and towns in Natrona Co. to identify the problems and resolve them. Workforce housing is a true need. WHN has done well in providing apt. units.

A few vocal constituents can (and have) derailed mixed income and mixed use developments, bike lanes, quality of life amenities and so on. I have no idea how to get past that. Land/housing is way too expensive. I can get much more house and land in the Midwest. Why is it so high here, far beyond what one would expect based on the salaries of available jobs.

Address permitting differences between cities and counties. Have blanket exemptions for lot sizes below a certain point, whether single family, multi-family, or apartments.

As is usually the case, housing such as this usually is stymied by the NIMBY's. I think everyone sees and acknowledges the need for this type of housing....as long as it is built somewhere else (not my neighborhood). To overcome this issue, education of the neighbors and the people living in the proposed area is paramount. Often times, the NIMBY syndrome comes from a lack of knowledge and understanding of the project.

Availability of land for housing on the Wind River Reservation is due to the fact that the two tribes have split their governance. There is enormous need for them to join their governance of the Reservation again so many good things can move forward. In Park County, housing is a matter of available land and countering the mentality that "we have no problems here." Education of the public about the need in our communities is the first issue.

Available land at the golf course. People are cautious about developing out there. Lots were sold while golf course was operational and the lot cost is still the same and there is no golf course. Development is needed and important, but there are barriers about change.

Become an active participant in non-profit housing schemes that will actually serve poor and lower-middle class residents.

Begin some home building trade schools in these areas and use the school projects to build some of the housing, thus lessening the costs.

Better communication for people who want to own their own homes. The realities of financing, permitting processes.

Building and city codes are very constrictive. I own 17 properties trying to create affordable, decent housing for low to middle income. We have had to turn down projects because of code requirements making projects overly expensive and sometimes impossible.

Campbell County does not support low income housing or those who are homeless. Pressure for city government to support these types of projects may help. Campbell County wants to innovate and build large scale projects but forgets that it is also important to support the low income community that also lives here.

Campbell County has a stigma about homeless and mentally ill residents living in the community. There is a real lack of resources for those living in poverty and homelessness.

City Council needs to be pushed to implement policies for additional low income housing.

City and county fees are enormous barriers

City needs to update infrastructure for sewer and water lines. Difficult to attract contractors due to isolation and lack of growth.

Common perceptions are that restrictive zoning drives up Teton prices. Actually, if zoning were abandoned, Teton would have a housing affordability problem. Building less density makes more profit than building more density. It is more profitable to sell fewer expensive high-end house lots than more less expensive lots. Fire & building codes continually add costs to construction every time they are updated. The political forces created by NIMBYs is enormous. Actually, we are BANANAs in Teton: Build Absolutely Nothing Anywhere Near Anyone.

Communications infrastructure is lacking in Laramie County, specifically Granite Canon. Land is plentiful but phone, data and media resources are unavailable.

Cost is a huge component as well as the lack of land. Implement real estate tax for 2nd home owners to subsidize cost.

Cost of Lots-City develop a neighborhood designed for low income housing. Lots in Sweetwater county start at 70K already eliminating any new low income development. NIMBY-Create neighborhood in one of many available areas with a small separation available from higher income. Policies need retrofitted across the state to provide the means for low income new housing especially for seniors.

Cost of goods in Wyoming is high-- because shipping is high

Cost of land is too high to build affordable units.

Cost of materials are more expensive here. We produce most of the materials, why so high? A house in Iowa, Nebraska or South Dakota costs half of what the houses in Wyoming cost. Housing needs are met for the rich and the poor. The middle working class are priced out of the market and can't receive assistance either.

Costs - Subsidize the costs with federal funds. Present packets of successful low-income developments with photos and educate people.

County/town building fees and codes differ widely. Much more expensive and more building requirements in the cities/towns than in the county creating an 'urban sprawl' and home owners seek the path of least resistance. Later, they clamor for services, expensive for County governments.

Dealing with surrounding development land owned by one individual family who isn't interested in developing the land presently.

Density/Zoning - advocacy at municipal and county level to change zoning in order to upzone affordable rental housing in town. Ideally, provide incentives (tax and/or expedited processes and approvals) for private developers and employers to develop rental housing. Affordable Housing Dev't Policies: Advocacy to ensure that lowest wage service workers are included and prioritized for affordable rentals. Technical assistance training for developers (for-profit, non-profit, public agencies) to develop and maintain the long term affordability of housing stock for lowest income service workers.

E

EVERYTHING to buy in converse county is way too expensive for long term people to live here. There was a boom here that is gone, but the prices for things is still astronomical. To get more affordable work done here, you have to hire folks from out of town and that costs extra because they have nowhere to stay when they come, so they commute to other towns.

Ease up on regulations.

Economic Boost for the area would most certainly begin to break the barrier

Educating the community that just because they are low income does not mean that they are criminals.

Encourage construction that is a mix of rental/home ownership that includes low and moderate income with community oriented amenities for residents of all ages

Encouragement and communication between bldg supply companies to deliver to homeowners and contractors. Team building between contractors both out-of-town and local.

Financial help to purchase a facility for Eagles Hope. A current matching gift offer of \$50,000 has been made towards a property purchase, but even if it were matched there would still be a need for additional grants or low interest loans.

First, if the local governments are addressing this issue with inclusionary zoning provide assistance in determining if the incentives are great enough to encourage private sector developers to build. Second, guidance for partnerships between the public and private sector. Third, rental assistance to the owner/operators of low income housing.

Flooding issues Address additional traffic to existing neighborhoods Over crowding of schools for family housing Loss of "green space" if additional housing is added to some neighborhoods

Funding but nonprofits can't compete with developers,

Get rid of so many rules such as driveway needing to be cement. That is VERY costly and unnecessary. Also restrictive easement rules. It is my property.

Get rid of the slum lords on East A Street. Condemn the old drug, bug infested motels and build new affordable housing for very low income residents. Run the slum lords out of business.

Grants

Grants for people on low income to get new Windows, doors, furnaces, single fathers with children in household

HIGH UTILITY HOOL -UP FEES IN THE CITY OF SHERIDAN SURELY CAN COME DOWN QUITE A BIT AND STILL COVER MOST OF THE COSTS

Highest cost of living in the nation. No idea how to overcome it; they have been wondering that for years!

Hanna has a Council of highly UNMOTIVATED members that sit with their heads in the sand

I am not 100% sure what I put are overall barriers, but I do hear my clients talk about being unable to afford land or construction costs and people get nervous about mixed income ideas because the rich and poor areas are very segregated in Sheridan (so not in my back yard).

I am reporting for Chugwater, and the town is landlocked.

I don't know how to overcome the cost of materials

I don't know how you bring prices down. In Lander, sellers hope to attract buyers from out of state who come in with lots of money...not much you can do when those buyers are coming in.

I feel that everyone has to be more conscience of the costs and not jack the price up on everything to make a "killing" We as a nation are to concerned about the bottom line than we are to help all people. The rich need not get richer. The poor ARE getting poorer.

I think the cost of living is far too high in Campbell County, with downturn in the economy the prices should start to fall.

I think there needs to be a group to ensure there are enough low income housing available and to address the homeless situation.

I'm not sure how to overcome these barriers.. much of them are surrounded by the community's mentality of not helping low-income people and "not in my back yard".

If I had this answer, I would be the most popular person in Teton County. I think a program that preserves existing workforce neighborhoods and somehow keeps that cost (rent or own) affordable would be more cost effective than building new housing.

Increasing public awareness. Increasing partnerships with local and state government. reducing the amount of duplicated services. development and utilization of a coordinated entry system

Inflation is unfortunately not easy to overcome.

Infrastructure - need amenities for young professionals Bldg Codes - more flexibility Permitting Process - more efficient and consumer friendly

Initiate a rural retention program, which would include internships to engage young people in their own community businesses, encourage entrepreneurship and engagement in their local community.

It seems very difficult to get people to invest in Rawlins.

Lack of available appropriately zoned land is likely the largest barrier; followed quickly by the cost of infrastructure, cost of land, cost of materials, and cost of labor. Grant funding would be helpful, but availability of funding is a problem. The NIMBY mentality is present, but not the biggest barrier.

Lack of infrastructure: look for grants and the current housing study in progress should show exactly how much infrastructure needs to be added. For cost of building/lots/labor/etc... the current housing study will help investors see needs and potential and people might be willing then to invest money into housing in the Niobrara County. NIMBY mentality might be able to be overcome through more community involvement and education. Helping people see how much having a slightly larger population base in Niobrara county will add to school district, helping business district stay alive and maybe grow. Also trying to incorporate the prison staff into the community rather than seeming like a separate entity. If most of the prison staff, families, and their needs aren't seem as part of the community there won't be a drive in the overall to help fill those needs. Welcome packets from the businesses in town, getting people from the prison aware of community activities such as softball, theater,

Lack of land and cost. Areas surrounding Baggs and Dixon are owned by ranches and they do not want to sell.

Lack of qualified contractors - people cannot get their homes fixed because there are no standards for contractors and it is difficult to find someone who can do a good job.

Land cost is very high as is materials, labor and construction contractors

Land is premium. A block that could be purchased and subsidized to reduce cash burden on house would be good. building costs are higher than most here, but land, within close proximity in town.

Land ownership is precious in Big Horn County. I only know about my town, Byron, not the rest of the county.

Lander is such a small town and there is only so much available land or property available that could be used for this purpose.

Laramie City Council passed an ordinance that every tenth apartment constructed in the City Limits must be handicap accessible. This is not being done or enforced.

Make the contractors have a fee for upgrading our water and sewer systems. Why should it always be up to the people who live in Sweetwater county to have to foot the bill.

Make the permitting process easier. If the zoning already exists for residential, there should not be a need for town hall meetings and other red tape to build and re-purpose housing units.

Materials are more expensive because of all the disasters. Use non-traditional building materials such as hay. Many workers went to the oil fields but are starting to return. Offer benefits for medical and for training opportunities. It seems difficult to get building permits and the inspections needed. Add more staff and cross train existing staff.

Maybe get assistance from youth program offenders or inmate worker help from prison

Minimal vacant land in the city. Annex county pockets that like within the city limits.

More engagement with City Council to develop additional policies and review local costs

More funding from Federal.

Most of the problem is the people that have rental housing don't want any more to come. They would have to improve their rentals and don't want to do that.

Most of the problems deal with zoning restrictions and can be addressed in the Towns through the Town Councils.

Much of the area's infrastructure is aging and needs replacement and/or expansion and renovation. Funding from state, city, federal and private sources needs to somehow be combined to remedy the infrastructure issues. It makes little sense to build new housing units of any kind if the infrastructure is lacking or in need of repair. Moreover, communities will not attract businesses or existing companies will be reluctant to expand if infrastructure is not up-to-date. Therefore, if businesses are not growing, neither are communities and more housing will not be needed.

Multiple housing studies have shown demand, but market doesn't justify investment

My opinions are both from a state as a whole perspective, and along with local issues I see Building Codes a big issue as there needs to be some consistency in codes across the state: some areas have minimal codes, where others it is very difficult to understand and are very cumbersome and deter revitalization of existing housing as well as new construction standards being weak.

NIMBY is a problem. There has to be strong political will to overcome the well-funded NIMBY syndrome. Master plans must be flexible with 10-20-30-50 year revisions stated at the outset. Communities change - needs change - people must work, but public housing assistance does NOT work. It creates problems. Be leaders. Do something innovative.

NIMBY is more of an education need than anything else.

Need financing to complete the infrastructure Annexation laws limit land availability.

New construction and rehabilitation costs are very high in our remote area. The City encourages infill development but many potential owners shy from a new investment because rental income will not offset the costs of construction.

New leadership that have an understanding of forward thinking and stop living in the 1800's

New lots are being developed but at a high price

Nimby -don't know how to fix

No permitting process is in place. This burden would lie with the City and they have no incentive to help any business or new construction

Not in my backyard - mixed housing, decent affordable buildings that fit community. The Reservation needs more assistance.

Often we experience the lack of developers willing to make the initial investment on lower return projects.

One problem I am currently dealing with in matrons county is we are looking to buy land like 10+ Acer's and it is hard to find a place where zoning allows two homes on the same piece of land we are trying to find land where my parents could also build a home with us on it... And I understand people not wanting us to put two hunky trailers on it but that is not the case we are wanting to build two \$200000 homes and have a nice piece of property

Only speaking for Cody, the housing is very expensive and homes for low to middle income are not available at this time. Low income housing is desperately needed, but must be an acceptable solution in this community. Not sure the best way to address this!

Open up park land for housing.

Our community needs a bigger home improvement business so the cost of building and remodeling is not so high. Also we need more companies doing building, the existing companies have a monopoly!

Our economy needs to bounce back but with the right funding we can repurpose local buildings for affordable housing. That would cut land costs and fees for purchasing said land. We need to stay local with our architects and contractors to save on costs. We need to partner with other investors to bring an equal opportunity for good residential development.

Our local contractors are booked far in advance. We need outside contractors to come in and build affordable housing.

Out of state owner who owns 115 developed residential lots and refuses to sell. Anything that the state could do to force this man to sell would be great.

Overall the cost of the permitting and the red tape for developers require them to put that expense on the home buyers/renters. Therefore reducing this would make that middle range of homes a possibility.

Partial assist with infrastructure and then allocation of lots for Workforce housing by non-profit

Parts of the Town of Dubois don't have sewer or water to the lot lines and the Town will not continue the lines due to lack of dollars. Town needs infrastructure monies. As the market for new construction is small, the contractors stay busy and booked up. If the market would pick up, the contractor pool would increase. The cost of land is high due to crash of 2008 and sellers are not willing to reduce prices. I have no idea for assistance on this topic. Cost of materials is high due to freight costs. Increased building and competition could lower these. The Town has no affordable housing development policies and would need training to then initiate these policies.

People need to be educated. Improving housing is helpful for the growth of the community as a whole.

Planning grants for engineered blueprints for single and multi-family housing units for all of Wyoming. This also requires building tips to meet code.

Platte County is a lower income, elderly area with not many above minimum wage jobs which makes the costs of any housing hard for families to own and quality rentals are hard to find. Provide incentives to improve these for people.

Potential grants or subsidies to open up new subdivision space

Prices for construction materials are high in rural communities.

Private housing developers simply cannot build and operate low rent affordable housing

Private land owners unwilling to sell.

Providing adequate infrastructure, and available to people to install the infrastructure.

Real Estate brokers have a monopoly in this community which drives prices to the high levels that exist.

Real estate prices are inordinately high in and around Cody based on median income . EVERYTHING in Cody is too high priced, actually.

See "Comments" above.

Shrink Government

Sidewalks and streets need improving; water and sewer lines need upgrading

Small town city and county governments struggle to take care of normal day to day expenses with not much left over for infrastructure improvements that are needed in older Wyoming owns. The older seniors were not receptive to improving towns and now housing and water, sewer systems, city streets are in need of attention.

Some entity buying the land at market value and then not needing to make a profit when selling in order to make it affordable

Some form of subsidies are helpful.

State and local incentive to build low-income housing. Assistance with construction of infrastructure, permit fees, tap fees, zoning density bonus, etc.

Sublette County should require business licenses and adopt building codes, as well as appoint or hire a professional, official building inspector.

Talk to people rehabilitating buildings and start to think outside of the box on how to fix up buildings and make them more sustainable without starting from scratch.

The city of Cheyenne is in the process of trying to streamline the permitting process which hopefully will prove beneficial to spur housing development.

The cost of Living is very High in Campbell County due the Coal and Gas industry, with all the lay offs happening the prices have not fallen. People have the mentality that every on can work and don't understand that some people are unable to work at time due to illnesses or other circumstances beyond their control. They refuse to believe that homelessness is litterely sleeping in their parks and back yards

The cost of building is high here. I'm not sure how to address that but homes that start over \$230-\$250 are really not "affordable"

The cost of infrastructure adds significantly to the cost of new construction. Maybe a mandatory statewide penny tax could be implemented for a limited time (such as 4 years). All the funds go into a statewide pot and communities can access those funds to build (or assist in building) public infrastructure for housing projects in which there's a demonstrated need.

The cost of living in this community us very high. Due to the boom bust we encounter they prices remain high when income is low. When we have a boom it skyrockets.

The infrastructures in the small towns in Big Horn County are old and cannot handle a lot of additional housing or businesses.

The market is incredibly inflated here. Having housing developments with a price cap and where owners are required to live in the house instead of renting it to college students would help.

The mentality in town needs to change. Students are a good thing. Families with no children are a good thing.

The price of land is very high & hard for people who wish to build new or expand can not afford to purchase property's

The process of building with our city codes is cumbersome. I feel like they have a lack of knowledge of what is reasonable code.

There are no affordable rental properties available thus causing an increase in our homeless population. We need more funding to build new homes or fix the ones we have.

There are no shelters or affordable housing for homeless people who are searching for employment and wan to better their lives.

There has been a couple times contractors have come with an idea to build low income, but at the end of building, the cost overrun results in a rental price that is right back to where we started, therefore not being a profitable project in the end.

There is quite a bit of land with old decrepit houses on it that no one can live in and then the house that are available are so high priced for what they offer that it is too expensive to buy or rent and would be much more beneficial to demolish the houses no one can live in and build new apartments or houses or something that are affordable and livable.

These might be changing with the outgoing mineral industry employees leaving more affordable options but it hasn't happened yet.

This area is geared toward development to benefit the higher income segment. There is a need for short-term housing or apartments to spread throughout the community. Just because a nice couple with 3 kids cannot afford a house, their options to rent should not be limited to certain areas of town. One example is this allows upper class communities to dominate who attends their schools, shops in their stores, etc.

Torrington is land locked with few if any available lots. We also experience a lack of builders because of small population and no potential for any sizable growth expansion. Materials seem to be higher in price in Torrington than surrounding areas and especially across the Nebraska border.

Town is working on extending water and sewer systems. Many areas, even close to town, however, still lack a source of water (other than hauling). The negative impact on existing property owners who rent has stymied public projects.

Truly affordable housing is a recognized need in the community but too few are willing to meaningfully and effectively address the problem. Generation of income is too high of a priority and too easy to do

Unfortunately, I don't understand enough about economics but the lack of resources in general probably drives up the cost of materials I would assume. However, companies that are manufacturing their own lumber and such here are outrageously expensive and lower quality. We still have to order from out of state to save.

Union Pacific was given the land that they now want exhorbitant prices for any sale! Eliminate all the middlemen in the housing development process. i. e., realtors, title insurance people, appraisers, etc.

Vacant Lots are very hard to come by lin Lusk. We have several local contractors, but they are so busy that it would be a year or more before they could start a housing project!

Veteran housing is what we need

Water systems and utilities would need to be expanded outside city limits.

We do have qualified contractors, but they are small, family owned and don't have the capitol to take risks. The town has new water/sewer systems, but the tap fee is high.

We don't really have any barriers , the water sewer , are here also the power

We need a housing assessment. Neither Sheridan County nor the City of Sheridan have ever had a comprehensive assessment

We need a way to get builders, plumbers, electricians into the community so there is someone to call to do the work

We need to expand city water and sewer or develop rural water and sewer systems. Because a limited amount of construction is done, there are few contractors and getting work done on existing housing is sometimes difficult and always expensive.

We see many clients at the Laramie Workforce Center who are so far behind on rent they cannot catch up. The wait list for Cheyenne Housing Authority assistance is months long.

Work study program for school credits in vocational areas, with pay.

Work with developers who have creative ideas to diversify housing and create a more sustainable economy. It seems that the only way to remove barriers would be to partner up with the developers and builders who are experiencing them first hand and offer solutions to encourage practices that actually contribute to building a community. Certain problems, like the need for low income housing and senior housing, can be solved by putting together a mixed use development that offers all of the necessities for life within a short distance of each other. Obviously, there is a lot that goes into this, which won't fit in the comment section of the survey, but I think the cruelest solution is to build isolated housing for any part of our community that has needs, which effectively removes them from the community.

Working families generally are not eligible for federal assistance because household income exceeds income criteria. private homeowners are unable to leverage allotted trust assets in conventional lending practice to apply for private funds because of trust land issues.

Wyoming and Natrona County have little awareness of the lack of affordable housing, homelessness and poverty. The general population does not believe it's happening and if it is, we should simply put them on the bus. The story needs to be told. It needs to focus on those who are 'from here' and show that these folks are Wyoming families that are suffering. The TANF funds need to be released and the HUD funds for supportive services must be increased to Wyoming's pro-rata share.

Zoning laws too cumbersome , and complex

cost of construction or retrofit for assisted living possible grants or low cost loans

cost of homes in Laramie County is very high compare to nation.. this stops new home buyers, especially with 20% down

cost of lot is un-affordable due to high cost vs low wages

cost vs benefit of having to "update" a property to meet current ADA and or building codes.

costs of materials, fees, and labor all affect both individuals who own or rent and need subsidies in a high cost of living area and the not for profits that are in place with the systems to provide both the services of rehabilitating homes owned by low in come and maintaining the facilities that HUD has already built. HUD already has money invested in the Council of Community Services' rental and supportive housing; in these very lean times, ensuring that these existing programs continue to shelter the homeless and low income is much more cost effective than starting new programs or directly subsidizing home owners. Ensure the Council continues the homeless shelter and the low income housing it provides will keep many more families warm and safe with the same dollars that it would take to shelter many fewer on a case by case basis.

education

education is the best solution unfortunately, a lot of people don't want to hear it. Most people have the mentality that everyone can and should work.

encourage investors to build

have the federal government supply rehabilitation housing for the local homeless alcoholics and have the federal government provide a solid waste solution for the reservation

i really have no idea of barriers everyone seems to agree we need more housing here just nothing gets done

infrastructure - private investment in their property to make it marketable. available land - figure out a way for people to put land on the market in a public way, vs just word of mouth. land cost - better appraisals, and reality of land value. materials & labor - need more competition

it is an expensive place to live and build. public entities need to step forward and assume the bulk of the costs to ensure affordability

lack of education, lack of funding resources.

location of community does not lend itself to competition. location of community results in higher cost of materials.

offer training to P&Z boards--best practices

purchase and providing plan unit developments with road, water, sewer and storm sewer. Reduce the building codes requirements of the UDC

subsidized costs

the cost of living and housing both seem very high (compared to mid-West), supposedly because of all the mining and gas/oil money in area. I don't know how anyone in the service industry can survive, let alone thrive

work with landowners to make property and houses more affordable. we have empty houses but they are older homes and over priced.

B.4. Please provide any other thoughts you have on housing.

Response

Housing in Hanna is ad

Seniors have a very difficult time finding appropriate Affordable housing. Cost can be an issue, set up of rental property is often not Senior friendly i.e. stairs, security or spacious enough to meet the needs of Seniors i.e. medical equipment and such. Medium to low income families have a difficult time finding rentals they can actually pay on those incomes, Someone making 400 or 500 a week can't pay 800 to 1200 rent plus food, daycare, utilities and all other factors of living.

We need to make it easier for seniors to stay in their community as they age, by improving the full spectrum of long-term care housing. This could also make their homes available to families who need larger dwellings.

None

The houses that have recently been built in Green River are too nice and too big for the average home buyer. Then the town houses that were built are too pricey for what they are

"Quality" 3 bedroom/garage attached rentals are at a premium, especially if you have a family.

A 10 unit senior living complex would allow for a safe secure and affordable place for them to reside - I am certain Home Health Care has a list of eligible tenants.

A lot of people that work for the prison drive from another town, because they cannot find affordable, livable housing in Lusk. Thus, the prison has a hard time keeping employees as they cannot find places to move their families.

Actually lodging such as motels, cabins, etc would enhance the community and provide jobs!

Affordable and appropriately constructed senior housing is a large concern.

Affordable housing is needed. Some barriers to development is remote location, jobs, and economic development. We need to diversify the job opportunities.

Affordable housing is next to impossible to find in Laramie and Goshen Counties. There is practically no housing assistance in Goshen County and the process and waiting list in Laramie County is very long and difficult to maneuver.

Apartments would be extremely salable in this market, Also we do not need any more low income housing. We need nice apartments for entry level workers and their families. Our housing inventory is extremely aged and over priced.

As I said above, I work with the families in 7 counties. The affordability of living suitable housing is horrible. We have families that are homeless. There are 3 to 4 family units that live together to able to afford decent housing.

Availability of rental housing is always an issue in Lander. With NOLS and Wyoming Catholic College, it seems the rental market is tighter than ever.

Cheyenne has too many affordable housing options too the point where they don't want to even get a "raise" at work in fear they won't qualify. We need to award individuals who are ready for that next step and who can become a self-sufficient community member.

County officials should address the problems, along with city officials

Criminal records do have an impact, maybe there could be a trial period for a client with a felony to be vetted and be able to live in subsidized housing. Although, I don't think the practice should be banned since safety is an issue with low-income housing areas.

Develop planned unit developments larger lots with storm sewer drainage. currently buildable land has to be used for retention ponds, and lots of trees and landscaping in a high desert environment which makes no sense.

Families are leaving Wyoming for lack of affordable housing.

For those who can afford houses, they do not recognize the real need for affordable housing - nor do they understand the concept of 'affordable housing' (they envision 'urban projects'). Yet it's those individuals who carry enough weight and have enough influence to kill a funding option like the above mentioned penny tax.

Having an inventory of old houses that need renovated is not a substitute for family housing

Housing availability must grow as a community grows. Lack of suitable housing will be an obstacle to the growth of our community

Housing cost is not bad compared to taxes, insurance, utility costs, that increase uncontrolled.

Housing is expensive especially for the young and elderly.

I also think we need to help first-time homebuyers more than we already do. Also maybe help new home-sellers with the selling process.

I believe it is going to take a public-private partnership not looked upon as "public housing" to break the current barrier. In an older population, housing designed for seniors and disabled but tied to other projects, such as art studios and a community/education center so that it serves as multi-use space is critical. I have set up a not-for-profit foundation to investigate "tiny house" community built with multi-use space to also serve as mixed generational use and public spacing.

I have been attempting to build housing for retirement aged parents of adult disabled dependents in a for-ownership community. I cannot seem to get any traction with our local government.

I have nowhere to send my renters for assistance when times get tough. And if they do go to community action or interfaith etc, they take so long that most landlords won't or can't wait for the rent money.

I just don't see the shortage.

I think our primary problems stem from a poor jobs economy and a poorly trained workforce. Put your efforts into education and diversifying the economy.

I think rentals are over priced.

I work in Central Admin for Park Co School Dist. 6, it has been very difficult for new teachers and other staff members to move to Cody because of the lack of affordable housing!

I would love to build an apartment complex for veterans, elderly, and handicapped, I have the land, just don't know how about doing it or financing it. I could almost start immediately.

I'm wondering why the abandoned school buildings can not be utilized for emergency shelters. You could put a family in a classroom or put in bed for a "dorm" setting in classrooms. Think of the amount of people who would be off the streets.

If I understand this Survey correctly, you are asking for input on spending \$ 3 million in 5 years across all of Wyoming. That doesn't even rise to the level of chicken scratch. What? --- maybe 30 Habitat for Humanity homes...

It is highly needed. We need more funding to help low income and homeless for affordable housing.

It would be a huge benefit to low income families or those unable to meet some federal requirements

Lander has a newly formed group with a mission to provide housing for homeless persons willing to work toward permanent housing.

Laramie still does not have adequate housing for homeless people. Well-meaning citizens are working on this, but they can't work alone.

Low income assistance for housing high priority as well as for seniors

Lusk has seen a few new housing projects but most housing is old. It is hard to recruit for jobs when there is very few nice houses and most need updating.

Make people work to receive. We seem to hand over everything without expecting them to work for what they receive.

More funding should be provided for helping residents who live in homelessness or on the edge of homelessness to find stable and affordable housing.

More mixed use development so housing isn't all in one area with services on accessible at a driving distance

Our waiting time for families is 6 to 12 months waiting for housing or section 8

People have to see a need for Lusk/Niobrara County to have some growth and not stagnate for there to be support behind any type of additional housing.

People here are desperate for housing. There are so many deserted houses, renovation projects might help as well as new construction.

Permanent Supportive Housing for individuals with severe mental illness is lacking and support for existing units is also lacking.

Permanent Supportive Housing is very important to those who are Mentally Ill and cannot fit into mainstream housing, we do not have enough of that throughout the state

Please help us have better living conditions as renters. My stove doesn't work and a water leak last year left our rental damaged. We can either move out or tolerate our circumstances. There should be a third option where I don't have to get a lawyer. Many of the landlords in town own multiple properties and should be held to annual property inspections to keep the quality of living in Laramie to a high standard.

Prices for rent are unreasonable in current economy.

Revitalization of existing housing should be a primary focus in many areas across the state. So often new construction is the focus when there are so many housing options already available, just needing rehab/renovation, that would otherwise become uninhabitable if left in current state.

Senior housing is very limited across the county and state. More development so seniors can reside in a home designed for them needs to happen. I'm 31 and my parents are able bodied still but I can see the need for this in our communities, we are letting down the elderly and forcing them into senior care facilities.

Sheridan is and has been challenged by affordable housing for incomes from 35k to 60K. Rental use is strong and more units are being built and rented.

Sheridan would benefit from the development of its own Housing Authority, modeled after Casper's Housing Authority

Strong support for exploration and establishment of Wyoming Housing Trust fund and support for development of housing continuum for homeless students statewide

Support Wyoming Family Home ownership Program as a fundamental transitioning of families from dependency to self sufficiency

Teton County experiences the housing market characteristics of other destination resorts, which is very different from other parts of Wyo. About 30% of the demand for housing comes from outside the local community in the form of second homes, vacation homes, lifestyle migrants. This extra external demand for land (housing) drives up prices. Compounding the extra demand is the greater wealth and purchasing power of this external demand. If only wage/salary earners were seeking housing, prices would reflect wages/salaries.

Teton County needs a comprehensive strategy to address housing.

The NIMBY has a huge impact on the quality of life on residents in Campbell County, at least 1 in every persons family will feel the impact of mental illness or substance abuse, but far too many are afraid to admit to it be cause of the stigma. Which leaves family members homeless or incarcerated, education and awareness needs to brought to the forefront before we lose more family members to homelessness, when really if all they need is supportive services in a stable living enviroment,

The acute over crowding, lack of affordable housing and high rental rates of surrounding towns and communities contribute to the shortage and unavailability of housing to Native American on the eastern side of the Wind River Indian Reservation.

The cost of housing in Carbon County is outrages! And the quality of rentals is horrible for what they charge in rent.

The federal subsidies, i.e. vouchers, are nearly impossible to get. The vouchers could be helping families with long-term goal of home ownership and permanency.

The hospital is a key part of the community and needs to be brought up to quality standards.

The houses in the county are older and typical 2 bedrooms with one bath. This does not fit the needs of the younger families seeking housing. There is very limited housing for elderly.

The needs of low and middle income seems to be forgotten with a mayor that focuses on seniors and their needs. We don't need a retirement community. We need affordable housing for the workforce, also.

The other half of the "affordable housing" problem is the lack of economic opportunities ie jobs. When the real unemployed figure is 30% only a fool wonders why there's a lack of affordable housing. And only a communist would think the govt is the answer to both problems. Reagan had it right: Govt isn't the solution, it's the problem.

The state of Wyoming needs a state Housing Trust Fund to off set some of the construction and development costs for affordable housing

There are about 200 apartments in the community that are not fit for human habitation because of black mold problems. The city and county refuse to address the issue

There are more houses to be had since our bust in economy but they are priced too high because people are upside down in their mortgages or the realtors are greedy. And most of these homes are not in the condition to be habitable.

There is a lot of building going on in my community, but only at the high end. There are not rentals or entry-level homes, even for the college educated middle class.

There is a need for transitional housing. Homeless shelter help people remain homeless. Transitional housing helps people to have housing.

There is a need of better public transportation for the public of low income housing. Then it is possible to build houses even a little far from downtown.

There is a serious need for housing for homeless high school aged students.

There is hardly anything that allows pets. Pets are family to many people, and a few bad apples have ruined it for eveyrone.

There is not enough well managed emergency housing in Casper. Emphasis on the well managed! Community Action Partnership is a money hungry agency that doesn't care about people. De-fund them!!

There is plenty of existing housing units here. What we need is supervised housing for people with special needs. This requires funding of staff to provide such services.

This town is owned by slum lords. They buy the houses at below market and never fix them up. Finding housing in this town is a real problem because there aren't any decently kept up houses for rent.

To keep the aging population, there is a need for housing options that include lawn care, shoveling, etc., but many will avoid anything with the label "old" or "subsidized." I think mixed use with some divisions (such as the over 55 in a separate wing from families with children) apartments or condos are needed. Apartments have a real "low end" reputation in this town and unfortunately most of the "condos" were actually townhomes with no investment protection measures.

To put housing in urban areas often requires more expensive parking solutions, but these are tremendous locations for housing both for the residents and for the community.

Very old homes selling for inflated prices around here. There doesn't seem to be much growth in general in the housing front around here for a very long time. Also, on Riverview Rd in Riverton.... there are subdivisions with lots on old farm ground which is practically marsh land! It's unfortunate to see people buying up this beautiful property, only to find out that the water line is 2 ft below ground and they can barely have a crawl space... What's even more concerning is how the seller is permitted to sell this land for building homes.

We as a state and country need to focus on providing help as needed to those that are already here in this country. I am aware that HUD funding is one key element for creating a refugee resettlement program in Wyoming. This is NOT a needed or wanted program in Wyoming.

We have a lot of poor houses that need to be replaced

We have a serious snob issue in this country with regard to housing. We are creating a hopeless segment of the population - and it's increasing. We HAVE to get back to respecting craftsmen/tradesmen. Everyone wants a decent life. Most are willing to work for it. Paying those who WON'T work is criminal. Providing them housing is ridiculous. There has to be skin in the game.

We have a very high need of low-income housing in Crook County.

We have homes that need to be razed to make lots available for building decent housing. We have an inordinate number property owners who don't maintain their property.

We have many old dilapidated homes in Lusk, that the property owners are not willing to fix because the taxes are so low that they will don't feel the need to upgrade.

We have many properties in this Town that have been abandoned for years and are not up to code. We desire revenue to remove those structures and through litigation obtain them if the Town cost isn't re-paid

We have several "slumlords" in Fremont County. Wyoming law doesn't do much to protect renters.

We have tons of low income housing for people who don't make enough money to make ends meet, but little or no housing for people who "make too much" for the low income level, but not enough to afford a decent home rental, so they are stuck renting a slum trailer house.

We need more affordable options for the residence of Teton county.

We need more funding and property availability that are designed for low income. If a person is on social security, they are unable to afford any housing in Laramie County.

We need to maintain what we presently have in the hopes that the mining industry picks up and we boom once again which we hope happens.

Workforce, aka - affordable housing is a conundrum in Teton County because of the the lack of land for construction of housing pitted against insatiable demand of people that want to live here.

extreme need for affordable, pet-friendly rental housing.

i have many and a board member has made many suggestions that the people have said but again nothing gets done. board member lives next door to me but im the one told to water my grass before i get in trouble. supposedly letters were sent and strong talk was gave in meeting but still not enforced next door.

more downtown housing

see above.

there are not housing quality codes for the county outside of the city limits; municipal coeds only allow any kind of unsafe structure to be maintained as "livable"

we need more moderate housing for rentals for people with middle income. we have high cost condos and a lot of subsidized but nothing for middle income.

C.1. Please rate the need for the following INFRASTRUCTURE activities. - comments

Response

1. Our current practice of dumping virtually everything in a landfill is deplorable. I've lived 40 years in Fremont County (population 40,000) and 15 years in Tokyo Japan (population 40 million). Tokyo dumps nothing in a landfill - they have a huge (non-govt) recycling industry and an educated populace that understands there's no "away" in "throw it away". 2. Every summer Lander's children are ordered not to swim or even wade in the Middle Fork of the Popo Agie River - why is this obvious public safety issue allowed to fester? The waterhogs are oftentimes not even legitimate ag producers but well-heeled equestrian-snobs.

12th and 13 st parkway beautification. Widen road and improve the parkway instead of parking issues .

All basic infrastructure needs to be addressed. ADA accessible means a life in the community. There is really limited community accessibility.

Although the roads in town are great, it is crazy to me that most of West Laramie isn't paved. Our low-income residents are forced to drive in gravel roads, causing car damage. The mud and flooding are consistently a problem. West Laramie is still Laramie. Don't divide the town and pretend tax payers don't live in west Laramie.

Bicycle paths are almost nonexistent across SC. Lighting should be updated to LED on every pole to save money and be brighter helping crime. Flood drainage and storm sewer fixes can help prevent more damage in the event of potential flooding.

Campbell County needs help bringing the quality and look of our already existing affordable housing units back up to standards.

Campbell county really needs a dual diagnosis treatment facility, we waste thousands of tax dollars allowing people to sit in jail waiting months for a bed date and then our sherrifs deputy are responsible for transporting them. We also have a huge drug problem out on our streets with crime rates going up, due the crashing economy substance abuse will only increase along with family violence and crime. We need to start thinking ahead and plan for the successful out come of our own folks here Campbell county

Cheyenne always looks beige clean it up.

Community living options where there are amenities for renters/condo owners, etc. For example: dog park, covered parking, gym, etc.

Community needs to focus on a ten year plan to substantially improve housing stock and condemn a lot of trailer parks

Downtown development in Casper is getting amazing.

Downtown is done. Dead.

Hospital that is open to everyone for all locale needs.

I know money is low right now but I believe that over the last three years our parks are in great disarray! I know we're trying but even when we weren't in a depression here in Gillette someone wasn't doing their job at the top when it came to beautification to our parks we presently have! If we're going to have parks, let's get it right!

If I understand this question correctly, state assistance is always appreciated, but it should not be needed. Frankly, Teton County should be able to afford all of these items.

Improved parks/rec department

In town sewer/water is good, but out of Town in Barger Subdivision, septic are failing, and the water system leaks, other county subdivisions may have similar problems

Just built a new facility as they closed the dump.

Lighting that is sufficient but does not cause blight

Lights prevent crime

Many historic areas/buildings are not ADA accessible.

Need improvement in order to improve quality of citizens' healthy issues...

Need maintenance money now that the pathways are built out.

Need more low cost connectivity options

Need more schools

Our Main Streets are failing. So many ugly, shabby looking businesses and storefronts make it so unappealing. Riverton, in particular, does next to nothing to encourage the use of downtown. No fun, or unique events to draw people downtown. No encouragement for people to walk around anymore and now everyone just complains about lack of front row parking... Not sure what to do about this lazy mentality in people but I will admit that there is something awkward about walking around on main street in Riverton. It's uncomfortable and it's hard to tell why but I've heard the same thing from several people I know.

Our community is growing. We have a lack of long range and comprehensive planning. Our downtown is suffering as the business district moves to the edge of town

Performing Arts Center/Auditorium

Potholes are bad but that's a local problem, isn't it? We'll constantly have a need for updating roads. Sidewalks are bad in some places. Lighting seems very good. Some maintenance or updating would be good. Old sewer could be repaired. Don't want to see more built to new neighborhoods. Main Street is great model for downtown development. ADA can be don't well without impacting historic buildings. Wyoming needs to care for what they have and preserve the fabric of our neighborhoods.

Randy would be more aware of utility improvement needs.

Some of the above questions I do not have enough information on it to make a good assessment.

The David Street Station project is an excellent example of how to respond to several of the checked boxes above.

The storm sewers drain in streets during hail and thunderstorms and runs into peoples houses

There is a need for more sustainable infrastructure. Things like stormwater recapture systems etc.

We are working on these areas with WYT Main Street and our URA and other groups

We have LOTS of potholes - worst in my lifetime. -- Our city of Jackson keeps spending ridiculous amounts of \$\$ on brick crosswalks and walkways. These crosswalks are FAR more expensive to install, FAR more expensive to maintain, are much more difficult to walk across, and almost impossible to use with a wheelchair or baby stroller. These should be replaced with normal asphalt or concrete.

We need a stronger workforce , a lot don't seem to want to work , so business have a hard time finding help , and the pay scale is very low here

We need more businesses. And more buildings available for businesses. Clean up is done strictly by volunteers. Downtown has been beautified but the rest of the town has not, especially as you exit off of 1-80 where it is needed!

We need to be dementia friendly due to large number of elderly residents

We need to focus on the details - small things like weeds and barren areas that we overlook can be red flags and eyesores to tourists and potential investors. While money is tight, parks, open spaces, public art, etc shouldn't be overlooked.

You can try all you want to bring in new companies and jobs, but if this isn't a place people want to be, it's not sustainable. We'll end up bringing in more \$10 jobs when we need \$20 and \$30 dollar jobs. The \$30 jobs and their holders go to Fort Collins.

a bus system would be very useful in Gillette.

answers based on what is in place now.

comment

we had a flood last year so the whole town needs work still but it needed work before the flood too. i never drank the water here before the flood and i have a filter on shower head before the flood. the hud apartments is historical building that has not been kept up

we need to get the fluoride out of our city water

C.2. Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in your area. - comments

Response

Downtown areas, visitors, and other high tourism-traffic areas could improve economic development efforts with free WiFi access.

Need some insta care medical facility to help instead of ER at hospital. only 5 General doctors left in Riverton. They have all left, lack of facilities.

We do not have a school and only have one church. The "old" school has a senior lunch one day a week, and the Lovell, Wyoming Senior Center services area transportation needs to our community, as well as meal delivery.

A folk school and center to train people of all ages in traditional skills and arts - this would help employ able seniors; it would also employ younger people and train them in traditional skills and entrepreneurial skills to start their own arts businesses. The center would also act as an attraction for visitors for workshops, activities, semester-long education (Google John C. Campbell Folk School). This is an outgrowth of the efforts of Hot Springs Greater Learning Foundation and efforts to create a Discovery Center in Hot Springs State Park. We would be teaching/training staff, demonstrators for the facility. It would also create an educational core and help keep (and attract) young people.

A youth center is highly needed for family activities. If we had a community center we might not see as much youth offenders

Accessible restrooms and entrance to the county court house

Although I marked Youth centers and Park..etc as being Low Need, even these needs should be supplied by a variety of market providers. When I was a kid, I and hundreds like me (12 and under) went to the City Park's outdoor swimming pool almost every day - \$0.25 for a couple of hours of clean fun. Even if it's \$2 today that ought to be enough to pay for responsible lifeguards.

CRMC has a monopoly on health care in Cheyenne! More competition and choices is highly needed!!!!

CWC pulled out of Thermopolis, maybe the WCCC could change the district and allow NWC to serve us. A community convention center (combined with recreation) would be beneficial. Our community needs to pass the two initiatives on the ballot to support healthcare needs. The HSCGLF does a great job of bringing a variety of cultural events to our town.

Campbell County has plenty of youth related centers and activities but not anything for homeless or disabled adults to do during the day. Money should go to providing them an option during the day rather than the ER, police station, or hospital.

Childcare facilities and child development facilities are great- they need more staffing so they can expand hours and be more affordable to low income families

Comment

Consolidate state and local government offices by task: housing, starting a business, job training, mental health, health, etc...

Day Center for homeless community to go to get out of the weather until they are able to return to the mission at night

Don't think you can help the one's that won't help themselves , but higher education would be helpful , senior housing , or apartments would help

Enough

Expand YMCA

Extremely high need for a rec or multi-use space for youth and teens to get away from drugs and other bad behaviors.

For mental health crisis and short term treatment

For the items marked 'low need' - it's not that these services aren't needed - it's that there are enough facilities and services in place now that adequately meet the demand.

Gillette has done well with what we have as public facilities, much more than other communities in the State of Wyoming but let's maintain the nice ones we have and keep up on their maintenance. We're luckier than most. We do need a good youth center for children afterschool that's safe!

Healthcare services are very good and very important which is why I read this question as the UNMET NEED and that is low.

Hospital needs rebuilt. It is 40 years old.

I indicated "No Need" because we already have excellent facilities in these categories.

I live in Fremont County and would love a community center but not at the top of the list for monies.

I would like to see efforts/money put into creating mixed-use housing.

Lander is actively working or has many of these things so the need is addressed at this time.

My comments in this section are directed to local needs where I reside: Laramie County

N/A means I don't know.

Need more affordable healthcare clinics

Not a facilities need, but programs like 4-H, ffa

Not just for the rich. // Weather related facilities. For those that can only afford mobile homes a safe storm shelter is a need. To pack residents from 5+ parks into a small facility (VFW on south Greeley in Cheyenne) is asking for disaster not everyone knows where to go in a storm (tornado) People need to know options for this situations.

Not sure how to score these, we have excellent facilities -so I rated low need, except childcare there aren't not enough, but the reason they are excellent is because our community highly values them,

Our community rarely asks for help from the State or Feds and are unaware of outside resources. We need help accessing resources.

Our cultural facilities always need more funding. They're important to tourists, locals, quality of life, etc.

Quality Skilled nursing facility needed, or great improvements to the one we have needed, Laramie

Reasonable cost especially for veterans

Rehab for many issues not just drug and alcohol

Small business incubation projects would be advantageous to our community. We have a lot of start up with not a very good success rate.

Space - there is no place large enough to hold large events or conferences, or office buildings that are suitable for a small business that needs space

Teton County has many positives in this area. Affordable infant and childcare is very much needed; affordable youth activities are also needed

The Ebson Center and the Rec Center are fantastic facilities! We are so lucky to have them!

The rec center in Douglas is only available to the public after school, as it is attached to the school. This is not very fair in my opinion, but that is what is needed to keep children safe is why they do this. So, unless you can go there in the evening, you're out of luck. Besides sports, the youth here are very limited in having activities, and with the recent state budget cuts, many of the school elective programs are getting cut too.

There are no community centers in Fremont County that are open to the public for recreational activities (skating, track, swimming, rock wall, basket ball courts..etc.) in the winter months which are well over half the year. A community center add employment opportunity, be accessible to our "at risk" kids, and provide a family friendly place for everyone to get in out of the cold and stay active year round (for those of us who do not like sub-zero temperatures).

There is a high need for rehB & medical options NOT controlled by Campbell County Health!

There isn't really a whole lot in Riverton for families to go do on a regular basis. There needs to be a family fun center, improvements to the CATS center, etc.

Urgent Care services is needed to provide treatment to vulnerable populations on the Wind River Reservation rather than seeking Emergency room treatment.

We have outstanding public facilities for a small town/community

We need a theater space. Right now all music, dance, theater, concerts are held at the High School

We need in Laramie County a Large Event center! Like Casper....For conferences, conventions, entertainment, etc.

We need more activities for toddlers.

We need other options for rehabilitation other than who I know we have cwcc is expensive for a recovering addict

Workforce placement. There is a lot of training but no real help to get placement.

Would love a dog park.

Youth centers open as much as possible, linked to other resources. Alternatives to jail for persons with mental health concerns.

answers are based on services already in place.

dual diagnosis treatment facility here in Campbell County is extremely needed

focusing on places for young adults to spend time especially in the winter to stay out of trouble homes will prevent some drug and alcohol use.

Senior living is despicable. Child care for younger kids is ridiculously expensive and difficult to get placed into due to the limited number of quality care homes.

the library is mostly the only source of entertainment here and also child care. kids usually hang out at library after programs are over so parents can work. big park was flooded and hasnt been rebuilt yet. we just got bridge back before sturgis and all the summer traffic was wearing out the detour that was also flooded

year round ice rinks

C.3. Please rate the need for the following HUMAN AND PUBLIC SERVICES needs in your area. - comments

Response

Mental health problems are the #1 cause of unemployment, crime, poverty and lack of self-sufficiency. Wyoming should prioritize treatment.

A program that works less law enforcement more social service

Affordability is a big issue. Education about gang awareness for businesses and the public Mental health services one of the biggest needs suicide self-medicating, etc. 211 needs more marketing!

Affordable health care in Albany County is not available. The hospital has a program as a non-profit hospital that is suppose to inform everyone about it and also have signs posted in multiple places if the program. They refuse to inform low-income persons and only post signage during JACO inspections. Then they take low-income persons to court without offering the way to pay their hospital bills with their program. I believe it is criminal

Affordable health insurance with options other than BCBS of Wy. If you are middle income its no longer affordable. We are looking for employment in another state due to the fact that we cannot afford health care in Wyoming.

Affordable housing

Again, I'm reading this as the need for something that is not currently being met. If you mean the need for the existing services then many "low" answers become "high."

Appraisers and lenders are already enforcing disclosures of hazards.

Based on services available Access to information could be addressed with a coordinated entry system

Comment

Crime awareness education should start at the high school and middle school. A weekly education article should be published so the community should be aware of the laws and how they are put into action.

Current Food Bank type services are provided though the Housing Complex and it is less that presentable

Emergency for after hours

Emergency services in Fremont Co and especially the Reservation are significantly lacking! Medicaid expansion for the Reservation!!!!

Emergency services should be taken care of by the Fire Depts in larger communities to limit the need except in rural to consider any funding from HUD.

For a town this size, there are too many people homeless - living in cars or on friend's couches.

For the items marked 'low need' - it's not that these services aren't needed - it's that there are enough facilities and services in place now that adequately meet the demand.

Good assistance to the working poor

High need for youth drug abuse services/awareness

High need of healthcare services for low income/underinsured/uninsured.

I rate the need for these public services as high because of the Wind River Reservation. I rate the need for the public facilities as low because Park County has all of those things. All communities should have all those facilities to offer the public services needed.

In Campbell County, youth based services and activities are overly funded while emergency services, substance abuse, and mental illness services are substantially underfunded.

In the county, we need better fire and emergency services. The City of Sheridan is good. Again, many of these services are here, but are too expensive for the working poor to access.

Lead and asbestos can be mitigated and shouldn't spur demolition. You have to mitigate whether you're keeping it or tearing it down. So keep it! Fix it! I feel like I can't comment on medical, mental health, children services. I just don't know so I perceive a low need.

Let's try and NOT cut those programs that assist the seniors or the children of our community. Gillette does a great job but again, we have to maintain what we have here, we could boom once again so then we'll be ready!

More public monies should be provided for emergency assistance for residents living in homelessness or poverty situations. These residents continually are looked over in Campbell County for flashier projects.

More treatment options for substance abuse and mental illness are top priorities.

Most know where to apply

Most of these have active services that handle the need. the biggest need I see is easy access to the information and education of the public what services are available.

Much of the so-called services listed are unnecessary and a waste of tax dollars that could be used in much more beneficial ways.

N/A = I don't know.

Need more affordable options

Once again, this is based on the feedback from our families living below the federal poverty guidelines.

Our emergency services are great but they could use some help. We are growing and it doesn't seem to be keeping up. Kids don't have a lot to do. Senior and transportation services need to be advertised and expanded. Again greed comes into play. More healthcare for the low income is needed. Mental health facilities are needed. Not enough to chose from especially for those that can't keep a job due to their disability

Put efforts into things that equate to long term solutions for families.

See previous comment about CRMC monopoly

The mayor should not be collecting fees for landlords

There is a need for substance abuse services other than drug take back and support groups like a rehabilitation program

Too much spent on youth now

We are the equality state, yet we rank LAST in women having the same income as men. It is very aggravating for a woman to try and become employed in an energy environment when they are told they have to have experience. How do you get experience if nobody will hire you?

We desperately need improved mental health and substance abuse services and facilities. No detox center put law enforcement and clients in a very tough situation.

We need Medicaid expansion. We aren't animals.

senior center get commodities and has a bus but not everyone gets them. i was told i wasnt old enough even though im disabled. i dont go there

C.4. Please provide any other thoughts you have on suitable living environments.

Response

Clean, maintained, individual laundry services

Tribal residents of the Wind River Reservation tell me that, often, there are 3 or more families living in single family homes. We need to better understand and address the root causes of poverty on the Reservation.

A healthier arts and entertainment environment

A workforce that helped clean yards, fix safety features like handrails on houses, etc. Partnership with prison rehab or community service would decrease public costs and would give public offenders a few skills.

Better prosecution follow through on more dangerous drug offenses such as meth rather than just light slaps on the wrist. Ways to help people with drug problems that don't necessarily involve jail/prison but isn't ignoring the problem. Overall nationwide needed due to current types of enforcement not solving the actual problems of drug use.

Casper has a lot of facilities for these needs already

City of Gillette needs a property maintenance code because there is lots of unsafe/substandard housing for the low-income. City also needs to do inspections inside mobile home parks for safety.

Compared to small towns in other states we have surprisingly good quality facilities, with the exception of medical (unless you drive to Rock Springs or beyond). There is desperate need for good quality mental health services

Day care and after-school care are desperately needed for working single mothers or single spouses.

Food banks are seeing 25-50% increase in clientele and the moneies should be used for those in need.

Fremont County desperately needs a recreation center--probably two (one in Lander and one in Riverton). There is very little for kids to do during the cold months. Too many teenagers just drive around or get into trouble.

Gillette and Campbell County is a boom and bust cycle community. With that comes higher than average rates of substance abuse, mental health problems, domestic violence, and job loss. We are currently struggling with how to deal with these increased problems since it has been a long period of boom. Now that Gillette is in the bust portion of the cycle, many people have moved in who are not familiar with the cycle, and others who are familiar still don't know how to cope. People need a place to sleep where they know they are safe and warm.

Good decent homes

Good facilities for mental and substance abuse providers are available we need to recruit better talent to run them.

Help families own their own homes.

Help for the low income homeowner is needed, and information on how to get help is needed.

I think Sheridan County is working at making the community a nice place to live; however, we have gaps and needs to work on.

I think prejudice in our community is a significant problem, there is great polarization and favoritisms. The best way to fight this is through education and encouraging diversity.

Keep our veterans safe with a home they gave much it's the lest we can do

Let's get the homeless population housed.

Like so many people who work in Teton County, I'd like to live here and cannot afford to do so, especially because I have pets and horses, important aspects of my lifestyle.

Many of these areas we have well covered I believe. So no additional need. Of course most often there can be improvements where there are funds available.

Many rentals are substandard. I think there should be annual inspections and registration of rental units to help improve conditions.

Most of the environmental concerns - radon, asbestos, lead - are highly publicized with few actual victims. We need to eliminate the requirements for mitigation - complying with the federal standards on these things is a joke - I spent 13,000 dollars on "asbestos mitigation" in order to be able to tear down one old house (built in the 70's) that "might" have had it in the wall board and window caulking!!! And who did they send to do the work? Mexican women in dust masks. True story. It's the biggest scam going. And lead paint?? Reactionary public policy in the name of consumer/environmental protection has cost millions and millions of dollars and jobs.

Only one agency in Campbell County provides housing for residents with severe mental illnesses, yet there are many people living here that need more help and assistance.

Organizations need financial assistance to access needs so people can be sent to organizations that can help them.

People's mental health is dependent on decent housing and services they can access. HSC has virtually nothing to help with people's mental health and housing situation.

Rent is very high in this area. So are home costs. No one knows why ?

Rental properties are in extremely poor condition and are very expensive.

See previous comments about the slum lords in Casper. IE: John Phipps

Seniors need single-level housing units in walkable areas with nearby services such as grocery stores, reasonably priced restaurants, and a gas station/car repair place.

Sheridan County is in dire need of a mental health crisis stabilization center!!!!!!

Sustainability! Include it.

Teton has a large undocumented worker population who live in over crowded conditions. Many young seasonal workers camp in the US Forest.

The economic climate has increased needs for many services but decreased the availability. Additionally, southern Cheyenne needs more parks and services, etc., especially since this has more low-income housing.

The public would benefit from outdoor recreation access for those who can't get out on their own.

There are lots of child services if your children are between 5-12. The teenagers and infants are left out. This is a difficulty for working families.

There is an "income based housing unit" in Hanna - it is in disrepair - there seems to be unfair waiting lists and bumps to accommodate generations of family members - The office is disgraceful - Rules are not adhered to - seems like a lot of cover-up

Thoughts

Uinta County has many positives in regards to suitable living environments, but has room for improvement in all of these categories.

Utilizing the large empty properties we have on Cheyenne....Kmart, Sutherlands, Cole Shopping Center, Grier, Z's etc. Before we start building new facilities

We ask our clients to take pictures when they move in to show damage and health and safety concerns. Landlord may or may not make needed repairs. The pictures show the judge the reason the client is moving out because of health and safety concerns. We also ask our clients to make all maintenance requests in writing and keep a copy to show the judge if necessary while the landlord is trying to sue them for the remainder of funds from the lease.

We have a great need for housing for seniors who cannot qualify for housing that is based on income. We need that next level as couples transition from their home to a cottage type of housing facilities or an adequate apartment that gives them some "elbow" room. We do not have a facility that will strictly for offering seniors and gives them at least one bedroom, a small kitchen, a small living room and an adequate size bathroom.

We have a homeless/displaced population without the money for existing services to treatment and housing.

We have hundreds of people living in substandard housing. There are no incentives for landlords to maintain their properties.

We have many of these services covered quite well yet there can always be room for improvement and need changes.

We have to start looking at communities as a whole and not develop in an isolated way. It seems, as if most places are not developed toward a goal but are piecemeal and don't build beautiful, desirable communities.

We need more Fire Men and Women

Welfare checks by law enforcement and FDS

we have a great lady at dfs that works really hard for the community and her clients. like our librarian who also does a great job with programs for both adults and kids

what we really need is a dual diagnosis treatment facility in Campbell County, We have a huge substance abuse and mental health crisis here before our citizens are accepted into a bed out of town they are lost out onto the streets. We also do not have enough supportive housing units for families

D.1. Please rate the need for the following HOUSING TYPES FOR VOLUNERABLE POPULATIONS in your area. - comments

Response

Seniors could avoid making the jump from single family housing to a nursing home if the full spectrum of long-term care option were available, including in-home health care, senior day care, assisted living, etc. Similarly, Tribal members need more options for housing.

Again based on services available. In Sheridan County we have a shelter, transitional housing and a youth group home.

Again, we have enough issues in our own state and country. We do not need to add any other burdens, such as a Refugee Resettlement Program, now or in the future.

All counties

Apartment living availability structured for senior citizens. Independent living, transitional to assisted living or NH.

Available

Campbell County has put a lot of money toward youth and elderly housing and activities but none toward emergency housing or housing for people with severe mental disabilities and illnesses. There are homeless in Wyoming whether people like it or not, it is just a matter of how we want to treat them.

De-Fund Community Action Partnership!

For the items marked 'low need' - it's not that these services aren't needed - it's that there are enough facilities and services in place now that adequately meet the demand.

High need for more affordable senior housing

Homeless need housing

I don't perceive this to be a need, but I would be happy to see some data on this.

I don't really know what the need is for these populations here

If new assisted living or supportive homes are designed for ADA you get two problems solved with one stone. Don't spend money fixing older homes.

It's "Vulnerable"

Lander does not have a women's or youth shelter and Riverton is not very accessible when you are in dire need.

Memory care services-we currently have none.

Much of all the categories we simply don't know-using educated guesses.

Need to make owners of some nursing homes in Cheyenne improve the quality of care in their facilities and adhere to state and federal regulations.

People with these concerns can also own their own homes.

Please spell vulnerable correctly? Sheltering for youth, yes! Green homes I think they are called for seniors. We need something more independent for seniors who can't live at home but are now trapped in nursing homes. I'm not sure what rapid rehousing rental assistance is but if it means less delay, then yes! Not sure if housing only for people with disabilities is suggesting segregation based on need?

Reasonable house cost

Specialized housing/independent living for disabled residents coupled with retirement housing (all ADA compliant) would draw retirees from around the country and state without taking local jobs.

Strategic Plan for 10 yrs

The Riverton nursing home is old and out-dated. The Homestead assisted living center is very nice, but much too costly for most seniors to consider.

The indian reservation especially needs a large housing/dining facility for homeless or other vulnerable people. 3 large facilities: 1 for females of all ages & pre-teen boys; 1 for boys age 13 to 17; and 1 for the rest. 3 hots and a cot that are a little better than the county jail are all that's needed. Also rules like jail that are strictly enforced.

The key word is again affordable

There are a lot of services for the chronically homeless in Natrona County. The emergency housing is overwhelmed and there are little options for a homeless family. Casper is a greyhound community and the smaller communities are sending their folks to this community. There simply is not enough assistance or housing to handle the emergency needs of newly homeless or low income families.

There is no available shelter for homeless women and children un Riverton / Lander. It is a serious problem here, and one that I am committed to helping solve.

Tornado shelters near mobile home parks (that accept pets) as well for apartment, condo dwellers. Affordable assisted living. Transitional housing works best for families escaping interpersonal violence, but isn't a good model for the other residents in need. Affordable, quality rental housing for the working poor is also desperately needed.

We are a small community who utilizes the facilities in Lovell and Powell rather than focus on having them available in Byron.

We desperately need a homeless shelter in Laramie. For years, we have had no choice but to tell the homeless to leave town, which is not always an option for them.

We do need to help in the area of mental health, this is a major problem across the U.S. We need transition for those instead of having them become homeless...education needs to be part of the equation.

We don't even have a homeless shelter. We don't have transitional living homes for people coming out of treatment. We need senior housing at an affordable price. The ARK does an amazing job helping people with disabilities.

We need a bigger nursing home so our residents do not have to go to outside towns. Emergency shelters should be better advertised if you have a plan?? Assisted living people have to go out of town.

i would love to be able to help more around here. i have tried to start a car service for donations only to help people that dont qualify for senior center help others have tried to start daycare or open other places but that never happens either. every one wants it but the right people dont support it

nursing home
see comments above
these needs are probably more in Rawlins than in the little rural towns in the county

D.2. Please rate the need for SERVICES AND FACILITIES FOR EACH OF THE FOLLOWING VULNERABLE POPULATION groups in your area. - comments

Response

Wyoming should not wait for mental health illnesses to become "severe" before starting treatment. There are good models elsewhere that demonstrate the value of preventative care and early intervention.

A lot of the disabled population does not have the ability to live by themselves. So we need housing that could accommodate assisting the elderly and disabled. Subsidized low income housing would be helpful for this population.

As I have stated previously, the homeless and those who are struggling with mental illness, substance abuse, or poverty are continually looked over. Particularly in Campbell County.

Employers willing to hire the person with a record. Most of the time these individuals made a mistake - granted not all but a lot of people just had a lapse in judgement and or mental breakdown, they should be given a chance.

Frail but cognitively strong seniors need services to allow them to live in the least restrictive but most engaging environment possible!!! Domestic violence can be experienced by males as well as females. They need shelter opportunities as well for them and their children. Recently released incarcerated individuals should not be dumped back into society without support!

High Need for young adults 18-24 that age out of foster in institutional care.

I do not know the needs of the vulnerable.

I don't know enough about current level of services for people wth HIV/AIDS. Domestic violence is not only man on woman. I've met men who needed services as well. Persons recently released from incarceration, need wrap around assistance in furthering education, gaining employment, health ins, housing.

I don't really know what the need is

I used N/A for "I don't know". I only marked domestic violence services as low because we have such a great shelter.

Left Handed, trans gendered, Albanian born midgets. Why do you assume that all these people are "vulnerable"? Could it be that you are a predator feeding off them?

More options for homeless or at risk of homelessness young adults. i.e. ages 18-22

Niobrara County has a womens prison.

Not many homeless here

Not sure if this is considered homeless but I believe there should be more services and support for those who are escaping an abusive home or have been kicked out. Especially for the pregnant or families.

People living with aids, only thing available to assist is Ryan white act and is very limited help. No good programs that really help or assistance with housing costs

Programs like Dads Making a Difference need to be supported with employment, personal skills to prevent returning

See above for all of these populations.

Substance abuse is a real problem. Need some sort of residential treatment center.

The average age in this area is getting older. So more needs to be done for older people.

There are 26 transitional beds for Veterans in Sheridan. The VA will cut this number to by 14 leaving only 12 transition beds moving forward

There are no active housing programs for individuals just released from prison.

There are several programs that work better than what Wyoming has, let's find those systems and model Wyoming's after them

Unfortunately, due to our elevation, they have to depart to lower elevations

We have only one domestic abuse facility and it doesn't allow men or family pets

We have tried to get figures on homeless and homeless children, but we are told by officials that the information is not available. Nor has the school been able to help with homeless children numbers. For this reason, I have checked N/A above -- but it is because we have been unable to pinpoint those needs. We do have one nursing home and one assisted living facility -- but what we DO NOT have is help to serve people and keep them in their own homes. Few service people in a price range that people can afford. Even calls to doctors, nursing outpatient/hospital, senior center, can yield perhaps one person available at any price. Caregivers wear themselves out just trying to manage medical trips and needs. As a result, you often end up with two people in the least desirable place -- and often the loss of a small business or a productive citizen because there is no support system to keep them productive. This cycle needs breaking. A community that could be contributing much more to the sta

We need home health care services for the elderly! We have lost our local provider and need a LOCAL PROVIDER.

im just checking everything whether there is a need or not because there is a lot of need that goes ignored if your not a rancher oil worker or related to right person. im seen as a troublemaker cause i think me and kids deserve housing without dried dog poop or used condoms on the stairs or windows that dont let in so much cold air in the winter that you have to worry about kids getting hypothermia sleeping in their rooms

lander does not need to be the release point for mental patients from the WSH via the old life resource center

veterans have assistance at the VA

D.3. Please provide any other thoughts you have on housing, services and facilities for vulnerable populations.

Response

Persons released from prison have great difficulty. They should not be automatically discounted if they have clean records since being released. They made mistakes and paid for them according to our laws. They need places to live also. They deserve the chance for affordable housing just like anyone else. Many of them have families and you take housing away from families by the automatic no. If we are going to send them to prison to "rehabilitate" them then they deserve the opportunity to be "rehabilitated". If we do not do that ultimately them and their families get a life sentence because they do not get the opportunity for clean, maintained housing as everybody else.

We need leadership and advocacy for vulnerable populations. It seems like the Wyoming legislature has made so many budget cuts that primarily affect them, while investing in UW athletics and restoration of the capitol building. Priorities are messed up.

Aids services due to wyoming sparse population. Not much help if you fall into this category

Employment training for individuals returning from custody

Funds are needed for case workers to ensure people get the help that is already available.

Good senior housing

Home Ownership of young children facilitates stability and graduation from safety net dependency

Homeless, abuse, addictions do not have immediate resources. Perhaps they do not search for help so they are unattended or the need is perceived as low.

Hospital needs updated to provide better care for the area.

I have a veteran living with me who would otherwise be homeless if he wasn't because there is no place else for him to go.

I have no data on this and would therefore need to know a lot more before really replying to these questions.

Income limits are too low for affordable housing. A single parent with 2 kids earning \$50,000 or maybe even \$60,000 should qualify for discounted rent. Market rent in Casper is just so high for a 3 bedroom.

Many vulnerable people seem to find money for drugs, alcohol, cigarettes, etc. I would not allow any grant money to go to those people.

National studies clearly show that multi-generational living areas combining housing, businesses/studios, educational opportunities are far more likely to enhance a community than facilities segregated by age, income, etc. People can create "families" and "community links" where none existed. Create spaces where life goes on -- at all ages -- and you will create a dynamism that changes the community. In our open spaces, we have the opportunity to also take advantage of the outdoor/nature scene that enhances well-being and can also be a draw for visitors.

None of these facility's will happen until out Federal, state and local elected officials want it to happen. It will take a progressive vision and unfortunately Wyoming voters aren't willing to vote for taxes's of any type.

Not enough quality homes for individuals with disabilities. Many are unqualified employees.

Other counties in Wyoming are doing a much better job of taking care of their homeless and poverty stricken, such as Casper. Campbell County routinely ignores these residents in favor of youth sports and activities.

Rehabilitation of existing housing could provide much of the needs for vulnerable populations both locally in Laramie Co, and statewide.

Teton's housing situation is different from the remainder of Wyoming and very similar to destination resorts. People become homeless because owners choose to remodel housing. Teton had the highest per capita income of all US counties but also has a low paying service sector employment economy. Extraordinarily high housing prices makes many people vulnerable. Hispanic and seasonal workers feel the impact the greatest. We are losing the middle class of the community and struggle to hire essential employees.

The Council of Community Services provides the only housing for SPMI and homeless in the county. We need to ENSURE that they maintain at the bare minimum they are currently providing, and preferably increase, due to the factors listed above. In addition, transportation for the elderly (mass transit) would be a huge boon to the citizens of Gillette as they age and allow them to age in their homes rather than go to assisted living facilities. As I noted above, domestic violence is a problem; GARF does a great job helping these people, but they are at their limits. The Treatment Courts help people with substance abuse issues through counseling and other means; their budgets were just cut and they may not maintain their current services provided, while the need for their services skyrocket during this bust cycle.

The entire term of "vulnerable populations" assumes that those with jobs and places to live are not also vulnerable - many of them are making it and scraping to do so - yet are very vulnerable. Spend money keeping working families WORKING.

The lack of support for those with disabilities is disgraceful. SSDI is not enough. They need housing and support services to give caretakers a break.

There are great examples of such across the country. We need to learn from them. Our support agencies tend to work in isolation, which greatly effects their effectiveness. I find conservative attitudes prevalent here and they tend to be unwelcoming and very defensive.

There are little services for those coming out of prison and there are tent cities popping up along with families living in cars. The very lucky are the 'motel kids'.

There are many resources for seniors and veterans in Cheyenne, but there is a continuing need. I do not know of any programs for persons recently released from prison.

There is a very long waiting list for low income persons and persons with disabilities. Help is limited to these populations due to funding and resources. There are little to no options for persons that are only homeless

Very small communities are often not the best location for these services as privacy is an issue and it does not exist in a small town. Despite the national focus on being politically correct, there still are social stigmas that can negatively impact vulnerable populations. People have a better chance at turning their lives around when they don't have to overcome a label. The elderly are probably an exception as there are a lot of benefits to remaining in their community.

Wait list is extensive for low income housing. Where there is low income housing, the whole area is dilapidated. Our community fights any kind of affordable housing going up because they say it affects their property values. City council dealing with this very issue currently.

We are also in desperate need for housing for the seniors. The City of Torrington has a plat of land they would like to use for senior housing but have been unable to recruit an administrator or business interested in expanding.

We have a VA and homeless shelter in Sheridan, but not everyone is comfortable accessing the VA or gets what they need there. The shelter is fine, but we need more affordable and adequate options for those who have been homeless or are at risk of homelessness.

We must build transitional housing especially to help women and children resurface from domestic violence and establish own housing.

Wyoming needs to confront the mental health crises that are so prevalent in our communities. More medication and/or more court adjudication is not the answer.

i would love to have like habitat for humanity where you could help build your own home or the tiny houses you see elsewhere. a small town is a great place for kids to grow up and with the right attention here so many people would feel they needed to leave here

the homeless in our area tend to be transient and mostly in the summer. They don't seem to need shelter as much as access to other services - showers, food, travel assistance, health care

there needs to be a full time long term high capacity alcohol rehab facility for fremont counties numerous drunks

E.2. Please provide any other thoughts you have on business and economic development benefitting vulnerable populations.

Response

Let local people help create jobs. Many would like to start business and have good business ideas and the ability to run them. What they lack are funds and assistance to take all those good ideas and put them in workable order. Keep the money at home help people help themselves and ultimately help the economy. Many local businesses are put out of business. Help local business expand efforts to compete with big business through training and help with expansion and upgrade costs.

Local economic development organizations desperately need funding to operate.

Again, we have been unable to get figures from the town or county on many of these categories that would give us a better idea of what is needed. We believe there is a need; but the statistical analyses that we have seen by UW do not provide this data. Is there data that does show this by county? Note: Our concept of a folk school is designed to provide job training in skilled crafts and arts. Many people don't consider this a "job" but skilled crafts persons can be employed on many levels and often become entrepreneurs. The arts represents more than 4% of the total GNP in the U.S.

All businesses would benefit by having accessible and safe roads year-round so trucks can deliver goods!

All these things are needed on a statewide basis if we are going to diversify our local economies. But mostly we need a higher minimum wage, Medicaid expansion, and a legislature that doesn't bow constantly to the dictatorship of the oil, gas and coal companies. We need true diversification on the statewide level to create a new, green economy in Wyoming, which is certainly possible given our widespread, alternative, energy resources. We just need leadership.

Assisted training costs would go a long way in helping retain employees

Building up the existing businesses and helping create a busy sustainable economy will create more sales tax and money for many other projects that the community needs.

Businesses are not encouraged here.

Businesses should rise & fall based on work ethic and wise business decisions. BUSINESSES should not ever depend on tax dollars. Sometimes INDIVIDUALS could use job training in order to further themselves.

Can you teach people on how to a better human? Some bosses need to learn this.

City council refuses many new businesses from opening, I personally wanted to start an ice cream truck and the start up fees were over \$2000 much more than the business would be worth

DWS does a good job for training opportunities. I dont agree with working capital for businesses. They have other educational and banking resources to make the business work (or not).

Entrepreneurs provide MOST of the jobs in this country. O&G is always cyclical, and Wyoming is always feeling the bust of the cycle because they can't seem to remember that what goes up always comes down. Diversify the economy. Manufacturing has to return to this country - Wyoming has a great opportunity.

Everyone talks about bringing "businesses" in or expanding business. There needs to be more thought as to what kind of jobs are coming in. There also needs to be a discussion on what benefit it really is to bring businesses. There is no corporate or personal income tax. It's quite possible that new businesses and their employees burden state and local government with needed services (roads, schools, special ed needs, fire, police, parks, etc) without providing any taxable revenue to support those services.

Expansion of coal mining and oil development is beyond local control. We need to encourage new high-tech and manufacturing training and jobs. High-paying jobs will spawn entry level jobs.

For these people, they need actual help getting jobs.

Hanna is a dying community - the only preschool has lost funding to Rawlins and Saratoga - the most vulnerable of our population is being overlooked

High need for downtown business support/growth

I don't feel qualified to answer these questions as I do not know the needs of the vulnerable.

If a plant or mine closes there is no retraining than can provide a person the same income. We need to bring in more large corporations into Sweetwater by developing industrial areas with the needed roads and infrastructures. I like small business but we need to focus on larger job creating business right now small business can keep us going when the mines close and somebody is retrained to be a walmart cashier.

Job training should include different levels such as low entry jobs, technical and higher paying.

Leadership Training - we need to organize a youth leadership program in the County. Our youth also need to be educated early on about the importance of civic duty and community engagement. How do we encourage newly elected officials to take advantage of the introductory training offered by WAM and WACC?

Need to help businesses who are 1-5 employees looking to expand to 8 or 10. There for not enough resources for the expansion of mom and pop micro-businesses and too much money put into large business who can afford the things these businesses cannot....

Our state has a one track mind; financial dependency on a dying extraction industry. We could learn a lot from Montana.

Rarely does a business move to Teton mainly because of the cost of housing. We have a hugely successful economy, however, it is nearly all service sector jobs. Diversification would be good but I don't see it happening except for an occasional opportunity. The success of the community is not dependent on it.

Shifting business dependency from extractive Industry to others that may use the skills is need. Angel or capital fund for BUSINESS at 350K to 500K. Look at aerospace or wind energy

The questions for Wyomingites to ask themselves, our populations is much lower than most states, how do we attract big business, this is a tough one!

The state as a whole, and Fremont county especially, needs to diversify the general economy. Additionally, I think the state has a great opportunity, with low crime, plentiful space, beautiful vistas, and no income tax, to attract workers from various industries and jobs to work in a telecommute arrangement with out of state employers. Encouraging further development of our transportation and Internet infrastructure will help with this, as well as marketing in and out of the state to raise awareness.

There needs to a lot more cool places to go; like shopping, stores, cafes, attractions, public entertainment, a real community center with stuff going on for families.

Thermopolis is still near the bottom of the Economic Development Pyramid. Some of the current leadership and activist groups are very closed minded, even about modest progress. Our existing businesses need to continue to expand, we need to be able to retain the businesses we have through innovation and have training opportunities. Our community is so small that potential leaders are busy raising children and working full-time. These same leaders are alreadyvolunteering, just not in decision making positions.

These are issues that are lacking in most WYoming communities.

This is critical. We need to more aggressive at recruitment and retention while working with existing business to help them expand and grow.

We are losing energy-related jobs at a rapid rate. We need to invent new types of industry and re-tool our community with new business opportunities.

We have several home based businesses. We have no store or shopping in our community. Our residents have to drive to Powell or Lovell to purchase retail items.

We lack any industry , most have to travel for jobs ,

We need diversity, especially in Southwest Wyoming. Tax incentives might provide the stimulus for getting new businesses into the state

We need to attract certain types of businesses, those outside of the tourism industry. Retention is needed as we are seeing long-time Wyoming businesses driven out of town. Infrastructure=Better, affordable cell and wireless.

Well, economic development should help us all so I support this

again checking everything because its like they dont want any changes or competition here but the need is here and not enough help

broadband is non-existent to the business community decent/reliable telephone (landlines) service is a high need for businesses

F.1. If you were in charge of distributing funds in the state, how would you allocate your resources among the areas below? Please express your answers in percentage terms. The sum should equal 100. - comments

Response

15% to housing and assisted living for mentally, behaviorally, and physically handicapped individuals 10%- Job assistance and maintaining a job for those who are physically, mentally or behaviorally handicapped

Affordable or free substance treatment and health care.

Again, without data on these subjects I can't really answer this.

Air service

Annual funds for case workers at housing, human and public service entities.

Attract and retention of business

Being unaware of the overall cost of each sector in relation to the others, I am not qualified to answer this question.

By creating "boxes" for each entity, splitting them into what sounds like easily managed sections, we often miss the big picture. How can we create an infrastructure within any community that supports more than one of those categories? What is the strength of each community? What would they be able to do if some funding were provided? What would be the outcome and the ripple effects -- not only for the community but for the state?

Consistent and reliable infrastructure

Economic Development for all (why are we only talking about vulnerable populations. Even the middle class don't want to or can't see a business truly thrive here).

Economic development for all areas, not just vulnerable populations. We need more basic manufacturing jobs in order to grow our economy and amenities.

Emergency funding

Enhancements for a Preschool/Daycare so that the little ones could be in a safe learning environment as a first step in education while the parents are working 40 miles away.

Health insurance.

Housing for non-vulnerable populations shouldn't be a state concern.

Housing for whom? Everyone? What kind of public facilities? How do you target a road to vulnerable populations? The lack of specificity makes it very difficult to prioritize. In fact, I can't. I don't know what I'm trying to buy.

I am not familiar with the vulnerable populations here or what they need, so I am not comfortable providing a percentage

I can speak only for NE Wyoming. We need more mental health services for low-income people and supervised or assisted living for people with special needs.

I can't answer this without knowing how the division is divided now.

I don't think its necessary to target "vulnerable" populations. The reason, we are creating "vulnerable areas" is because we focus too strongly on one area at a time for too long. Rotate the money each year, helping a different community build their economy and bringing in businesses, and eventually, they won't have a need to help, as they should reach a self sufficient state.

I would invest in roads & a hospital first.

I would put 100% of the funds to toward sustainable, mixed use development that included small businesses, low income, senior, and other needs housing. If done correctly, a walkable, mixed-use development would address economic needs, as well as needs for public spaces, community facilities, and infrastructure. In the end, promoting beautiful, ideal, and inclusive development is a win for everybody. Devoting funds to build isolated shelters for the marginalized community is isolating and does not effectively bring people into the community.

Money should go to improve EVERYONE'S lives, not just the vulnerable populations!

Once you develop a vibrant downtown, business are more likely to be attracted to the area, increasing the number of people that will want to live there, making that area a viable economic center. Young people pay the taxes that pay for basic services, so in order to survive as a community, we need to help young people see the value in the community.

Prioritizing the needs of vulnerable populations will allow programs to improve the lives of individuals and families who are discounted by mainstream society.

Social service funding, especially for vulnerable populations is the hardest to secure in Wyoming, so I scored heavily there. Housing got 0 because, while the need is very high, businesses should pay more before tax money is used.The exception is vulnerable populations.

The above-described homeeaaless shelter/soup kitchen. And even that should only require modest funding for heating, lighting, food and staff.

This allocation of state funds in Teton County? That's how I answered it. If I were to allocate for the State, it would be less on housing and more on public services for vulnerable populations.

Vulnerable populations and homeless in Teton County include working poor, specifically individuals and families employed in multiple low-wage service jobs yet still do not have enough income to afford safe, affordable rental housing.

We have enough welfare.

We need a passenger rail system, more interstate highways that connect Rapid City to Denver to Yellowstone.

What?! Only "vulnerable populations" have a use for "roads, water, sewer, ect.". This questionnaire is obviously designed to produce a desired outcome regardless of actual public needs.

Why should it be "vulnerable population"? We are ALL citizens and deserve decent facilities and infrastructure.

With all of the resources towards permanency of housing especially for families.

Without permanent housing all populations are vulnerable-based on this I did not put a percentage in housing

basically I am saying 20% should go to supporting our vulnerable populations, which is high, but I feel this state has a proportional very large vulnerable population. We have tremendous wealth secondly to our successes with extraction, that industry will go away, we need to replace it with something that will attract new industry and new growth, and at the same time use those savings to support and train our citizens.

i dont have a clue about a budget for a whole town just know that there is a need here. with all the budget cuts to social services things are getting worse. and without social service how can all the people get the help they need? more grandmothers than me raising kids here

infrastructure that supports the arts and art development within the community

job training

planning, pre-development, development, maintenance, up-grades current infrastructure at 30% Both Housing and Public Facilities should have annual allocations to plan for future developments, maintain current inventories and personnel costs. Human and Public services also need predictable allocations to plan, operated and provide essential governmental services, such as Law & order. Vulnerable Population Housing, services & facilities for youth and elderly are in need of shelter; temporary placement, court order placement, social services placement and other placements public or private impact the lack of housing, services and facilities available.

F.2. Please share any comments you have about housing and community development needs or barriers:

Response

Affordable Housing definition needs a social shift change. "affordable" used to mean 1000sqft 3 bed, 1 bath house or rental. Now that seems substandard by our population.

Affordable housing for incomes below 60K is priority

Again...we desperately need a mental health crisis stabilization center (I am a mental health professional and small business owner)

Barriers are city council

Cheyenne specifically and Wyoming in general, needs to get more innovative in urban planning. Ghetto-izing the poor, the disabled, veterans, etc. away from the rest of the population is not helpful and I don't see it as sustainable. The isolated "normal" population will not feel the need to expend resources on a community it doesn't see, understand, and may fear.

Definitely need rec/youth/multi-use center. Drugs have become a problem in small town and kids need a safe place to go.

Education to the housing areas already built about the benefits of affordable housing to be built in their area. Not in my backyard mentality is rampant in Laramie County.

Housing is not an issue for those who are in low-income brackets. The concern is getting our population to be self-sufficient. 1st time home buyer options or living options for middle income earners would be ideal of the area

Housing vouchers should be allocated for permanency/ownership for families.

I have many applicants that are looking for ground level and handy-cap rental units that are well kept and free of mold.

I would like to see the county pass ordinances that would require slum landlords to maintain rentals in a livable condition.

I've heard many other people my age who are leaving the state or wanting to, say that Wyoming, or Fremont County especially, don't set high standards for themselves or their business. There is also a lack of support from other business owners.. people almost enjoy seeing others fail.

If our State or Local Governments build additional housing... then... they will need to build even more housing. Once you start, it is an endless cycle. PLEASE only help the people who have a difficult time helping themselves (specifically the elderly).

In Teton County, AMI is high so this can be a barrier to qualifying for federal funding. Also, while low-wage service jobs may actually pay a higher wage than in other parts of the state, Teton County's cost of living is consistently 30-40% higher than the rest of the state. Therefore, if formulas could be utilized that take into consideration local area cost of living as opposed to straight income that would help.

In Teton, the biggest barrier is a strong no growth force. I expect in much of the State, it is more money and technical capacity.

It always comes down to money.

It was a real shame that Glenrock did not get a new recreational program last year.

It's very hard to find a rental. First time homebuyers don't have a lot of support - you go into a lottery & then win, but you're expected to know how to deal with buying a house from the Wyoming state course they make you take. Then there's no funding available for low income folks for this - it's \$50.

Jobs

Let's keep our existing building stock and improve our neighborhoods for everyone to enjoy. Let's avoid gentrification and enhance economic development by being inclusive. Let's distribute and collect accurate and useful data to answer these questions. Let's be sustainable.

Limit management fees charged by money recipients. IE: 30+% of monies received go to money recipients not to persons in need. Strict audits of funds to recipients with 100% payback required from a failed financial audit. Example: Community Action Partnership!!!

Little or no cooperation from local government. More barriers than help. Lack of planning. Lack of education of city planners to accommodate new growth

Low Income housing should be reevaluated and recipients should work if able and should be alcohol and drug free.

Need - better internet

Need funds to help retain homeless shelter, transitional housing, and permanent supportive housing as well as provide more affordable housing options

People in need will benefit greatly if they have access to a case worker that can help them get the services they need and are already available.

Powerful old way citizens. "Code of Wyoming" - do it yourself and ignore that I'm getting help because I deserve it more than you.

Right now we have available rentals, but they are not in good shape. Always in need of moderate income housing. Our housing market is inflated. Definitely big need for senior housing (not necessarily for low income).

Smaller communities suffer because most of the time the elected leaders really do not have the expertise necessary to look past just paying the bills, maintaining streets, sewers, etc. Too often they think that is their only job, and too often the funds don't stretch to even do that. They aren't able to see the big picture (or don't want to for fear of not getting re-elected.) There are also barriers of sexism -- many consider the social issues (which women most frequently espouse) of secondary importance. We need more women -- they are the ones who are most likely to understand how to give-and-take, compromise and work to find solutions. There is still the strong belief in many of our smaller communities that citizens do not want growth -- they want to stay the way they are. And those individuals can be very vocal and aggressive. They do not understand that there is no such thing as "static" -- a community is either growing or dying. But those voices can curtail activities needed

So many items are covered well and with a small population it is often hard to have a program to cover every situation and keep it sustainable.

Sublette County has no building codes and no official building inspector. Many homes that were built during the boom are poorly constructed and shabby at best. Our real estate prices are still inflated even though we're in an economic downtown. For the average home buyer, the value and condition of the homes here is just not worth the cost.

The boards overseeing these income based properties are not available to their tenants. They aren't a part of the community. We need to develop housing, affordable housing with boards, which will be part of the community, so that they care about their tenants, and understand life in the building's area. Communities need to find a better way to keep the money in their local communities. Too many communities are not addressing the communities needs well enough, so the people travel to other locations, often hours away to spend excess money. Communities need to create places for people to spend this income locally.

The city of Casper is a large barrier. They don't have anything to do with the homeless or low income. They don't want them in our city. No help for shelter or food. They are too busy improving the downtown area that isn't helping anyone. We have enough statues that nobody cares about.

The cost of living, and building is just really high here because of the rural, isolated nature of the communities. I don't see any real way to solve that, other sourcing building materials locally, but there's not enough building volume, for someone to do that. Also there is no building codes, it is expensive, and the weather is harsh, so a lot of buildings are just not maintained, or up to date with normal standards, so living in sub par housing conditions here, is kind of normal

The largest barrier in our state is funding for infrastructure and economic development for all populations. Although, we are diversifying, we are still heavily dependent on the energy industries. It may be time to raise the state sales tax, which can impact vulnerable populations, but if that money was set aside for just infrastructure and economic development, it could be very positive for all communities and all populations throughout the state. I know the raising of taxes may be wildly unpopular, but when we are no longer receiving severance taxes from energy companies, we need to look at other sources of funding and sustainability.

The rental market is ridiculously high in Laramie county, which can be a deterrent to young people who would otherwise relocate for a job.

The town has a business park. But without housing, no business can consider coming to town.

There are not models that deal with small, rural towns. Interest and effort goes to cities.

There needs to be assistance for people who work hard, but still struggle financially, because it cost so much to live here.

Vulnerable people need better access to parks and recreation alternatives. If there were smaller and safe areas closer to their housing it would help.

Vulnerable population housing can be accomplished without long term state or federal government financial support.

Vulnerable populations need housing first and services after housing

We are at a turning point in our country. We can't save the entire world. Time to focus our efforts and money back at fixing things at home. We need can't afford a refugee program or any of these other entitlement programs.

We do not have a shelter the rent is extremely high. It is difficult for people to afford rent and deposits.

We must stop thinking that people with mental illness or substance abuse problems don't exist and don't deserve our help.

We need help to employ an economic development or community services coordinator to help determine need and find resources to solve community needs. We don't have the resources to employ someone at the Town or County level.

With the layoffs, it is critical that the state recognizes that the social services and housing organizations are overwhelmed. They are going to need the states support to help those affected.

Wyoming has limited resources. Before spending money, please make sure that the need is real and that the resource investment addresses the need (pre-development planning is important).

Wyoming must first admit it is very much a biased if not outright bigoted state towards non-white populations. It also has to admit it underserves and underpays women (p.s. I'm a guy saying that). The whole Cowboy and Real Western thing is about finished...what is Plan B?

ada sidewalk ramps, curb and gutter, sidewalk and repaired streets are needed

comments

i shared many but no one listens cause that means someone would have to do some work. i think there is so much needed to be done it is overwhelming and people just give up. there has been 3 directors in my 4 years in hud houses

mixed housing developments should be encouraged where all ages and wide incomes live together

moved to Laramie county about a year ago - was shocked by house prices and rental prices.

waiting lists for affordable housing are long, need additional affordable housing

F.3. What are ways the state can better address housing and community development challenges?

Response

Address issues of absentee landlords

Affordable housing is business development and will encourage workforce retention and reduce loss to other communities and Colorado

Affordable housing; more programs/incentives for first-time home-buyers

Back off.

Barriers are city council

Better communication. In Jackson, the town council sometimes take s a long time to make decisions. Sometimes, they put things through without enough time. It seems like a crapshoot.

By investing in our younger generations and setting higher standards for businesses, such as main street store-fronts. Encourage community involvement in making our towns a better place to live.

Collect and distribute data so we can begin to think creatively.

Continue investing in infrastructure in communities

Deport the Republicans

Develop models and infrastructure to target small town specifically.

Distribute funds more evenly among all counties.

Do things right the first time by not cutting corners and spending appropriately

Economic development

Education and assistance

Elimoinate as many middlemen in making any grants so that more funds reach the intended goal. Too much money is given for studies, analysis, consultants, etc.

Engaging with local communities to better understand issues/problems.

Find competent officials not so wasteful

Find ways to partner with the private sector for providing housing.

Fire who ever came up with this blatantly leading questionnaire and get some one with out an axe to grind to create a real one. This survey is worse that worthless. The results will encourage more spending in the arias the survey creators want, and most likely less spending in the arias WY needs.

Funds for projects in areas with small populations are very difficult to get, so complicated and cumbersome that investors won't touch it for the small return due to the size of a project.

Get involved in reputable housing agencies in the state.

Get out of the way

Give more money to the counties and cities , let them make the decisions on how money is spent not a panel that have never lived ir been in that part of the state

Good to let community to know about these surveys

Have an avenue to focus specifically on urban residential for downtown or near downtown

Have cities develop and submit plans and make sure these plans are followed through.

Help local entities to find and apply for grants and loans. Not necessarily state money, but assist in the search.

Help regulate housing prices and rent charged

Help to control costs. Make it easier to get affordable housing and offer incentives to make it more cost effective to build.

Help with business relocation for all communities. Overall State planning to aid all communities.

Housing - perhaps enable purchase of tracts of land that enable high density lower cost housing

Housing first

I am a firm believer that if you support the businesses in the area and help them to grow (especially those who have a community tie) you will see a high return on your investment in economic activity.

I don't know if there can be incentives to encourage builders to invest in multi-family units or other housing for lower or middle income families.

I think I made clear that the state legislature must become a rational body of political leaders. They are embarrassing, really, in their unwillingness to lead the state into a new century of green energy emphasis, and local economy diversification, and their unwillingness to invest in people at the lowest rungs of our socioeconomic ladders.

Involve those listed as Vulnerable in all decision making, at every table.

Let the individual communities take care of their own needs. State butt out.

Let the smaller communities speak independently of the surrounding towns that monopolize the request and monetary gains

Make entitlement programs a "hand up" not a way of life.

More funding

Open park lands for housing

Our county is small, poor, and more remote than others. We need help with an economic/community development director to coordinate/communicate and lead. Our elected officials are too busy making a living to concentrate on these areas.

Partner with the local communities, to truly survey the needs and desires of the people, not just the administrative staff of the community. Host open forums, for the community to come and speak about what they would like to see in the community, where they go to fulfill their current needs, and see what the local communities can do to keep their people from traveling to other communities to spend their money and fulfill their needs. Partner with local investors and entrepreneurs, to create housing developments that are locally owned and operated, so the boards governing these sites, are local and understand the culture and environment of the community. I know the state has done good, in a lot of places, increasing broadband. However, there are still so many communities that are suffering with terrible connections! Please help the local communities reach out to the internet service providers to talk about bringing in more bandwidth to more rural locations (which is the vast ma

Partnerships with community service organizations. Help ensure funding is based on performance, not just their mission statement.

Perhaps predicate grants/loans on more inclusive and community oriented solutions such as mixed income/mixed needs developments? I don't know. I don't do this kind of work.

Perhaps work with banks to subsidize lending costs.

Protect renters

Provide Grants for community development. There grants should be for as little matching funds as possible.

Provide resources to help communities accurately identify their housing and community development needs. This could be in the form of funding, consultants or personnel.

Pursue establishment of a Wyoming Housing Trust Fund. Support non-profit housing entities that truly move lower income families forward

Put more attention on why small communities are not prospering. Offer guidance for old city governments to adapt to new processes and granting.

Putting people first

Retain our graduates!

Section 8 housing

State agencies could better recognize our limitations. Our citizens who care and are able to help spearhead efforts are already employed...we need outside help to follow through with finding and accessing assistance.

Taking inventory of what communities already have in vacant and available properties that could be rehabilitated and/renovated for community housing needs; vulnerable population housing needs, etc.

Technical assistance on development and financing in the small communities that may not have much institutional capacity.

Technical assistance to provide strategies for for-profit, non-profit and public agencies to develop and maintain long term affordability of rental housing in particular.

The ONLY way to address the housing situation in Teton County is for our State & Local Gov'ts to stop building, and let the housing & job markets NATURALLY stabilize.

The city of Casper is taking care of the comm. development for Katrina County. That's all they care about. Put all the funds to help the homeless and hungry in this county. Maybe then it will even out.

The housing market in Laramie County is a sellers market. The cost of buying into a home is beyond the means of the average workforce pay scale, but they make enough to not qualify for assistance. We need to address this and allow for something like rent controlled apartments that help these folks save enough to transition into a home at some point.

The state could encourage counties to work holistically on these problems, such as housing and substance abuse. Our hospital, city and county government, and organizations should work together.

The state used to have a program that would guarantee full occupancy for x number of years to encourage developers to build in areas where housing is needed.

There is very little available to people with disabilities in rural communities.

This is difficult. Some new studies show that given facts that clearly show that a person's information is inaccurate, most people will double-down on the perceptions they have -- and not change even in the face of overwhelming evidence. Orton Foundation has been doing a lot to try to provide a blueprint for how to get small communities to work together for the common good. The best way we have found over the last decade is to work on small projects that are not controversial (i.e., currently a children's nature park) and which can grow into something bigger (a base for arts & nature workshops, classes). I would like the opportunity to have a deep discussion with someone in housing/community development who sees the big picture and has real information that can provide some direction -- not just the "look on our web page and you'll see what we do and what we fund."

Tiny houses, less focus on the ranchette, work towards preserving open spaces though supporting the federal ownership of existing federal lands, and promoting conservation easements for agricultural and wild life supporting lands.

Visit the service providers, tour their facilities and talk to their clients. Provide oversight to insure that the funds are being used in a streamlined and efficient manner.

WY

We need more housing assistance for the elderly.

Work/plan more closely with local government and service providers.

better oversee how things are run in every county not just the well populated or monied ones

comments

coordinated entry system

housing land trust

listen to the people in need.

make Jan Gray give up his lots in sun-up ridge and demolish his other properties so lots can be used for future development

provide a more diverse, stable economy

provide rehabilitation loans (low interest) for rental properties

quit wasting money on unneeded projects

support the already existing local agencies

use partnerships with private business to jump start but expect self sufficiency and expect exemplary programming

F.4. Please provide any other comments you may have that are not been covered in another question or area.

Response

12th and 13th street dangerous to narrow no parking options in casper wyoming

Community Land Trusts should be encouraged as a means of retaining affordability

Don't californicate Wyoming

Food banks and public housing entities should be able to provide information on available services or have case workers. Seniors and youth need outreach.

For 10-plus years, a group of individuals in our community have worked in whatever way possible to help the community infrastructure. We know well that children who do not have stable home lives, who do not have enough to eat, rarely perform well in school and don't take advantage of opportunities that are handed to them. Their parent/s may be working 2-3 jobs to literally put food on the table or a roof over their head. Or they may resort to illegal activities that endanger themselves and their children. (Kudos to the schools that have put free laundries in their schools so that homeless and abused kids can have clean clothes and not be ashamed or bullied.) But the situation is similar for older citizens as well. Seniors also need similar services that can keep them engaged. I would seriously like to visit with you about the concept of a tiny house community. I know there are firms out there who specialize in them; but I would like some guidance (other than Google) to potential fundi

I see above average incompetence in many of our service organizations and providers. They tend to isolate and blame the populations they should be serving.

N/A

Need funding for infrastructure

Since we live out of town a ways, I am not as familiar with some of these issues as I would be if we lived in town.

Stop relying on the local community boards, elected officials, and administrative staff for the information of the needs of the community. These people are often the most blind to the community. Walk (or drive) the streets of the community, talk to the people going in and out of the local gas station or grocery store, get the thoughts of the actual community, not the faces and "good ol' boys" that represent them.

Thank you for this opportunity

The best thing that can be done for the vulnerable is to work towards helping them stand on their own.

This is a long survey. Opinions are important, but decisions should be based on statistical data to verify public perception

This survey starts out asking questions about economic development and ends up with vulnerable populations and gives them more weight when dealing with economic development.

Vulnerable populations need better access to fitness related facilities may help increase their quality of living.

We are building and revitalizing too many public entities/structures with taxpayer funds that have no hope of standing on their own and will consequently continue to be a burden to the public.

comments

give the people in hud properties the ability to help find solutions for the problems. i have suggested many. or vouchers to find another place where you can make changes to a house you plan to live in for years or option to buy

F.5. Please select the option that best fits. - comments

Response

& 9 year business owner

4th Generation Wyoming Native. Jackson/Teton County Native

Answering for myself and family and also as the clerk of Session of one of the local churches

Board member of two agencies that serve vulnerable population groups.

City Employee

Clerk

Commercial property manager, ranch manager, volunteer board member, parent that raised 3 children in area (none of which can return due to lack of life supporting jobs).

Community Manager

Community volunteer on several non-profit boards whose focus is housing for workforce and youth

Corrections Reentry Coordinator

Director of United Way of Southwest Wyoming

Economic Development

Employee of WYO-DOC

Episcopal priest

Federal government employee

Founder of not-for-profit service organizations designed to help community sustainability, building on cultural heritage tourism (who we are, what we do, where we live), life-long learning (education & health).

Governmental Employee

I am a consultant. I do surveys, strategic planning, needs assessments with an emphasis on social services.

I am a single woman who works full time and there is very little housing that I can afford in the Sheridan area. And there are plenty of other people making similar salaries who have the same problem. Very difficult to find affordable, pet-friendly housing.

I the former Planning Director of Teton County and am currently the chair of the JH Community Housing Trust.

I'm a past planning & zoning commissioner and currently the president of the board of directors of an entity that provides affordable housing to seniors that can live independently.

Individual that has seen Hanna boom and bust and is slowly becoming a dreary derelict community that offers nothing for healthy opportunities to the preschool and elderly groups

Landlord

Manager of community health coalition.

Member of Government

Nonprofit Housing Organization

Parent of an adult with special needs

Senior veteran

State Government

The state is heading in the right direction. The move of homeless services to DFS has been a good one. The Governors 10 year plan has assisted in raising awareness and creating motion.

Vet

Volunteer Board Member of Non-Profits

Worland Wyoming Weather, non profit organization. Community development volunteers.

family member

im disabled and also raising kids that come from abusive family.

mayor, Superior

member of Glenrock Planning Commission

non profit business organization

pastor of a local church

public employee

state government

work to help vulnerable population

F.9. Please provide any suggestions for how we can improve our public participation process?

Response

At random, general public...

Awareness on radio etc

Contact the Council of Social Agencies (Bill McDonald, 751-3372) and develop a relationship with this group as this represents the majority of service providers in the county.

Emails, social media posts, community / town hall meetings, public notices in local newspapers.

Encourage Wyoming's local Chambers to share this survey with their membership, post on social media etc. Does this link get sent to local elected officials?

Facebook

Have local public meetings. Advertise for meetings BETTER.

Have meetings in conjunction with other events where people are already present

Have the general population vote on their needs in the community.

I will try to keep up with what is going on via the newspaper and radio.

In terms of Community Involvement and the peculiarity between Government and guidance, helps to explain the so-called increase in community involvement the Government is relying on the introduction of a statement of Community involvement to ensure that the community has a voice.

Include all public service agencies and grant fund recipients. Communicating with one government office person in an unrelated field of service is not a responsible attempt at full participation.

Just have to say I loved that I found this through an online news outlet that shared it. I would like to learn more about our state's economics but often find that news outlets and press releases don't break the information down for many to fully understand the issues. Please create more understanding of the current issues and possible solutions people are proposing from all angles. I want to understand but struggle to fully grasp what role "I" can play as a community member.

Let service providers know they can register to receive information on funding opportunities at the conclusion of the meetings. Provide public with contact information of service providers.

More outreach, better education

More public meetings and advertise them well. Many people do not have internet access

None at this time. I know funding continues to be a major obstacle to make progress in these areas of social concern.

Offer community briefings at local libraries

Periodic surveys. Also an email that can be given out if community members need to voice emergency/pertinent issues.

Personal contact. It's a lot of work, but will garner real results.

Place Surveys in with mailings such as Utility bills .

Post your information through the Community Foundation of Jackson Hole and the Jackson Chamber of Commerce website.

Share you results with us at the Chamber and really get other Chambers engaged in distributing the information....

Showing a limited number of addressees in this email made me feel a greater need to respond. I felt like you were reaching out to fewer people and my response was more important that if the email showed a mass mailing.

Sometimes it is not quantity that counts, but quality. Webinars for those of us who cannot travel. Help us make connections to others who may have addressed similar issues. Help us identify sources that can help in planning, development, finances, etc. It is always disappointing to go to a seminar and hear all these wonderful speeches from really great people, and then go home and not have anything to take home that is applicable to small struggling communities. Yes, you need to talk to the public - it's your job; but sometimes you have to have individual conversations with mid-level individuals/potential business partners, etc. Another note: See <https://www.arts.gov/artistic-fields/creative-placemaking> This is a new endeavor by the National Endowment for the Arts (another reason they should be funded), which we are currently investigating. Someone such as yourselves should be working with them and seeing where there is overlap and helping those of us in small communities with wading

Stop treating it like a collage paper! It's not about your and getting what you think is needed or what you think will get you an "A" on your report card. It's about finding out what is real. This state hasn't got money to waist on your over educated, under experienced ideas. And the people you are lying to yourself about helping don't have time for you to run your fantasies about a fascist utopia.

Take the money being spent on all of the city, county, and state surveys and put it to use on infrastructure

Thank you for making housing more of a priority

Thank you for this opportunity.

There is one thing that most communities like, events. It gives them something to do, while also working for their community, its a win/win. Host an event at a place like the Goshen County Rendezvous Center, partner with local food vendors to serve food (they can donate if they'd like, or charge \$5 a plate). Partner with local charities or clubs to have a steak in the event, and have something to draw the crowds in, like a raffle, games of bingo, auctions, wine tasting, or anything really! Then early in the night, get people seated and host an open forum on the thoughts of the needs of the community. Don't let the elected officials speak or intimidate the crowd. If not an open forum, then when guests arrive, have them fill out a questionnaire regarding the community. Heck you could even have it as a download, and make the questionnaire the ticket to getting into the even in the first place! Then during the event, speak about the concerns raised, and see if people would like to discuss

This is a good start Public announcements on radio and television

This is good start however it is assuming folks have a computer and are willing to do a survey. For venerable populations - elderly, disabled, out of work, face to face questions might be better.

This is helpful, outreach to services that need an input like aids program out of Sept of health, also lieap and winterization program lacks money

This was forwarded to me by a friend. I don't know if it's been in the paper or not.

This worked fine , but otherwise I would not have known about except a friend forwarded to me

Vulnerable populations (low-income, seniors, Tribal members, etc.) are less likely to complete this kind of survey on-line. Is it possible to obtain more input directly from them (perhaps site visits to senior centers, the Reservation, low-income housing, etc.)?

Who are you?

Wish our paper would include this info.

better communications

get real. That means leaving the office once in a while.

make sure that people that are appointed are doing their jobs! give a disabled person help moving dont threaten eviction if they only have a 5 & 9yro for help

Wyoming Emergency Solutions Grants & Continuum of Care Program Written Standards

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PROGRAM OVERVIEW

Introduction

The State of Wyoming Department of Family Services (WY DFS) has developed the following standards for providing assistance with Emergency Solutions Grant (ESG) funds as required by section 576.400 (e) of the ESG Interim Rule. These standards were created in coordination with the Wyoming Homeless Collaborative Continuum of Care (CoC) which includes nonprofit and for profit homeless service providers inclusive of health, mental health, and substance abuse providers, local, state and federal government representatives, businesses and corporations, philanthropic organizations and individuals, and persons currently or having formerly experienced homelessness within the CoC geographic area. They are in accordance with the interim rule for the ESG Program and the final rule for the definition of homelessness both released by the U.S. Department of Housing and Urban Development (HUD) on December 4, 2011.

The written standards have been formulated for the following purposes:

- Establish community-wide expectations on the operations of projects within the community,
- Ensure the system provides equal access, is transparent to users and operators, and
- Establish a minimum set of standards and expectations in terms of the quality expected of projects.

WY DFS expects that the standards will become more expansive as WY DFS gains more experience with and collects more data from services provided with the Emergency Solutions Grants program.

Though these standards are specifically required by section 576.400(e) of the ESG Interim Rule, agencies receiving funding from the WY DFS for homeless serving programs from other Federal, State, and local sources administered by the WY DFS will be expected to meet these standards for providing assistance.

Eligible Components

The Emergency Solutions Grant (ESG) provides federal funds to assist individuals and families to quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. ESG funds are available for five program components: street outreach, emergency shelter, homeless prevention, rapid re-housing assistance, and data collection

through the Homeless Management Information System (HMIS), as well administrative activities. The ESG program is authorized by subtitle B of title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371-11378).

The following crosswalk provides an overview of HUD Homeless and At Risk definitions and eligibility to ESG program components. Please see full definitions in Appendix A and B.

Eligibility by Component	Emergency Shelter	Individuals and families defined as Homeless under the following categories are eligible for assistance in ES projects: <ul style="list-style-type: none"> • Category 1: Literally Homeless • Category 2: Imminent Risk of Homeless • Category 4: Fleeing/Attempting to Flee DV
	Rapid Re-Housing	Individuals and families defined as Homeless under the following categories are eligible for assistance in RRH projects: <ul style="list-style-type: none"> • Category 1: Literally Homeless • Category 4: Fleeing/Attempting to Flee DV (if the individual or family is also literally homeless)
	Homelessness Prevention	Individuals and families defined as Homeless under the following categories are eligible for assistance in HP projects: <ul style="list-style-type: none"> • Category 2: Imminent Risk of Homeless • Category 4: Fleeing/Attempting to Flee DV (if the individual or family is NOT also literally homeless) <p>Additionally, HP projects must only serve individuals and families that have an annual income BELOW 30% AMI, AND have no other support networks and resources to prevent them from going to the street or a shelter. Finally, the assistance must be necessary to help the program participant regain stability in his/her current permanent housing or move into other permanent housing and achieve stability in that housing.</p> <p>**At Risk of Homelessness - At project entry, this category is only a valid response for clients being served by Homelessness Prevention or Coordinated Assessment projects. See Appendix C(2)</p>

Ineligible Activities

Ineligible activities that cannot be funded with ESG include, but are not exclusive to:

- replacement of existing mainstream resources;
- payments made directly to program participants;
- payments on a mortgage or land contract;
- payment of rent for eligible individuals or families for the same period of time and for the same cost types being assisted through any other federal, state, or local housing subsidy program;
- payments on credit card bills or other consumer debt, including child support or garnishments;
- provision of cash assistance;
- payment of costs of discharge planning programs in mainstream institutions such as hospitals, nursing homes, jails, or prisons; and
- payment for religious activities. (Note: While organizations that are religious or faith-based are eligible to receive ESG funds, religious activities must be conducted separately, in time and location, from ESG-funded activities and participation must be voluntary for program participants.)

Data Collection

HMIS or Comparable for Victim Service Providers

All data on persons served and all activities funded with ESG funds must be entered into the CoC-approved Housing Management Information System (HMIS) or a comparable database. The purpose of the HMIS is to record and store client-level information about the numbers, characteristics, and needs of homeless and at risk of homelessness persons who receive program assistance. Additional information about the HMIS requirements is provided in this manual.

Victim service providers are prohibited from entering data in HMIS; however, they are required to maintain comparable databases of their own design which provide aggregate information and data consistent with HMIS data collection requirements. Projects serving survivors of domestic violence where the subrecipient is not a victim services provider are required to enter data in HMIS.

ESG CAPER (Consolidated Annual Performance Evaluation Report)

ESG subrecipients are required to submit an ESG CAPER at least quarterly during the contract period and at the end of the program year. The reports must be generated by the subrecipient agency from HMIS.

Continuum of Care Coordination

The role of the WY DFS as the ESG recipient is to consult with the CoC on specific aspects of its programs in order to foster a comprehensive, community wide planning process that ensures the seamless coordination of services and funding streams. Consultation is intended to ensure that the recipients of HUD homeless grants are investing in the homeless assistance system in coordinated ways, thereby supporting the same goals and leveraging results. (See 24 CFR 576.400(a)).

Consultation Purpose and Mechanisms

The WY DFS must involve the Continuum of Care in:

- a. Determining how to allocate ESG funds each program year;
- b. Developing the performance standards for, and evaluating the outcomes of, projects and activities assisted by ESG funds; and
- c. Developing funding, policies, and procedures for the administration and operation of the HMIS.

The WY DFS recognizes that collaboration is an ongoing and evolving process and uses a combination of mechanisms for conducting consultation with the CoC and other key stakeholders. These mechanisms include the following:

- *Governing Board Participation* – Per the CoC Governance Charter, the WY DFS appoints a representative from the WY DFS responsible for administering ESG Program funds to the CoC Governing Board. The representative serves in an ex-officio member of the CoC. The WY DFS representative also participates in the meetings of the Executive Committee of the Governing Board to provide technical assistance on ESG requirements, advocate for best practices and coordinate consultation processes. Participation better ensures coordination occurs on an on-going basis.
- *Stakeholder Meetings* – The WY DFS convenes meetings of representatives of the CoC leadership and the Consolidated Plan jurisdiction to set priorities for ESG funding and to provide input in the development of plans and policies. Priority setting and allocations begins annually with the WY DFS's needs assessment process for the Consolidated Plan or Annual Action Plan. CoC staff attends public meetings and the WY DFS hosts at least one meeting with CoC members. The meetings may include additional key stakeholders as well, such as leaders from other homeless planning committees or networks. The WY DFS prepares a plan for use and allocation of funds and presents the plan to the CoC.

Governing Board for approval prior to being submitted for approval to CoC.

- *Committees or Advisory Groups* - Because the consultation requirements span several topics, the WY DFS consults with the committees established in the CoC Governance Charter including the CoC Monitoring, Review and Ranking and Prioritization Committee as needed and may form additional committees.

The WY DFS's goal is to allocate resources to the types of projects that are most likely to reduce homelessness. The WY DFS, as the ESG recipient, must consult with the CoC in determining ESG Program funding allocation priorities and describe this consultation in the Annual Action Plan. In order to prepare for this consultation, the WY DFS and the CoC will begin by assessing the extent to which there is already alignment between the CoC's homeless strategy and ESG Program allocations. The WY DFS will engage the CoC at a point in the process when the CoC can provide meaningful input related to ESG planning and allocation decisions in relation to the funding opportunities available through the CoC Program. Then, the WY DFS and the CoC can proceed in a discussion about how to better align allocations to meet priority community needs and achieve optimal results.

The WY DFS prepares a recommendation for use of funds with the Annual Action Plan and presents it to the CoC for input prior to being submitted for approval to CoC. ESG subrecipients for emergency shelter, street outreach, homeless prevention, rapid rehousing and administration are selected through a competitive application process administered by the WY DFS. HMIS is funded through a direct allocation to the HMIS lead, though an application is required.

Coordinating Entry, Assessment and Services Among Providers

In compliance with section 576.400(b) of the ESG Interim Rule, all ESG subrecipients within the CoC service area must coordinate and integrate, to the maximum extent practicable, ESG-funded activities with other programs targeted to people experiencing homelessness in the CoC area to provide a strategic, community-wide system to prevent and end homelessness. The goal is to increase the ESG & CoC participation in the coordinated entry systems to **prioritize people who most need assistance across the CoC.**

Coordinated Entry System

The CoC operates a Coordinated Entry System to allocate housing and service resources as effectively as possible in a manner that is easily accessible and limits duplication of services. Assistance is prioritized based on vulnerability and severity of service needs to ensure that

people who need assistance the most can receive it in a timely manner.

In compliance with 576.400(d), the WY DFS requires that all subrecipient service providers will:

- **Participate in the coordinated assessment system.** Currently, the CoC operates a Coordinated Entry System for clients who meet the definition of literally homeless.
 - Client entry begins with the subrecipient service provider.
 - Providers administer the Vulnerability Index-Service Prioritization Decision Assistance Tool survey (VI-SPDAT).
 - Survey data entered into HMIS and vulnerability score is generated.
 - Case conferencing is scheduled weekly (if a housing resource is available).
 - Client lists pulled from HMIS based upon available housing resources (Different vulnerability scores are tied to different levels of housing resources. Housing resources are submitted by providers with the resource along with the eligibility for the specific resource.)
 - Client is matched with appropriate available resource.
 - Client is located and further eligibility for available resource is verified by the subrecipient agency.
 - If client remains eligible for resource, client referred to housing resource.
- **Establish a staff member as a point of contact** for other case managers and members of the service provider CoC. The contact should be a position that sees little turnover and is familiar with organizational resources and up to date on current organizational capacity to accept and serve clients, such as a supervisor or manager. This contact should be able to provide information for other housing case managers on what current programs and resources are available to clients entering into the provider system through their organization. This contact will reduce or eliminate the need for clients to seek out additional assistance based on referrals from any ESG recipient agency.
- **Attend all coordinated training for case managers** within the homeless provider system. Each subrecipient is expected to send at least one staff member and share all lessons learned with all housing case management staff. The members of the CoC will also host regular meetings of program staff to share best practices and engage in collective problem solving as the community works toward an integrated system for clients. Meetings will be facilitated through the CES meetings.

Discharge Policies

As part of its annual submission to HUD, the WY DFS is required to certify that it will establish

discharge policies and protocols in its Consolidated Plan that prevent people from being discharged from publicly-funded systems of care into homelessness. The WY DFS will facilitate the collaboration between those persons responsible for discharge planning at the State and local government levels and those with experience and knowledge in homelessness (including the incidences of discharges from public institutions into homelessness) to ensure that established policies are informed by what works—and does not work—in practice.

Client Eligibility

Assessment

All applicants must be assessed to determine eligibility for receipt of ESG funded services. Client assessment and determination of ESG eligibility includes the cost of staff time to complete an intake and/or assessment even if it's determined from the evaluation the applicant is not eligible for ESG program assistance. When ESG funds are used to provide coordinated entry, a subrecipient is encouraged to utilize ESG funding with non-ESG funding in proportionate to the percentage of clients who are determined ESG eligible versus those referred to other programs. Other service costs associated with applicants determined to be ineligible for ESG assistance are not allowable including follow-up and case management. The ESG subrecipient is responsible for determining and documenting client eligibility. If the client is determined to be eligible the client will be contacted no later than two weeks after determination and a plan for service will be formulated. It is expected that within two weeks the agency will close out the client file by serving the client or notifying the client that the client is not eligible for ESG assistance.

Eligible applicants for ESG funded program services must meet one of the categorical definitions of homeless or at risk of homelessness in Appendix A and Appendix B.

The WY DFS will not reimburse an agency for funds expended on clients that are found to be ineligible for ESG.

Household Composition

Homeless or at-risk of homelessness households who meet one or more of HUD determined categorical homeless definitions or criteria are eligible to receive program assistance. Household composition includes an individual living alone, family with or without children, or a group of individuals who are living together as one economic unit. In all cases, a household must lack sufficient resources and support networks necessary to obtain or retain housing without the provision of ESG assistance in order to be program eligible.

The type of ESG assistance for which an eligible household qualifies is determined by the stability of their current housing or their homeless status.

HOMELESS MANAGEMENT INFORMATION SYSTEM

HMIS Funding, Administration, and Operation

The WY DFS, in collaboration with the CoC, has identified funding and developed policies and procedures for operating and administering the HMIS, particularly in regard to the required participation of all ESG-funded subrecipients and in determining the cost of HMIS participation for ESG recipients and subrecipients. The CoC and WY DFS, in collaboration with the HMIS lead agency, will continue to take an active role in this process since the CoC is responsible for the HMIS and since HMIS is a key source of data to assess performance of ESG Program-funded activities and the homeless assistance system.

Reporting Requirements

ESG funded client and activity data must be entered into the HMIS or comparable database for clients who are victims of violence. Data entry and reporting expectations include:

- Timely and accurate data entry into the HMIS;
- Acquiring and documenting informed written consent from program participants. Subrecipients must complete the Client Information Disclosure and Shared Client Consent and Release Authorization attached in Appendices E and F;
- Protecting program participants' confidentiality; and
- Using the HMIS as a tool to analyze data to inform and improve the delivery of services.

Victim Services Data Collection

Victim service providers are prohibited from entering data in HMIS; however, they are required to maintain comparable databases of their own design which provide aggregate information and data consistent with HMIS data collection requirements. Projects serving survivors of domestic violence where the recipient is not a victim services provider are required to enter data in their HMIS.

Eligible Costs

ESG funds can be used for the following HMIS costs:

- The costs of using the coordinated entry process, but not the costs of developing or operating the system;
- Staff costs related to the operation and usage of the HMIS;
- Computer hardware and software costs including purchase of HMIS software licenses;
- Space and equipment costs related to the HMIS; and
- Costs related to monitoring and reviewing data quality, data analysis and reporting.

Performance Standards and Outcome Evaluation

The WY DFS's goal is to increase the focus on data and performance. The WY DFS and the CoC will use HMIS and other pertinent data collected by providers to assist with evaluating ESG activities within the context of broader system performance and inform subsequent ESG and CoC program allocations. In alignment with the federal and state strategic plans to end homelessness, the WY DFS has established performance measures that require the collection of housing status data for all ESG activities (except HMIS) at the time of program exit. While performance measures are subject to further expansion and refinement, all subrecipients are currently required to report on the following measures of stability and income:

- **Housing Stability** – measures the number of persons who maintained housing within the project or obtained other permanent housing upon exit. Both stability measurements – housing obtained and maintained - should be entered into the HMIS.
 - Preliminary performance benchmarks:
 - 80% of program participants maintain permanent housing
 - 35% of program participants exit to permanent housing
- **Total Income** – measures the cash income from all sources that clients age 18 and over received as of the end of the operating year.
 - Preliminary performance benchmark: 50% of program participants with total income increases since initial assessment.
- **Earned Income** – measures the cash income recorded as “earned income” (i.e., income from employment) for clients age 18 through age 61 as of the end of the operating year.
 - Preliminary performance benchmark: 20% of program participants who increase their income since initial assessment.

In addition to the housing stability and income measures, subrecipients carrying out emergency shelter and street outreach activities are required to report the following measures:

Emergency Shelter

- o Engagement – Measures the number of clients in case management

Preliminary performance benchmark: 30% of adult clients in shelter receive case management. Street Outreach

- **Contact** – measures the total number of interactions between a worker and homeless individuals on the street or some other inhabitable space. Benchmarks for contact rates will be set once the CoC establishes a methodology for determining one based on census data, Point-in-Time counts, and staff capacity. Baseline will be created by monitoring data from line 9A of quarterly Capere reports.
- **Shelter Referral** – measures the number of people referred to a shelter from the street.
 - o Preliminary performance benchmark: 70% of contacts go to permanent housing placement.

These outcome measurements will be in addition to reporting of required universal data elements that track client characteristics and service data.

Performance will be reported in the WY DFS's Consolidated Annual Performance Evaluation Report (CAPER), which is presented to the CoC board for review during the public comment period.

Going forward, the WY DFS and the CoC must continue to develop performance standards for evaluating the effectiveness of ESG-funded activities within the State of Wyoming. The WY DFS will use these performance standards for evaluating the activities carried out with ESG funds, including how well subrecipients succeed in:

- Targeting those who most need assistance;
- Reducing the number of people living on the streets or in emergency shelters; and
- Reducing the time people spend homeless.

EMERGENCY SHELTER

Eligible Activities

Activities funded under the Emergency Shelter component are designed to increase the quantity and quality of temporary shelters provided to people experiencing homelessness, through the renovation of existing shelters or conversion of buildings to shelters, paying for the

operating cost of shelters, and providing essential services. Allowable costs under these criteria are outlined in § 576.102.

ESG funds for shelters and outreach services (combined) are capped at 60% of the ESG grant award. The WY DFS will prioritize ESG funding to shelters that demonstrate a commitment to and history of lowering barriers to entry. The low barrier model is a national best practice for reaching the most people in need, especially the most vulnerable. It emphasizes safety, access, and engagement.

Homeless Status

Homeless clients entering into the shelter system must meet the HUD criteria for homelessness as either literally homeless (Homeless Category 1), at imminent risk of homelessness (Homeless Category 2), homeless under another federal statute (Homeless Category 3), or fleeing/attempting to flee domestic violence (Homeless Category 4).

For additional details related to the HUD definition of Homeless and applicability to each program component, see Appendices A and B and the program crosswalk on page 6.

Client Prioritization & Referral Policies

HUD recommends an approach that provides homeless persons with immediate access to shelter, and then offers the supportive services that may be needed to foster long-term stability. **This approach removes unnecessary barriers and assumes that supportive services are more effective in addressing needs when the individual or family has shelter** and the daily stress of being on the street is taken out of the equation. In all cases, providers should use their judgment when it comes to safety. If there are legitimate behavioral/safety concerns, the provider should find ways to address these – via shelter arrangements, programming, shelter renovations, or other solutions.

Emergency shelters will prioritize individuals/families that:

- Cannot be diverted to another program; and
- Are literally homeless; and
- Can be safely accommodated in the shelter; and
- Not in need of emergency medical or psychiatric services or danger to self or others.

Also note the following:

- Emergency Shelters cannot discriminate per HUD regulations (see Fair Housing Requirements in these Written Standards for more detail.)

- There shall be no requirements related to ID, income or employment for entry.
- Transgender placement will be made based on gender self-identification (see Equal Access Requirements for more detail.)

Intake and Assessment

Recipients and subrecipients are required to document eligibility at program entry, even for emergency shelter. Given that third-party documentation at the emergency shelter level is not feasible in most cases, subrecipients operating emergency shelters can document homeless status through a certification by the individual or head of household as the primary method of establishing homeless eligibility. In these instances, one method of meeting this standard would be to require households to complete a sign-in sheet, with a statement at the top informing the individual or head of household that by signing, they certify that they are homeless.

Under no circumstances must the lack of third-party documentation prevent an individual or family from being immediately admitted to emergency shelter, receiving street outreach services, or being immediately admitted to shelter or receiving services provided by a victim service provider.

Once an individual or household has entered an emergency shelter, case managers will assess each program participant and assign an appropriate level of service intervention. In determining what additional supports to provide, the intake worker will consider all resources and support networks available to the household.

- Any new client entering into shelter must be offered a complete assessment to understand client needs and barriers and match the client to the most appropriate services. If a client refuses, shelter staff must continue to offer a complete assessment as long as they remain in the shelter. The goal is to connect the client with appropriate supportive services to foster long-term stability.
- Clients will be prioritized within the emergency shelter system based on need and available resources as determined by the CES.

HMIS Data Entry Requirements for Shelters

Emergency, day or mass shelters, or hotel/motel vouchers are required to collect data and report outcomes using the Entry/Exit method of data collection.

With the Entry Exit method:

- All data required to be collected, is collected at project entry; and
- The duration of each stay can be accurately aggregated to calculate each client's total length of stay in the project.

Regardless of the method used to track shelter use, subrecipients must be able to determine who and how many people were served by a shelter or shelter type for any given night, based on HMIS data.

For additional, detailed information about the reporting requirements, refer to the HMIS Operation Manual found at: <https://www.hudexchange.info/programs/hmis/>.

HOMELESSNESS PREVENTION AND RAPID RE-HOUSING

Eligibility and Client Prioritization

For additional details related to the HUD definition of Homeless and At Risk of Homelessness and applicability of these definitions to each program component, see Appendix A and B and page 6. A checklist of recordkeeping requirements for rental assistance programs is attached in Appendix L.

Homeless Prevention

Individuals/families, who meet the HUD criteria for the following definitions, are eligible for Homelessness Prevention assistance:

- At Risk of Homelessness
- Homeless Category 2: Imminently at-risk of homelessness
- Homeless Category 3: Homeless under other federal statute and
- Homeless Category 4: Fleeing/attempting to flee DV (as long as the individuals/families fleeing or attempting to flee DV are **not** also literally homeless. If the individuals/families are also literally homeless they would qualify for Rapid Re-Housing instead. See below.)

Additional eligibility requirements related to Homelessness Prevention include:

- **Proof of residence** within the boundaries of the State of WY.
- **Total household income and assets below 30 percent of Area Median Income (AMI)** at initial assessment. Clients must provide documentation of household income, including documentation of unemployment and zero income affidavit for clients without income.
- **No other support networks and resources** to prevent them from going to the street or a

shelter.

- The assistance **must be necessary** to help the program participant regain stability in his/her current permanent housing or move into other permanent housing and achieve stability in that housing

Client Prioritization

Note that all targeted individuals and families described below must meet the minimum HUD requirements for eligibility for homelessness prevention assistance with the most vulnerable served first. If multiple persons have the same vulnerability then prioritize as below.

The WY DFS has identified the following priorities for homelessness prevention assistance:

1. Chronically Homeless;
2. Veterans;
3. Unaccompanied youth 18-24 years old; and
4. Families with children.

These are priorities and are not meant to preclude other eligible persons from receiving assistance. Within these priorities, the WY DFS will enable each subrecipient to prioritize the eligible households using the VI-SPDAT, FVI-SDAT, TAYVI-SPDAT and other information provided by the client. Homeless prevention is not currently set up for prioritization through coordinated entry, however, the WY DFS and CoC will work toward prioritizing all housing and services through coordinated entry.

Rapid Re-Housing

Individuals/families, who meet the HUD criteria for the following definitions, are eligible for Rapid Re-Housing assistance:

Homeless Category 1: Literally homeless

Homeless Category 4: Fleeing/attempting to flee DV (as long as the individuals/families fleeing or attempting to flee DV are **also** literally homeless).

Rapid re-housing **does not have income eligibility requirements at the time of intake**; however, to qualify for continuation of rapid re-housing assistance, an applicant must have an annual income at or below 30% AMI at the time of re-evaluation.

Client Prioritization

Note that all targeted individuals and families described below must meet the minimum

HUD requirements for eligibility for rapid re-housing assistance with the most vulnerable served first. If multiple persons have the same vulnerability then prioritize as below. The WY DFS targets the following population for rapid re-housing assistance:

1. Chronically Homeless;
2. Veterans;
3. Unaccompanied youth 18-24; and
4. Families with children.

These are priorities and are not meant to preclude other eligible persons from receiving assistance. Within these priorities, the WY DFS will enable each subrecipient to prioritize the eligible families using the VI-SPDAT, FVI-SDAT, TAYVI-SPDAT and other information provided by the client.

Intake and Assessment

Any client assessed for potential assistance with ESG funds must meet the criteria to be determined eligible for homeless prevention or rapid re-housing assistance. Subrecipient case managers must complete the "But For" Certification attached in Appendix D certifying that a comprehensive assessment was completed and that the findings are such that client or household would become or remain homeless **but for** ESG HP or RRH assistance.

The caseworker must use the intake assessment to evaluate a program participant's specific situation, and document that they 1) are going to have to leave the unit, in cases of homelessness prevention assistance; and 2) meet any applicable eligibility criteria, such as lacking other resources or support networks.

When assessing a program participant's needs during the initial evaluation, a case worker must determine the amount and types of assistance the individual or family needs to achieve stability in permanent housing. As part of this assessment, it is important to determine which households will be able to avoid homelessness with limited assistance and which will need deeper levels of support. For effective outcomes, a strong program design will strive to find a balance between providing an appropriate level of financial assistance to achieve successful outcomes while avoiding excessive funding of individual households, which limits the overall number of households that can be served by the program. An effective assessment of each household's history, circumstances, and needs is critical when estimating the amount of assistance a household will need. As part of this assessment, a case worker must develop a plan to assist the program participant to retain permanent housing after the ESG assistance ends.

See 24 CFR § 576.401(e)(1)(ii).

For the delivery of Rapid Rehousing assistance, the CoC will use the VI-SPDAT Pre-Screen Survey. Responses will be entered into HMIS. Homeless Prevention clients, because they are not literally homeless, are not required to be administered the VI-SPDAT. Until the coordinated entry process is better established to coordinate and prioritize services community-wide, Homeless Prevention funds can be allocated at the project level.

Calculating Gross Annual Income

Annual income is the gross amount of income anticipated to be received by a household during the coming year based on the household's circumstances at the time of program intake and assessment. Annual Income determination is consistent with the Housing Choice Voucher definition of annual income found at 24 CFR 5.609. HUD provides an Income Eligibility Calculator at <https://www.hudexchange.info/incomecalculator/>. Please note that the income eligibility calculator is designed to help subrecipients calculate income in accordance with the allowable definition, but it does not verify income. The calculator does not replace the documentation that must be collected and retained by the subrecipient as outlined in Attachment L.

When determining the annual income of a household to establish eligibility for ESG assistance, subrecipient must count the income of all adults in the household, including nonrelated individuals, within the limitations imposed by 24 CFR 5.609. Not everyone living in the unit is considered a member of the household for the purposes of determining a household's income. Excluded persons include: foster children, foster adults, live-in aides, children of live-in aides and unborn children. A person subject to shared-custody agreement should be counted as household member if the child resides with the household at least 50% of the time.

Income generated by an asset, such as the interest on savings or checking account is considered household income even if the household elects not to receive it. For example, though an applicant may elect to reinvest the interest or dividends from an asset, the interest or dividends are still counted as income anticipated to be received during the coming 12 months. Asset income is discussed in 24 CFR 5.609. Income producing assets include: bank accounts; life insurance policies; lump sum additions (legal settlement, refund, etc.); personal property held as investments; retirement/pension funds; trusts; assets disposed of for less than fair market value; and stocks; bonds or mutual funds.

Eligibility Documentation and Recordkeeping

Subrecipients must establish written intake procedures that include requirement of written documentation verifying eligibility for program services in accordance with the following preferred order of documentation. Documentation verifying eligibility must be available in client files or if kept electronically, available upon request. Recordkeeping and Reporting Requirements are provided in Appendix L.

Third Party Documentation

Third Party documentation (source documents provide by an outside source) is the preferable form of verification and includes but is not exclusive to pay stubs, written statement or documents from employer, landlord, public benefit worker, or agency service provider. Written verification must be sent directly to program staff. Bank statements may not be used as proof of any earned or unearned income.

Intake/Case Manager Worker Observation Documented by ESG Staff

Staff documentation may include oral statements made by social worker, case manager, or other appropriate official at an institution, shelter, or other facility and documented by the program intake worker/case manager. Use of oral statements is allowable when third party documentation is not available.

Participant Self-Certification

Self-Certification requires a written and signed document by the individual or head of household seeking assistance attesting to the eligibility facts for which they are certifying. A third party may be designated by a participant to sign documents on their behalf when they are unable to do so. If needed, subrecipient must provide access to language interpretation services and assistive devices necessary for participants to understand the documents they are certifying. A Self-Declaration of Income form is provided in Appendix G.

Self-certification documentation is only used when documented staff efforts verify that third-party or worker observation documentation is not available. However, lack of third-party documentation must not prevent an individual or household from being immediately admitted to emergency shelter, receiving street outreach services, or immediately accessing domestic violence/victim service shelter and assistance.

Periodic Re-Certification

All case managers are required to re-evaluate clients based on the following schedule. At that time, a case manager may decide to extend, decrease, or discontinue providing assistance.

Program Component	Schedule	Re-evaluation Criteria
Homelessness Prevention	Every 3 months	For both HP and RRH, to continue to receive assistance, clients must <ul style="list-style-type: none"> • be at or below 30% AMI AND • lack sufficient resources and support networks necessary to retain housing without ESG assistance.
Rapid Re-Housing	Annually	

Program participants must meet with their case managers at least monthly, either in-person or by phone. In some cases program participants will be required to have regular home and office visits. Review the section on Case Management below for additional details.

Notification of a program participant's changes in income or other circumstances that affect his/her need for assistance is required at re-evaluation only,

Housing Relocation and Stabilization Services

Case Management

Program participants receiving homelessness prevention or rapid re-housing assistance must receive housing stability case management that assists the program participant in ensuring long-term housing stability. Case managers are required to complete a Housing Stabilization Plan (attached in Appendix H) for each ESG program participant. This requirement applies to all ESG program participants regardless of whether they are receiving one-time financial assistance or ongoing assistance and includes the following:

- Meeting with a case manager and developing a plan to assist the program participant to retain permanent housing after the ESG assistance ends (24 CFR 576.401(e)).
- Connecting the program participant to mainstream and other resources.

Connecting program participants to other resources would include assisting them in obtaining appropriate supportive services, as well as connecting them to other federal, state, local, and private benefits and services for which they may be eligible. This includes, but is not limited to, Medicaid, SNAP, WIC, unemployment insurance, SSI/SSDI, services for veterans, and TANF (see 24 CFR § 576.401(d)).

If a subrecipient is providing a one-time payment of utility or rental assistance or arrears

assistance, a single case management session may meet the program's requirements so long as the housing plan can be established and the referrals to mainstream resources can be completed during the initial intake meeting.

In developing a plan to assist the program participant to retain permanent housing after the ESG assistance ends, the case manager should take into account all relevant considerations, such as the program participant's current or expected income and expenses, other public or private assistance for which the program participant will be eligible and likely to receive; and the relative affordability of available housing in the area.

Program participants receiving ongoing assistance are required to meet not less than once per month with case managers while they are receiving homelessness prevention or rapid re-housing assistance. Once that assistance ends they are no longer required to meet with a case manager on a monthly basis. Subrecipients may choose to have program participants continue to meet for 6 months after assistance ends to ensure that they have achieved housing stability.

For monthly meetings between re-evaluations, meetings should take place in the format most likely to ensure long-term housing stability, including home visits.

Re-evaluations must take place not less than once every 3 months for program participants receiving homeless prevention assistance, and not less than once annually for program participants receiving rapid re-housing assistance (24 CFR § 576.401(b)). At these re-evaluations, in-person meetings are required because program participants must provide documentation regarding eligibility.

As part of the requirement for comprehensive case management for housing stability, all case managers are expected to complete, at a minimum, an in-person or by phone follow up with clients 30 days after exiting the program.

Housing Location Services

Any subrecipient of ESG assistance must provide housing location assistance for clients as a part of its full housing relocation and stabilization services to ESG clients. Subrecipients are expected to have capacity or resources dedicated to finding appropriate housing and developing relationships with affordable housing providers so that ESG clients have access to housing choice through the subrecipient, rather than the expectation that clients must navigate the system on their own.

Note that as part of housing location and case management services provided, Subrecipients

are expected to educate landlords and familiarize them with the financial assistance model, particularly as it relates to participant share in rent. Additionally, housing location and case management staff are expected to inform landlord on updates to changes in participant share as well as eligibility re-evaluations; this way the landlord is aware of any changes to the amount of financial assistance being provided. Staff must touch base with the landlord and ensure that they have an updated copy of the Rental Assistance Agreement (see Appendix K) and are aware of the changes to the participant rent share.

Eligible costs

Case Management activities assess, arrange, coordinate, and monitor individualized services developed for program participants. Eligible costs include:

- Using coordinated entry (HMIS);
- Conducting initial evaluations including, verifying and documenting eligibility;
- Counseling;
- Developing, securing and coordinating services and obtaining Federal, State, and local benefits;
- Monitoring and evaluating program participant progress;
- Providing information and referrals to other providers;
- Providing ongoing risk assessment and safety planning with victims of domestic violence, dating violence, sexual assault, and stalking; AND
- Developing an individualized housing and service plan, including planning a path to permanent housing.

Financial Assistance

ESG funding must be used as a last resort, be the least amount of assistance needed to stabilize the client, and be for the least amount of time possible. ESG funds are not to supplant other available resources to the client nor will ESG funds be used to duplicate a resource provided in the same time period for the same cost.

The WY DFS will not have a minimum amount or percentage that will be applied to client contributions across all service providers. In addition, the WY DFS will not allow providers to create a minimum participation amount for clients upon entry into any homelessness prevention or rapid re-housing program.

Financial assistance cannot be provided to a program participant who is receiving the same type of assistance through other public sources or to a program participant who has been

provided with replacement housing payments under the Uniform Relocation Act (URA) during the period of time covered by the URA payments.

Housing Relocation and Stabilization Financial Assistance

ESG funds may be used to pay landlords, utility companies and other third parties for the following housing related costs:

Rental Application Fee

ESG can fund applicant fees charged by the landlord to all applicants. Application fees can only be provided for one application at a time; but note that this only limits the number of applications that require application fees. Case managers and housing specialists can and should work with clients and landlords to process as many free applications as possible.

Utility Arrears, Payments and Deposits

ESG funds may pay for up to 12 months utility payments per program participant, per service, during any three year period and up to six (6) months in utility payments in arrears per service (for a total of 18 months). A partial payment of the utility bill counts as one month. This assistance may only be provided if the program participant or member of the same household has an account in his or her name with a utility company or proof of responsibility to make utility payments. Eligible utility services are gas, electric, water, and sewage.

The amount of utility payments may be increased to 24 months if the client is enrolled in a full or part time training program designed to provide permanent long term employment and is receiving Rapid Rehousing assistance for 24 months. No program participant shall receive more than 24 months of utility assistance within any 3-year period (24 CFR 576.105(a)(5)).

Cable TV or other similar utilities may not be paid with ESG funds unless a cable fee is charged to all tenants and is required under the lease for occupancy in the unit. The cost would be eligible as rental assistance (24 CFR 576.106(d)(2)).

Utility Deposits. ESG funds may pay for a standard utility deposit required by the utility company for all customers for gas, electric, water, and sewage utility services.

Security Deposits

- Not to exceed an amount equal to 2 months' rent; and
- Limited to one time assistance within 3 years.
- Deposits may remain with the client if they are stably housed once the subrecipient has

completed providing assistance.

Last Month's Rent

If necessary to obtain housing for a program participant, the last month's rent may be paid from ESG funds to the owner of that housing at the time the owner is paid the security deposit and the first month's rent. This assistance must not exceed one month's rent and must be included in calculating the program participant's total rental assistance, which cannot exceed the limits set above.

Short and Medium Term Rental Assistance

Rent Arrears

A one-time payment for up to 3 months of rent in arrears during any 3-year period, plus any late fees on those arrears.

An arrears payment is only an eligible cost if a tenant would actually be evicted for non-payment of their portion of the rent (Homelessness Prevention) or the arrears are preventing the household from obtaining permanent housing and achieving stability in that housing (Rapid Re-Housing).

Because the goal of the ESG program is to help program participants achieve stability in permanent housing, a household **may not** be assisted with arrears in order to stay in a unit with rent that the household will not be able to sustain. Instead, ESG subrecipients may make a one-time payment of rental arrears on the unaffordable unit and then provide housing relocation and stabilization services and rental assistance to help the individual or family move into other permanent housing that complies with ESG program requirements.

Rental Assistance

Limited to 12 months, within a 3 year period. The amount of rental assistance may be increased to 24 months if the client is enrolled in a full or part time training program designed to provide permanent long term employment.

Rental Agreement and Lease

The landlord must agree that they will not evict the tenant in return for receiving ESG funds (the landlord may have legal right to evict the tenant based on other reasons.) The subrecipient and landlord must execute the ESG Rental Agreement in Appendix L.

No ESG funds may be disbursed until the case manager receives a legally binding, written lease showing the names of the tenants, the move-in-date, occupancy terms, expiration date and the costs payable by the tenant. All payments must be paid to verified third parties. Under no circumstances may ESG payments be made directly to the client.

Rent Reasonableness Determination

Subrecipient must determine whether the gross rent of particular unit is a reasonable rent in comparison to rent for other comparable unassisted units. To make this determination, subrecipient must consider 1) the location, quality, size, unit type, and age of the contract unit; and 2) any amenities, housing services, maintenance and utilities to be provided by the owner in accordance with the lease. The unit's gross rent must be comparable to the rent reasonableness rent for the unit to be considered for rental assistance.

Subrecipient must determine the review method(s) they will use to establish the rent reasonableness standards for their area (e.g.; a list of comparable rents can be completed by using a market study of rents charged for units of different sizes or by reviewing advertisements for comparable rental units). To learn how public housing authorities establish rent reasonableness for the Housing Choice Voucher, review Chapter 9 of the HUD Housing Choice Voucher Program Guidebook. The link to the Guidebook is in Appendix N of this manual.

Comparable rents vary over time with market modifications. Rent Reasonableness standards must be reviewed periodically and adjusted to align with these rent market changes.

The Rent Reasonableness review completed for each unit must be documented in the client case file. A sample rent reasonableness form is included in Appendix I.

Fair Market Rent (FMR) Requirement

HUD establishes FMR to determine rent ceilings for HUD-funded rental assistance programs. HUD publishes the FMR schedule annually for 530 metropolitan areas and 2,045 non-metropolitan county areas. The link to HUD's FMR index is included in the appendices in this manual.

Gross rent for units in which ESG provides rental assistance must be the same or less than the FMR for the location. If subrecipient's service area includes more than one county, subrecipient must use the appropriate FMR for the country in which the assisted rental unit is located. The applicable FMR data should be copied and placed in the client file to document the FMR for the participant's unit size and geographic area.

STREET OUTREACH

Street outreach is service delivery for the specific purpose of reaching out to unsheltered homeless people and connecting them with emergency shelter, housing, or critical services. It also covers costs for providing urgent, non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility.

ESG funds for shelters and outreach services (combined) are capped at 60% of the ESG grant award.

Eligibility: Status as Homeless

Providers must target people who meet the following definition of homeless (Paragraph (1)(i) of §576.2 as required in 24 CFR §576.101):

- An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.

Assessment and Essential Services

Engagement activities must include an initial assessment of needs and eligibility in order to prioritize the type and source of assistance required with safety and urgent health needs being the highest priority. Based on need and assessment, qualifying individuals and/or families will be offered essential services beyond emergency health and other crisis intervention assistance that include case management, transportation, and housing stabilization. Whenever feasible, rapid re-housing will be a priority over the provision or referral to emergency shelter or transitional housing.

Engagement Services

Engagement services are activities to locate, identify, and build relationships with unsheltered homeless people to offer immediate support, intervention, and connections with homeless assistance programs and/or mainstream social services and other housing programs. Eligible costs include:

- Conducting an initial assessment of applicant needs and eligibility;
- Providing crisis counseling;

- Addressing urgent physical needs, such as providing meals, blankets, clothes, or toiletries;
- Actively connecting and providing information and referrals to needed services; and
- Cell phone costs of outreach workers while carrying out these activities.

Case Management

Case management activities help assess housing and service needs and arrange, coordinate and/or monitor the delivery of individualized services. Eligible costs include:

- Assessment and intake evaluations including verifying and documenting eligibility;
- Counseling;
- Developing/securing/coordinating services;
- Helping obtain federal, state, and local benefits;
- Monitoring and evaluating program participant progress;
- Providing information and referrals to other providers; and
- Developing an individualized housing stabilization plan that leads to the attainment of stable permanent housing.

Emergency Health Services

Emergency health services can be funded with ESG only to the extent that other non-ESG funded appropriate health services are inaccessible or unavailable within the service area. Eligible costs include:

- Assessing health problems and developing treatment plans;
- Assistance in understanding health needs;
- Directly providing or helping obtain appropriate emergency medical treatment; and
- Providing medication and follow-up services.

Emergency Mental Health Services

Emergency mental health services can be funded with ESG only to the extent that other non-ESG funded appropriate health services are inaccessible or unavailable within the service area. Eligible costs include:

- Crisis intervention;
- Prescription of psychotropic medications;
- Explanation about the use and management of medications; and
- Combinations of therapeutic approaches to address multiple problems.

Transportation

Travel expenses incurred by outreach workers, social workers, medical professionals or other service agency employee during the provision of allowable street outreach services are eligible costs. They include:

- Transporting unsheltered people to emergency shelters or other service facilities;
- Public transportation for participants;
- Mileage allowance for outreach workers using their own vehicles to visit program participants;
- Purchasing or leasing a vehicle for use in conducting outreach activities, including the cost of gas, insurance, taxes, and maintenance for the vehicle; and
- Costs of staff to accompany or assist program participant to use public transportation.

Services For Special Populations

Services for special populations are essential services tailored to address the particular needs of homeless youth, victims of domestic violence, dating violence, sexual assault, or stalking, including services offered by rape crisis centers, domestic violence shelters, and other organizations that serve homeless persons with special needs. Eligible costs include all those listed under the following engagement services:

- Engagement;
- Case management;
- Emergency health services;
- Emergency mental health services; and
- Transportation.

ADMINISTRATIVE REQUIREMENTS

Match Requirements

The WY DFS requires subrecipients to make matching contributions in an amount that equals (100%) the amount of ESG funds allocated by the WY DFS.

Matching contributions can be obtained from any source, including any Federal (non-ESG) source, as well as state, local, and private sources. Use of any Federal source must not prohibit those funds from being used as ESG match and not already be matched with ESG funds.

Subrecipient must ensure the laws governing any funds used as matching contributions do not

prohibit the use of those funds as match.

All sources listed as match must meet these criteria:

- The matching contribution must be made after the date that HUD signs the ESG Grant Agreement;
- Cash contributions must be expended within the expenditure deadline in 576.203;
- Non-cash contributions must be made within the expenditure deadline in 576.203;
- Contributions used to match a previous ESG grant may not be used to match a subsequent ESG grant;
- Contributions that have been or will be counted as satisfying a match requirement of other federal funds may not be used as match for ESG funding;
- The matching funds must be used for ESG eligible clients and activities; and
- If ESG funds are used to satisfy matching requirements of another federal program, funding from that program cannot be used to satisfy the matching requirements of ESG.

Possible sources of match, other than federal, state or local grants include:

- Cash;
- The value or fair rental value of any donated material or building;
- The value of any lease on a building;
- Any salary paid to staff to carry out the program of the recipient (as verified by a valid timesheet); and
- The value of the time and services contributed by volunteers.

Services provided by individuals must be valued at rates consistent with those ordinarily paid for similar work by subrecipient. If subrecipient does not have employees performing similar work, the rates must be consistent with those ordinarily paid by other employers for similar work in the same labor market.

The value of any real property, equipment, goods or services can be used as match provided the costs would be allowable if subrecipient had purchased them. Some non-cash contributions would be considered indirect costs if purchased by subrecipient; match for these contributions may be given only if subrecipient has established a special indirect cost rate for allocating the value of those contributions to individual projects or programs.

Costs paid by program income shall count as match if the costs are eligible ESG costs that supplement subrecipients ESG program.

Subrecipient must keep records of the source and use of contributions made to satisfy the

matching requirement. Records must indicate the fiscal year grant for which each matching contribution is counted, as well as how the value of non-cash contributions was derived. To the extent feasible, volunteer services must be supported by the same methods that subrecipient uses to support the allocation of regular personnel costs.

The WY DFS will provide an ESG Match Form. Match must be reported quarterly at minimum.

(For the specific match requirements, see 24 CFR 576.201.)

Documentation Requirements

Subrecipients must establish and maintain sufficient records to enable the recipient and HUD to determine whether ESG requirements are being met. Recipients and subrecipients must keep documentation showing that ESG grant funds were spent on allowable costs in accordance with the requirements for eligible activities under § 576.101- § 576.108 and the cost principles for state, local, and Indian tribal governments and non-profits found at 2 CFR Part 225 and 2 CFR Part 230, respectively. (24 CFR 576.500(u)). The WY DFS, as the recipient, will meet these documentation requirements by obtaining the information through reports from subrecipients or other appropriate methods as designated by the WY DFS.

Subrecipients must maintain all the case file records. Subrecipients must maintain records for ALL persons seeking assistance (including those persons that are determined to be ineligible). For those determined ineligible, the record must include documentation of the reason for that determination. This requirement allows for the WY DFS and its subrecipients to have clear and consistent documentation of all persons who seek and those that receive ESG assistance. At a minimum, records must include the client application for assistance, all documentation collected on the client's homeless or at-risk of homelessness status, and their income (when applicable).

Prior to determining a potential client's eligibility, recipients and subrecipients cannot incur ESG costs (including case management costs) beyond the costs involved in intake and initial evaluation.

For detailed guidance regarding recordkeeping and reporting requirements under the ESG program, subrecipients should review section 576.500 of the ESG Interim Rule.

Failure to keep adequate records of both persons seeking assistance and those that receive assistance could jeopardize future ESG funding to the subrecipients.

Termination, Grievance and Conflict of Interest Policies

The ESG subrecipient must have written denial, termination, and grievance policies and procedures. The policies and procedures should be readily available to program participants either in writing or by posting them in a public space. Copies and explanation of the policies and procedures should be provided directly to any client when denial termination, or other action affects the client's ability to receive assistance. The notice must provide the specific reason(s) for the action and provide a process the applicant can follow to request a review of the decision.

Termination or Denial of Assistance

If the subrecipient is terminating rental assistance to the program participant, they must immediately notify the landlord of the date rental assistance for their tenant will end.

Termination from assistance does not prevent subrecipient from providing further assistance, later, to the same household or individual if they are determined eligible for such assistance.

Grievance and Appeals Process

The ESG subrecipient is required to have an established process for addressing client grievances for decisions, including termination or reduction of benefit, denial of benefit or other grievance. At a minimum, the process must include the following components:

- Informs the participant/applicant of the policy and/or policy must be posted in an area specific by the policy and in general locations in which a client/applicant is expected to be;
- Informs the participant/applicant that they must contest any subrecipients decision that denies (for any reason) or limits eligibility of participant/applicant and/or terminates or modifies any benefits;
- Allows any aggrieved person a minimum of thirty days within which to request an administrative review;
- Informs the applicant/participant of their right to present written or oral objections before a person other than the person (or a subordinate of that person) who made or approved the decision;
- Informs WY DFS of the request for administrative review within 10 days of receiving the request;
- Informs the applicant/participant and WY DFS in writing of the final determination and basis for the decision within ten days of the determination.

Any person or persons designated by the subrecipient can complete the administrative review, other than the person who made or approved the decision under review or a subordinate of this person.

WY DFS retains the right to require modification of any review or appeal process that WY DFS determines does not meet basic principles for notification, instruction, time allowance, impartiality or other necessary component.

Subrecipients must make accommodations for clients who have language or disability barriers that would prevent them from participating in the appeals process.

WY DFS retains the right to require modification of any review or appeals process that in its determination does not meet basic principles for notification, instruction, time allowance, impartiality, and access.

Conflict of Interest

Organizational

The provision of any type or amount of ESG assistance may not be conditioned on an individual's or household's acceptance or occupancy of emergency shelter or housing owned by the subrecipient or an affiliated organization. The subrecipient is prohibited from conducting a participant's intake assessment to determine program eligibility if the participant resides in housing where the subrecipient has ownership interest. The subrecipient would need to find another independent organization that is also an ESG subrecipient to do the intake assessment and ensure that all program participants are eligible even if the subrecipient has a waiver of the conflict of interest requirements. Conflicts of interest waivers regarding rent assistance and rental agreement requirements can only be approved by HUD. If a subrecipient wishes to apply for a waiver, they should contact WY DFS for guidance in submission of a waiver request, which must be approved by WY DFS who will then submit to HUD. See 24 CFR 576.404(a).

The subrecipient must keep records to show compliance with ESG program organizational conflicts-of-interest requirements.

Individual

For the procurement of goods and services, the subrecipient must comply with the codes of conduct and conflict of interest requirements under 24 CFR 85.36 (for governments) or 24 CFR 84.42 (for nonprofits)

Persons for whom the Conflict of Interest requirements apply include any person who is an employee, agent, consultant, officer, or elected or appointed official of the subrecipient agency. No person who exercises or has exercised any functions or responsibilities with respect to activities under the ESG program, or who is in a position to participate in a decision-making process or gain inside information with regard to activities assisted under the program, may obtain a financial interest or benefit from an assisted activity; have a financial interest in any contract, subcontract, or agreement with respect to an assisted activity; or have a financial interest in the proceeds derived from an assisted activity, either for him or herself or for those with whom he or she has family or business ties, during his or her tenure or during the one-year period following his or her tenure.

Fair Housing Requirements

Affirmative Outreach

The ESG subrecipient must communicate and make known that use of ESG funded facilities, assistance and services are available on a nondiscriminatory basis. The subrecipient must develop and implement affirmative outreach written procedures and communication tools and materials to inform persons without regard to race, color, ethnicity, religion, sex, age, national origin, familial status, gender identity or disability, how to obtain access to facilities and services. If it appears the procedures used will not reach persons of any particular race, color, religion, sex, age, national origin, familial status, gender identity or disability who may qualify for those activities and services, the subrecipient must establish additional procedures to ensure those persons are made aware of assistance opportunities.

Reasonable accommodations for persons with disabilities must be available in order to ensure disabled participants have an equal opportunity to utilize housing, including shelters, and receive essential services. Greater levels of accessibility may be required for some shelters in compliance with The Americans with Disabilities Act.

Nondiscrimination

The ESG subrecipient is required to comply with all state and federal statutes relating to nondiscrimination. Any of the following actions based on race, color, national origin, religion, sex, familial status, gender identity or handicap are not permitted:

- Refuse to rent housing or provide services;
- Make housing or services unavailable;
- Deny a dwelling or service;

- Set different terms, conditions, or privileges for rental of a dwelling or obtaining services;
- Provide different housing services or facilities or different services;
- Falsely deny that housing is available for inspection or rental or that services are available; and
- Deny anyone access to a facility or service.

Equal Access Requirements

On September 21, 2016, HUD published a final rule entitled "Equal Access in Accordance with an Individual's Gender Identity in Community Planning and Development Programs." Through this final rule, HUD ensures equal access to individuals in accordance with their gender identity in programs and shelter funded under programs administered by HUD's Office of Community Planning and Development (CPD). This rule builds upon HUD's February 2012 final rule entitled "Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity" (2012 Equal Access Rule), which aimed to ensure that HUD's housing programs would be open to all eligible individuals and families regardless of sexual orientation, gender identity, or marital status. The final rule requires that recipients and subrecipients of CPD funding, as well as owners, operators, and managers of shelters, and other buildings and facilities and providers of services funded in whole or in part by any CPD program to grant equal access to such facilities, and other buildings and facilities, benefits, accommodations and services to individuals in accordance with the individual's gender identity, and in a manner that affords equal access to the individual's family.

Family Composition

Any group of people that present together for assistance and identify themselves as a family, regardless of age or relationship or other factors, are considered to be a family and must be served together as such. Further, a recipient or subrecipient receiving funds under the ESG Program cannot discriminate against a group of people presenting as a family based on the composition of the family (e.g., adults and children or just adults), the age of any member's family, the disability status of any members of the family, marital status, actual or perceived sexual orientation, or gender identity.

Shelters that accept households with children must accept all households with children regardless of the parent's gender. While it is acceptable for a shelter to limit assistance to households with children, it may not limit assistance to only women with children. Such a shelter must also serve the following family types, should they present, in order to be in

compliance with the Equal Access rule:

- Single male head of household with minor child(ren); and
- Any household made up of two or more adults, regardless of sexual orientation, marital status, or gender identity, presenting with minor child(ren).

When limiting assistance to households with children, the emergency shelter would not be required to serve families composed of only adult members and could deny access to these types of families provided that all adult-only families are treated equally, regardless of sexual orientation, marital status, or gender identity.

Accommodating Families

If a shelter has private rooms in which a family can stay together, then the family must be able to stay in a room together if they choose. In all cases (whether or not it's a congregate-style shelter), all families must be treated the same. For example:

- If the standard practice is to put down mats in a conference room for everyone who is considered "overflow" (beyond the capacity of the shelter beds), then it can shelter a family together in that space.
- If the standard practice is to place a family in its own room, it would be acceptable to leave a bed empty to accommodate the family, (e.g. a family of four could stay in a unit with 5 beds, and the fifth bed could be open). In this example, HUD would not expect a provider to fill the 5th bed with an individual that is not a member of the family, so long as the provider documented the reasons for having open beds.

Ensuring Safety and Privacy

A recipient/subrecipient that is concerned about the safety and privacy of particular residents (e.g. women and female children in a shelter where a teenage boy is with his mother) may create separate space where some families can stay, away from others. For example, a recipient/subrecipient might establish separate family rooms, where the family can sleep together.

In all cases, providers should follow this guidance when it comes to safety. If there are legitimate behavioral/safety concerns, the provider should find ways to address these – via shelter arrangements, programming, shelter renovations, or other solutions.

Single Sex Shelters

Finally, a single-sex shelter is only acceptable under certain limited conditions:

- The shelter must be for individuals only. A shelter that accepts families with children cannot be single sex. An example of this might be a shelter that serves single women only (women not in families, without children under 18); AND
- The shelter must not be considered a "dwelling unit" or it must have a shared bathing facility. This policy, which applies to ESG, is stated most clearly in the CoC interim rule, at section 578.93: "The housing may be limited to one sex where such housing consists of a single structure with shared bedrooms or bathing facilities such that the considerations of personal privacy and the physical limitations of the configuration of the housing make it appropriate for the housing to be limited to one sex."

For detailed guidance on the definition of family and how it applies to recipients and subrecipients of ESG and CoC Program funds please review FAQ #1529 available online here: <https://www.hudexchange.info/faqs/1529/how-is-the-definition-of-family-that-was-included/>

More information about the Equal Access Rule can be found here: <https://www.hudexchange.info/resource/1991/equal-access-to-housing-final-rule/>

Equal Access and Gender Identity

In accordance with updated HUD requirements¹, providers must ensure that their policies do not isolate or segregate clients based upon gender identity. The intent of the Equal Access Rule is to affirm that discrimination based on gender identity is sex discrimination and to prevent the biases of individual clients from creating situations where transgender individuals are isolated or segregated.

HUD requirements also state that:

- providers must place, serve, and accommodate in accordance with the stated gender identity of the individual;
- providers cannot subject individuals to intrusive questioning, ask for anatomical information or documentary, physical, or medical evidence of the individual's gender identity; and
- providers must take reasonable and nondiscriminatory steps to address privacy and safety concerns raised by residents and occupants, (not just transgender and gender non-conforming individuals).

This means that any special accommodations are to be provided *for* the person who requests

¹ Equal Access in Accordance with an Individual's Gender Identity in Community Planning and Development Programs, Final Rule, 81 Fed. Reg. 64763 (Sep 21, 2016)

privacy and must not be targeted at another person, i.e. the person who requests privacy for themselves can be moved or separated, but a person cannot request that someone else be moved or separated on the basis of gender identity. Providers can no longer make case-by-case determinations that transgender clients receive alternative accommodations for health and safety reasons, unless the client has requested it.

Clients with special health concerns, trauma histories or other needs may also make reasonable requests for accommodations. Some options for staff are:

- Establish a single use bathroom for client use at specific intervals during the day. Often an existing staff member bathroom may be made available for this purpose without compromising the requirements of staff members.
- Provide certain times during the day that a bathroom can be scheduled by any client with a request to use a congregate facility privately.
- Ensure that toilet and shower stalls have locking doors or, at a minimum, curtains to allow for modesty and dignity.
- For shower use, consider implementing a schedule for all clients if communal showers are the only available type of shower.

The requirements of the Equal Access Rule apply to grant recipients and subrecipients, as well as to owners, operators, and managers of shelters and other buildings and facilities and providers of services funded in whole or in part by any HUD Community Planning and Development program.

Habitability Standards

All housing units supported with program funds must meet HUD Habitability Standards as addressed in §576.403 (also see Appendix J). Housing also needs to be compliant with local housing codes relating to occupancy, health, and safety standards and the program must comply with the more stringent of the two.

Shelters

Emergency shelters that receive ESG funds for renovation or shelter operations must meet the minimum standards for safety, sanitation, and privacy provided in §576.403(b).

In addition, emergency shelters that receive ESG funds for renovation (conversion, major rehabilitation, or other renovation) also must meet local government safety and sanitation standards, as applicable.

These standards include the following:

- Structure and materials;
- Access to and within the shelter;
- Personal space and security;
- Interior air quality;
- Water supply;
- Sanitary facilities;
- Heating and cooling operating equipment;
- Natural and electrically produced light;
- Area for food preparation;
- Safe and sanitary facility maintenance; and
- Fire safety/smoke detectors

Permanent Housing

The subrecipient cannot use ESG funds to help a program participant remain in or move into housing that does not meet the minimum habitability standards under §576.403(c). This restriction applies to all activities under the Homelessness Prevention and Rapid Re-housing components.

Minimum habitability standards for permanent housing include requirements for:

- Structure and materials;
- Personal space and security;
- Interior air quality
- Water supply
- Sanitary facilities;
- Heating and cooling operating equipment;
- Natural and electrically produced light;
- Area for food preparation;
- Safe and sanitary facility maintenance; and
- Fire safety/smoke detectors

For households moving into a new unit, the unit must meet habitability standards before the lease is signed and the household moves in. For households already residing in a unit, the unit must meet habitability standards before financial or rental assistance can be provided.

The Shelter and Housing Standards Inspection Checklists can be found in Appendix J.

Lead-Based Paint Requirements

Federal lead-based paint requirements apply anytime federal funds are used for housing assistance and the living space or unit was built prior to 1978. The Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations in 24 CFR part 35, subparts A, B, H, J, K, M, and R apply to all shelters assisted with ESG funding and all housing occupied by program participants.

Environmental Review

Recipients and subrecipients and their contractors shall not rehabilitate, convert, or renovate a shelter or prospective shelter until the WY DFS has performed an environmental review under 24 CFR part 50 and subrecipient has received HUD approval to continue. Environmental reviews must also be completed for any project-based housing assistance paid with ESG funding.

APPENDIX A: HUD DEFINITION FOR HOMELESSNESS

H U D C R I T E R I A F O R D E F I N I N G H O M E L E S S	Category 1	Literally Homeless	Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: <ul style="list-style-type: none"> ● Has a primary nighttime residence that is a public or private place not meant for human habitation; ● Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); <u>or</u> ● Is exiting an institution where (s)he has resided for 90 days or less <u>and</u> who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.
	Category 2	Imminent Risk of Homelessness	Individual or family who will imminently lose their primary nighttime residence, provided that: <ul style="list-style-type: none"> ● Residence will be lost within 14 days of the date of application for homeless assistance; ● No subsequent residence has been identified; <u>and</u> ● The individual or family lacks the resources or support networks needed to obtain other permanent housing
	Category 3	Homeless under other Federal statutes	Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who: <ul style="list-style-type: none"> ● Are defined as homeless under the other listed federal statutes; ● Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the homeless assistance application; ● Have experienced persistent instability as measured by two moves or more during in the preceding 60 days; <u>and</u> ● Can be expected to continue in such status for an extended period of time due to special needs or barriers.
	Category 4	Fleeing/ Attempting to Flee DV	Any individual or family who: <ul style="list-style-type: none"> ● Is fleeing, or is attempting to flee, domestic violence; ● Has no other residence; <u>and</u> ● Lacks the resources or support networks to obtain other permanent housing

APPENDIX B: HUD DEFINITION FOR AT RISK OF HOMELESSNESS

HUD CRI TERI A FOR DEF INI NG AT RISK OF HO MEL ESS NES S	Category 1	Individuals and Families	An individual or family who: (i) Has an annual income below <u>30%</u> of median family income for the area; <u>AND</u> (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; <u>AND</u> (iii) Meets one of the following conditions: A. Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; <u>OR</u> B. Is living in the home of another because of economic hardship; <u>OR</u> C. Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; <u>OR</u> D. Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; <u>OR</u> E. Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; <u>OR</u> F. Is exiting a publicly funded institution or system of care; <u>OR</u> G. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Con Plan.
	Category 2	Unaccompanied Children and Youth	A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute
	Category 3	Families with Children and Youth	An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

APPENDIX C(1): HOMELESS CERTIFICATION BY HUD DEFINITION FOR HOMELESS

This document is to certify the individual or household named below is currently homeless based on the category checked and required documentation.

ESG Client/Household Name: _____ Date: _____

CHRONICALLY HOMELESS CERTIFICATION

CHRONICALLY HOMELESS: Eligible for Rapid Re-housing assistance.

Individual or family:

- Is homeless and resides in a place not meant for human habitation, a safe haven, or in an emergency shelter and has been homeless and residing in such a place for at least 12 months *or* on at least four separate occasions in the last three (3) years where the combined occasions must total at least 12 months; **and**
- (ii) Has a head of household with a diagnosable substance use disorder, serious mental illness, developmental disability (as defined in Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 (42 U.S.C. 15002)), post-traumatic stress disorder, cognitive impairments resulting from a brain injury, or chronic physical illness or disability.

NOTE:

- Transitional Housing *does not* qualify an individual/family for chronic status.
- Veterans receiving Supportive Services for Veteran Families (SSVF) or other grant per-diem programs offered by the Veterans Administration **do** maintain their Chronic Status.
- ESG Rapid Re-housing is not considered transitional housing.
- Institution stays of less than 90 days do not constitute a break and can be included in

the time calculation as long as the individual/family were on the streets, in emergency shelter, or safe haven when they began.

- Stays in “housed” environments that are less than seven (7) consecutive nights do not constitute a break in homelessness.
- ◆ A BREAK in homelessness is defined as a stay in housing that lasts at least seven (7) consecutive nights; therefore a client must have at least four (4) separate occasions to qualify under this option.

The following documentation must be provided to certify individual living in a place not meant for human habitation, a safe haven or an emergency shelter:

Option 1:

- An HMIS record or record from a comparable database. If not documented in HMIS for 12 months proceed to Option 2.

Option 2:

- A written observation by an outreach worker of the conditions where the individual was living *or*
- A written referral by another housing or service provider where the individual was living.

Note: One encounter per month, documented breaks in HMIS (stayed with relative for night etc. counts as homeless) is acceptable documentation. Must be documented in client file.

Option 3: For use *only* in remote areas if no third-party certification is available; self-certification cannot be used for more than 25% of households per operating year/agency.

- Self-certification by the individual seeking assistance, which must be accompanied by the intake worker’s documentation of the living situation of the individual or family seeking assistance and the steps that were taken to obtain evidence in Steps 1 and 2.

To certify head of household disability, the following documentation must be provided:

- Verification of disability

GENERAL HOMELESS CERTIFICATION

CATEGORY 1: Literally Homeless**Category 1 is eligible for Rapid Re-housing assistance**

Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

- (i) Has a primary nighttime residence that is a public or private place not meant for human habitation; **or**
- (ii) Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs).

Documentation of one of the following is required to certify homeless status:

- Written observation by the outreach worker; **or**
 - Written referral by another housing or service provider; **or**
 - Certification by the individual or head of household seeking assistance stating that (s)he was living on the streets or in shelter.
- (iii) **Or** is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

Documentation must include one of the above forms of evidence AND one of the following:

- Discharge paperwork **or** written/oral referral; **or**
- Written record of intake worker's due diligence to obtain above evidence **and** certification by individual that they exited institution.

Categories 2 through 4 receive assistance under Homeless Prevention

CATEGORY 2: Imminent Risk of Homelessness

Individual or family who will imminently lose their primary nighttime residence, provided that:

- (i) Residence will be lost within 14 days of the date of application for homeless assistance;
- (ii) No subsequent residence has been identified; and
- (iii) The individual or family lacks the resources or support networks needed to obtain other permanent housing.

Documentation must include one of the following:

- A court order resulting from an eviction action notifying the individual or family that they must leave; **or**
- For individual and families leaving a hotel or motel—evidence that they lack the financial resources to stay (Form No. 5); **or**
- A documented and verified oral statement.

In addition to one of the above, documentation must include BOTH of the following:

- Certification that no subsequent residence has been identified; **AND**
- Self-certification or other written documentation that the individual or family lacks the financial resources and support necessary to obtain permanent housing.

CATEGORY 3: Homeless under Other Federal Statutes

Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

- (i) Are defined as homeless under the other listed federal statutes;
- (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the homeless assistance application;

- (iii) Have experienced persistent instability as measured by 2 moves or more during the preceding 60 days; **and**
- (iv) Can be expected to continue in such status for an extended period of time due to special needs or barriers.

Documentation must include all of the following:

- Certification by the nonprofit or state or local government that the individual or head of household seeking assistance met the criteria of homelessness under another federal statute; **and**
- Certification of no public housing in the last 60 days; **and**
- Certification by the individual or head of household, and any available supporting documentation, that (s)he has moved 2 or more times in the past 60 days; **and**
- Documentation of special needs **or** 2 or more barriers.

CATEGORY 4: Fleeing/Attempting to Flee Domestic Violence

Any individual or family who:

- (i) Is fleeing, or is attempting to flee, domestic violence;
- (ii) Has no other residence; **and**
- (iii) Lacks the resources or support networks to obtain other permanent housing

Documentation required for victim service providers:

- An oral statement by the individual or head of household seeking assistance which states: they are fleeing; they have no subsequent residence; and they lack resources. Statement must be documented by a self-certification **or** a certification by the intake worker.

Documentation required for non-victim service providers (all of the following):

- Oral statement by the individual or head of household seeking assistance that they are fleeing. This statement is documented by a self-certification **or** by the

caseworker. Where the safety of the individual or family is not jeopardized, the oral statement must be verified; and

Certification by the individual or head of household that no subsequent residence has been identified; and

Self-certification, or other written documentation, that the individual or family lacks the financial resources and support networks to obtain other permanent housing.

Intake Staff Signature: _____ Date: _____

APPENDIX C(2): AT RISK OF HOMELESSNESS CERTIFICATION

This is to certify that the individual or household below is currently at risk of homelessness based on the category checked and required documentation.

ESG Household Name: _____ Date: _____

Check only one category and complete only that section

CATEGORY 1: An individual or family: (must have income 30% below AMI, lack sufficient resources & meet one of the following risk factors)

Has an annual income below 30% of AMI (must have documentation of income eligibility; AND

Lacks sufficient resources or support networks immediately available to prevent

homelessness (must complete Self-Certification Form No. 5) supported by other documentation when practical such as termination notice, unemployment compensation statement, bank statement, healthcare/utility bill showing arrears.

AND meets one of the following risk factors with acceptable documentation:

- Risk 1:** Persistent housing instability - has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance (**must document the following two criteria**):

- Housing history must demonstrate two or more moves within 60 days; documentation may include HMIS records, referral from housing/service provider, letter from tenant/owner (*intake observation not appropriate*); and
- Economic reasons may include termination from employment, unexpected medical costs, inability to maintain housing including utilities, etc: documentation may include notice of termination, healthcare bills indicating arrears, utility bills indicating arrears (*intake observation not appropriate*).

-
- Risk 2:** Living in the home of another person/individual because of economic hardship (**must document the following two criteria**):

- Housing must be in the home of another (i.e., doubled up): documentation may include letter from tenant/homeowner (*intake observation may be appropriate*); and
- Economic reasons may include termination from employment, unexpected medical costs, inability to maintain housing including utilities, etc: documentation may include notice of termination, healthcare bills indicating arrears, utility bills indicating arrears (*intake observation not appropriate*).

-
- Risk 3:** Housing loss within 21 days – has been notified of their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance: notification to leave within 21 days must be written and only third party source/written is appropriate (**must document one of the following criteria**):

- If tenant/homeowner: eviction notice, court order to leave within 21 days; *or*
- If living with another (doubled up): eviction letter from tenant/homeowner.

Risk 4: Living in a rented hotel or motel and cost is not paid for by charitable organization or by Federal, State, or local government programs for low-income individuals (**must document the following two criteria**):

- Housing must be in a hotel/motel: documentation may include either letter from hotel/motel manager or intake observation; **and**
- Costs have not been covered by charitable organization or government program: documentation – cancelled check.

Risk 5: Living in a severely over-crowded unit as defined by US Census Bureau: lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than 1½ persons per room (**must document the following**):

- Number of rooms in unit **AND** number of individuals living in unit: documentation may include lease, unit details from Tax Assessor's Office, intake observation.

Risk 6: Exiting publicly funded institution or system of care (**must document the following**):

- Discharge from healthcare facility, mental health facility, foster care or other youth facility or correction program: documentation – discharge paperwork or referral letter.

Risk 7: Living in housing associated with instability and an increased risk of homelessness. For example: being a young household with a young child, lacking transportation to work, or other circumstances or barriers as identified in your community.

Documentation must include:

- Self-certification or other written documentation describing the circumstances and that the individual or family lacks financial resources and support networks to obtain other permanent housing.

CATEGORY 2: Unaccompanied Children and Youth

- A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute (**must document the following**):
 - Verification of Homeless Status must be provided by agency administering applicable Federal program: **documentation must be Third Party – Written ONLY**; Certification of homeless status (letter or standardized form).

CATEGORY 3: Families with Children and Youth

- An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her (**must document the following**).
 - Third Party – Written ONLY**; must have documentation of homeless status, which may be letter or referral provided by agency administering the Federal Program **AND** must confirm family/guardian is residing with children/youth.

Intake Staff Signature: _____ Date: _____

APPENDIX D: "BUT FOR" CERTIFICATION**ESG Housing Options and Resources Eligibility****"But For" Certification**

Applicant Name: _____

This document is to certify that the above named applicant or household has explored all re-housing options and all available resources. The case manager also certifies that a comprehensive assessment was completed and that the findings are such that the above named applicant or household would become or remain homeless **but** for ESG Homelessness Prevention or RRH assistance. (See attached assessment)

Client Certification

Under penalty of perjury I, _____ affirm the following statements to be true.

- a. I affirm that I have explored all housing options, (family, friends, public housing, and private housing), and that I have not been able to secure housing.
- b. I affirm that I have accurately reported my family composition and total family income.
- c. I affirm that my household lacks the financial resources and support networks needed to obtain immediate housing (i.e. start-up costs, etc.).
- d. I affirm that I am not receiving financial assistance for the same reason that I am applying for ESG funds.
- e. I affirm that I would become or remain homeless **but** for ESG assistance.

Applicant's Signature

Date:

Case Manager Certification

Under penalty of perjury I, _____ affirm the following statements to be true.

- a. Upon completion of assessment, I affirm that I discussed housing options with the above named applicant, and that the applicant has stated that they have explored all housing options and have not been successful with securing housing.
- b. Upon completion of assessment, I affirm that the above named applicant/household lacks the financial resources and support networks needed to obtain immediate housing.
- c. I certify that I have completed a thorough assessment, including alternative housing options, income and asset verifications and homeless verifications, and believe that the above named applicant or household would become or remain homeless **but** for the ESG assistance.

Case Manager's Signature

Date

APPENDIX E: HMIS CONSENT AND RELEASE FORM

I, _____, have received the **HMIS Client Information Disclosure** and my questions about these documents have been answered. It has been explained to me that **[Agency Name]** will collect information about me and/or my family to help that agency provide me with the best possible services. By signing this form I am allowing this agency to put my information into the Homeless Management Information System (HMIS).

The following items have been explained to me and my questions have been answered:

- I understand that the information in this system will not be used to deny me services such as emergency assistance, outreach, shelter, or housing assistance.
- I understand that the receipt of services is based on agency policy and the requirements of certain funding agencies
- I understand that this written consent allows **[Agency Name]** to collect (in writing or direct input), enter, see, and update information about my family and myself in the HMIS.
- I understand that **[Agency Name]** and the HMIS system administrators will never give information that can be used to tell who I am to anyone outside the agency without my written consent or as required through a court order.
- I understand that I may sign a written request to change my release authorization at any time.
- I understand that this release is valid for seven (7) years after the last time I receive services from the agency.

- I understand that I have the right to see my HMIS record, ask for changes to the information that it contains, and to have a copy of the information contained in my HMIS record from the above named agency by written request.
- I understand that the confidentiality of my records is protected by law.

Client Release Authorization (initial below and sign where indicated):

____ I understand my information will be shared with participating agencies per Information Disclosure list and for community reporting purposes

____ I understand this release covers all household members listed on my application and/or accepted into the program now or in the future.

SIGNATURE OF CLIENT OR GUARDIAN

DATE

PRINTED NAME OF CLIENT OR GUARDIAN

SIGNATURE OF AGENCY WITNESS

DATE

APPENDIX F: HMIS CLIENT INFORMATION DISCLOSURE

This notice explains how information about you may be used and shared. It also tells you how you can access your information. Please read it carefully and ask any questions you may have.

What is the Homeless Management Information System (HMIS)?

In order for [Agency Name] to provide you with the best possible service(s), it is necessary for us to collect information about you and your family. HMIS is used by many Wyoming agencies to serve their clients. System administrators for HMIS are certified staff at Institute for Community Alliances.

What You Need to Know Before You Sign

Receipt of services from [Agency Name] is based on agency policy and the requirements of certain funding agencies, and we are obligated to explain these to you.

By law, we must protect the privacy of your information, inform you of your rights, and tell you how we keep your information private.

Exceptions: By law, we are required to report a life-threatening situation to you or others, and/or a suspicion of child abuse or neglect.

What information may be collected about you?

Your name	Type of housing
Your date of birth	Homeless status
Your Social Security Number	Reasons for homelessness if applicable
Your gender	Household income
Your race/ethnicity	Employment information
Marital status	Work skills
Your family members	Domestic violence history
Your phone number(s)	Services needed and provided
Military veteran status	Outcomes of services provided
Whether or not you have a disability	Medical information, including HIV status, mental health, substance abuse and pregnancy status
Your address	

Why is the information collected?

- To better determine your needs and the needs of others;
- To determine if your, and others, needs were met;
- To improve how services are provided;
- To track the number of people in our programs and the services we have provided;
- To determine how many people are homeless, at risk of homelessness, or otherwise in need;
- To find out what services are available and what other services may be needed;
- To report back to agencies that provide us funding;
- To obtain new funding for programs that serve persons who are homeless and in need; and
- For research purposes on homelessness and other community human service needs.

What happens to your information?

Your information is given a special code to help us uniquely identify you.

Security protections are in place to keep your information safe.

Certain data elements are shared with all participating agencies as described on the following page.

Only the agency entering the information and the system administrators can see information identifying what agency you have visited, and what programs and services you have received.

The system administrators will prepare reports to show the number of people in need of services and gaps in available services. Personal information that could be used to tell who you are will never be used for these reports. The system administrator does not provide your personal information to the federal government or to any source not named in this document.

Your information will not be used for any other purposes without your written consent.

Your information will be kept for a minimum of seven (7) years after you stop getting services.

What are the risks?

While security protections have been put into place to keep your information safe, it is not possible to guarantee the absolute safety of the data contained in your records.

What are your rights?

You have the right to ask about any information requested.

You have the right to ask for information about who has seen your information.

You may change your release authorization at any time.

You have the right to see your information and change it if it isn't correct.

You have the right to file a grievance. If you believe that your privacy has been violated, send your grievance in writing to:

Institute for Community Alliances

{enter address}

Attn: HMIS Manager

There will be no punishment against you if you file a complaint. You can obtain a grievance form from any HMIS agency or from Institute for Community Alliances.

The System Administrator may make changes to this form from time to time. Changes are reviewed and approved by the **HMIS Advisory Committee**. New forms will be available for review upon request at HMIS participating agencies as of the new effective date.

If you have any questions about The Institute for Community Alliances HMIS, or any questions about rights or the information contained in this form, please call the HMIS Manager, Institute for Community Alliances, at {phone number}. Office hours are Monday through Friday, 8 a.m. to 5 p.m. Voicemail may be left after office hours.

Additional Information for Shared Clients

The following data elements will be shared for Head of Household (HOH) and all household members:

SSN	Gender
First Name, Middle Name, Last Name	Date of Birth
Preferred First Name, Preferred Last Name	
Disabling Condition (Yes, No, Don't Know or Refused)	Veteran
Marital Status	Non-Cash Benefit
Education Level	Last Known Permanent Address
1st Language	Street Address(City, County, State, Zip)
2nd Language	Current Contact Information (Street Address, Phone 1 Phone 2, Contact Preference, Alternate Address, Alternate Phone, Current Address, Email)
Housing Status	
Family Type	Central Intake Notes
Race	Address History
Income Source	
Stated Income	Documents, if any (documents can be set to shared or not shared)

Following are the participating agencies which can see shared information:

Community Action of Laramie County

Campbell County Yes House

Community Action Partnership Natrona County

Council of Community Services

Comea House

Fremont County Good Samaritan Center

Interfaith Good Samaritan Laramie

Laramie Youth Crisis Center

Recover Wyoming

Self Help Center

Seaton House

Sweetwater Family Resource Center

Teton County Good Samaritan Mission

Volunteers of America Northern Rockies

Wyoming Rescue Mission

Youth Alternative Home Association

APPENDIX G: SELF DECLARATION OF INCOME

Applicant Name: _____

This is to certify the income status for the above named individual. Income includes but is not limited to:

- The full amount of gross income earned before taxes and deductions.
- The net income earned from the operation of a business, i.e., total revenue minus business operating expenses. This also includes any withdrawals of cash from the business or profession for your personal use.
- Monthly interest and dividend income credited to an applicant's bank account and available for use.
- The monthly payment amount received from Social Security, annuities, retirement funds, pensions, disability and other similar types of periodic payments.
- Any monthly payments in lieu of earnings, such as unemployment, disability compensation, SSI, SSDI, and worker's compensation.
- Monthly income from government agencies excluding amounts designated for shelter, and utilities, WIC, food stamps, and childcare.
- Alimony, child support and foster care payments received from organizations or from persons not residing in the dwelling.
- All basic pay, special day and allowances of a member of the Armed Forces excluding special pay for exposure to hostile fire.

Check only one box and complete only that section

I certify, under penalty of perjury, that I currently receive the following income:

Source: _____ Amount: _____ Frequency: _____

Source: _____ Amount: _____ Frequency: _____

Source: _____ Amount: _____ Frequency: _____

HPRP Applicant Signature: _____

Date: _____

I certify, under penalty of perjury, that I do not have any income from any source at this time.

HPRP Applicant Signature: _____

Date: _____

Staff Verification

I understand that third-party verification is the preferred method of certifying income for HPRP assistance. I understand self-declaration is only permitted when I have attempted to but cannot obtain third party verification.

Documentation of attempt made for third-party verification:

Staff Signature: _____ Date: _____

APPENDIX H: HOUSING STABILIZATION PLAN

**EMERGENCY SOLUTIONS GRANTS PROGRAM
HOUSING STABILIZATION PLAN**

Name:	Date of Plan:
	Review Date:
Address:	Program:
Date of Birth:	Rapid Re-Housing _____
Legal Status:	Homelessness Prevention _____

1. Assistance Received through ESG:

HOMELESS PREVENTION:

Rental Arrears- <i>One-time payment for up to (6) months of rental arrears</i>	Yes _____	Amount Received:
Utility Deposits	Yes _____	Amount Received:
Utility Payments	Yes _____	
Utility Arrears	Yes _____	

RAPID RE-HOUSING:

<p>Short Term Rental Assistance (up to 3 months)</p>	<p>Yes ___</p>	<p>Amount Received:</p> <p>Duration:</p>
<p>Medium Term Rental Assistance (up to 12 months or exceeding more than 3 months)</p>	<p>Yes ___</p>	<p>Amount Received:</p> <p>Duration:</p>

Program Participant Strengths and Resources:

Objective 1:

What	Purpose	Person Responsible	Completion/Target Date

Objective 2:

What	Purpose	Person Responsible	Completion/Target Date

Objective 3:

What	Purpose	Person Responsible	Completion/Target Date

Objective 4:			
What	Purpose	Person Responsible	Completion/Target Date

Service Needs and Referrals:

Employment	Yes ___	Referral agency or program:
Education	Yes ___	Referral agency or program:
Substance Abuse (drug or alcohol)	Yes ___	Referral agency or program:

Childcare services	Yes ___	Referral agency or program:
Other type of service (please specify)	Yes ___	Referral agency or program:

_____ I agree with this Housing Stabilization Plan

Signature: _____ Title: _____

Date: _____

APPENDIX I: RENT REASONABLENESS CHECKLIST AND CERTIFICATION

To verify that the rent for the unit you have selected is reasonable, find the address of another unit in the neighborhood that is similar to the unit you have chosen. It must be the same type of unit and have the same number of bedrooms. The rent must be the same or more than the rent for the unit you have selected. Some ideas for places to look for comparable units include the local paper, the owner, your friends, and local real estate agents, and rental websites.

	SELECTED UNIT	UNIT #1	UNIT #2	UNIT #3
ADDRESS OF UNIT:				
TYPE OF UNIT/CONSTRUCTION: (CIRCLE APPLICABLE TYPE)	APT. 1-4 FLOORS APT. 5+FLOORS DUPLEX/TOWNHOUSE MANUFACTURED HOME SINGLE FAMILY OTHER: _____			
NUMBER OF BEDROOMS:				
APPROXIMATE SQUARE FOOTAGE:				
GENERAL HOUSING				

CONDITION:				
LOCATION/ ACCESSIBILITY (I.E., NEAR SCHOOLS, BUS, PARK, ETC.):				
AMENITIES: CIRCLE <u>ALL</u> THAT APPLY	AIR CONDITIONER GARBAGE DISPOSAL DISHWASHER WASHER/DRYER CARPET RECREATIONAL FACILITIES. STORAGE AREAS PARKING MAINTENANCE SERVICE HOUSING SERVICES OTHER: _____	AIR CONDITIONER GARBAGE DISPOSAL DISHWASHER WASHER/DRYER CARPET RECREATIONAL FACILITIES. STORAGE AREAS PARKING MAINTENANCE SERVICE HOUSING SERVICES OTHER: _____	AIR CONDITIONER GARBAGE DISPOSAL DISHWASHER WASHER/DRYER CARPET RECREATIONAL FACILITIES. STORAGE AREAS PARKING MAINTENANCE SERVICE HOUSING SERVICES OTHER: _____	AIR CONDITIONER GARBAGE DISPOSAL DISHWASHER WASHER/DRYER CARPET RECREATIONAL FACILITIES. STORAGE AREAS PARKING MAINTENANCE SERVICE HOUSING SERVICES OTHER: _____
APPROXIMATE YEAR BUILT:				
UTILITIES(TYPE)	YES NO	YES NO	YES NO	YES NO
UNIT RENT UTILITY ALLOWANCE				

GROSS RENT				
HANDICAP ACCESSIBLE:	YES NO	YES NO	YES NO	YES NO

CERTIFICATION:

A. Comparison with Fair Market Rent

PROPOSED CONTRACT RENT (____) + UTILITY ALLOWANCE (____) = PROPOSED GROSS RENT (____)

APPLICABLE FAIR MARKET RENT: \$ _____

DOES PROPOSED GROSS RENT EXCEED FAIR MARKET RENT? Yes No

B. Rent Reasonableness

Based upon a comparison with rents for comparable units, I have determined that the proposed rent for the unit [] is [] is **not** reasonable.

NAME:	
SIGNATURE:	DATE:

TITLE:
AGENCY:

APPENDIX J(1): SHELTER STANDARDS

Minimum Standards for Emergency Shelters

Instructions: Place a check mark in the correct column to indicate whether the property is approved or deficient with respect to each standard. A copy of this checklist should be placed in the shelter's files.

Approved	Deficient	Standard (24 CFR part 576.403(b))
		1. <i>Structure and materials:</i> a. The shelter building is structurally sound to protect the residents from the elements and not pose any threat to the health and safety of the residents. b. Any renovation (including major rehabilitation and conversion) carried out with ESG assistance uses Energy Star and WaterSense products and appliances.
		2. <i>Access.</i> Where applicable, the shelter is accessible in accordance with: a. Section 504 of the Rehabilitation Act (29 U.S.C. 794) and implementing regulations at 24 CFR part 8; b. The Fair Housing Act (42 U.S.C. 3601 et seq.) and implementing regulations at 24 CFR part 100; and c. Title II of the Americans with Disabilities Act (42 U.S.C. 12131 et seq.) and 28 CFR part 35.
		3. <i>Space and security:</i> Except where the shelter is intended for day use only, the shelter provides each program participant in the shelter with an acceptable place to sleep and adequate space and security for themselves and their belongings.
		4. <i>Interior air quality:</i> Each room or space within the shelter has a natural or mechanical means of ventilation. The interior air is free of pollutants at a level that might threaten or harm the health of residents.
		5. <i>Water Supply:</i> The shelter's water supply is free of contamination.
		6. <i>Sanitary Facilities:</i> Each program participant in the shelter has access to sanitary facilities that are in proper operating condition, are private, and are adequate for personal cleanliness and the disposal of human waste.
		7. <i>Thermal environment:</i> The shelter has any necessary heating/cooling facilities in

		proper operating condition.
		<p>8. <i>Illumination and electricity:</i></p> <p>a. The shelter has adequate natural or artificial illumination to permit normal indoor activities and support health and safety.</p> <p>b. There are sufficient electrical sources to permit the safe use of electrical appliances in the shelter.</p>
		9. <i>Food preparation:</i> Food preparation areas, if any, contain suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner.
		10. <i>Sanitary conditions:</i> The shelter is maintained in a sanitary condition.
		<p>11. <i>Fire safety:</i></p> <p>a. There is at least one working smoke detector in each occupied unit of the shelter. Where possible, smoke detectors are located near sleeping areas.</p> <p>b. All public areas of the shelter have at least one working smoke detector.</p> <p>c. The fire alarm system is designed for hearing-impaired residents.</p> <p>d. There is a second means of exiting the building in the event of fire or other emergency.</p>
		12. If ESG funds were used for renovation or conversion, the shelter meets state or local government safety and sanitation standards, as applicable.
		13. Meets additional recipient/subrecipient standards (if any).

CERTIFICATION STATEMENT

I certify that I have evaluated the property located at the address below to the best of my ability and find the following:

Property meets all of the above standards.

<p><u>COMMENTS:</u></p>

Property does not meet all of the above standards.

ESG Recipient Name: _____
ESG Subrecipient Name (if applicable): _____
Emergency Shelter Name: _____
Street Address: _____
WY DFS: _____ State: _____ Zip: _____
Evaluator Signature: _____ Date of review: _____
Evaluator Name: _____
Approving Official Signature (if applicable): _____ Date: _____
Approving Official Name (if applicable): _____

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APPENDIX J(2): HOUSING STANDARDS

Minimum Standards for Permanent Housing

Instructions: Place a check mark in the correct column to indicate whether the property is approved or deficient with respect to each standard. The property must meet all standards in order to be approved. A copy of this checklist should be placed in the client file.

Approved	Deficient	Standard (24 CFR part 576.403(c))
		1. <i>Structure and materials:</i> The structure is structurally sound to protect the residents from the elements and not pose any threat to the health and safety of the residents.
		2. <i>Space and security:</i> Each resident is provided adequate space and security for themselves and their belongings. Each resident is provided an acceptable place to sleep.
		3. <i>Interior air quality:</i> Each room or space has a natural or mechanical means of ventilation. The interior air is free of pollutants at a level that might threaten or harm the health of residents.
		4. <i>Water Supply:</i> The water supply is free from contamination.
		5. <i>Sanitary Facilities:</i> Residents have access to sufficient sanitary facilities that are in proper operating condition, are private, and are adequate for personal cleanliness and the disposal of human waste.
		6. <i>Thermal environment:</i> The housing has any necessary heating/cooling facilities in proper operating condition.
		7. <i>Illumination and electricity:</i> The structure has adequate natural or artificial illumination to permit normal indoor activities and support health and safety. There are sufficient electrical sources to permit the safe use of electrical appliances in the structure.
		8. <i>Food preparation:</i> All food preparation areas contain suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner.
		9. <i>Sanitary condition:</i> The housing is maintained in sanitary condition.
		10. <i>Fire safety:</i> a. There is a second means of exiting the building in the event of fire or other emergency. b. The unit includes at least one battery-operated or hard-wired smoke detector, in proper working condition, on each occupied level of the unit. Smoke detectors are located, to the extent

		<p>practicable, in a hallway adjacent to a bedroom.</p> <ul style="list-style-type: none"> c. If the unit is occupied by hearing-impaired persons, smoke detectors have an alarm system designed for hearing-impaired persons in each bedroom occupied by a hearing-impaired person. d. The public areas are equipped with a sufficient number, but not less than one for each area, of battery-operated or hard-wired smoke detectors. Public areas include, but are not limited to, laundry rooms, day care centers, hallways, stairwells, and other common areas.
		<p>11. Meets additional recipient/subrecipient standards (if any).</p>

CERTIFICATION STATEMENT

I certify that I have evaluated the property located at the address below to the best of my ability and find the following:

Property meets all of the above standards.

COMMENTS:

Property does not meet all of the above standards.

ESG Recipient Name: _____
ESG Subrecipient Name: _____
Program Participant Name: _____
Street Address: _____
Apartment: _____
City: _____ State: _____ Zip: _____
Evaluator Signature: _____ Date of review: _____
Evaluator Name: _____
Approving Official Signature (if applicable): _____ Date: _____

Approving Official Name (if applicable): _____

APPENDIX K: ESG RENTAL ASSISTANCE AGREEMENT

Instructions: This Agreement covers ESG “Tenant-Based” Rental Assistance and must be completed by the ESG subrecipient Agency and Landlord when providing rental assistance under both the homelessness prevention and rapid re-housing components of the ESG Program. When paying rental arrears only a Rental Assistance Agreement is required as arrears are considered rental assistance. The Rental Assistance Agreement does not take the place of the lease between the program participant and landlord.

Agency: _____

Program participant: _____

Address of unit being rented: _____

Name of apartment complex if applicable: _____

Landlord name: _____

Landlord address: _____ Phone: _____

When providing tenant-based rental assistance, the Rental Assistance Agreement with the Landlord must terminate and no further rental assistance payments be made if:

- The program participant moves out of the housing unit;
- The lease terminates and is not renewed;
- The program participant becomes ineligible to receive ESG rental assistance.

During the term of the Rental Assistance Agreement, the Landlord must provide the Agency named above a copy of any notice to the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction action against the program participant.

Terms of Agreement: (term of the rental assistance agreement should be for the length of time the Agency anticipates providing assistance). All payments must be made directly to the Landlord.

- The term of this Rental Assistance Agreement begins on _____ and ends on _____.

Security Deposit:

- Agency will pay a Security Deposit to Landlord in the amount of \$_____.

Rental Arrears:

- Agency will pay Rental Arrears to Landlord in the amount of \$_____.
- Number of months of arrears paid: _____

Monthly Rent:

- The monthly rent payable to the Landlord is: \$_____
- Of the monthly rent amount the ESG portion is: \$_____

APPENDIX L: HOMELESS PREVENTION AND RAPID RE-HOUSING REPORTING AND RECORDKEEPING REQUIREMENTS (24 CFR 576.500)

To serve any participant with ESG rental assistance the program participant must be determined eligible under either the homeless definition or the at-risk of homelessness definition and must meet the eligibility criteria for ESG rapid re-housing or homelessness prevention assistance (24 CFR 576.103 and 104).

<p>Eligibility criteria for Homelessness Prevention Assistance</p>	<p>To be eligible for assistance under the Homelessness Prevention component, individuals or families must meet the criteria under the "at risk of homelessness" definition, or the criteria in paragraphs 2, 3, or 4 of the "homeless" definition, AND have an annual income below 30 percent of the median family income for the area, as determined by HUD, AND have no other support networks and resources to prevent them from going to the street or a shelter. Finally, the assistance must be necessary to help the program participant regain stability in his/her current permanent housing or move into other permanent housing and achieve stability in that housing (24 CFR § 576.103). ___ ESG Application Form</p>
<p>Eligibility Criteria for Rapid Re-Housing Assistance</p>	<p>Rapid Re-Housing assistance may only be provided to "program participants who meet the criteria under paragraph (1) of the 'homeless' definition in §576.2 or who meet the criteria under paragraph (4) of the 'homeless' definition AND live in an emergency shelter or other place described in paragraph (1) of the 'homeless' definition." (24 CFR § 576.104). ___ ESG Application Form ___ Client referral from Coordinated Entry</p>
<p>Documentation of Homeless Status Order of Priority</p>	<p>Recipients must maintain and follow written intake procedures to determine whether potential program participants meet the homeless definition found in §576.2. These procedures must require documentation at intake of the evidence relied upon to establish and verify homeless status. Therefore, recipients and subrecipients are required to document eligibility at program entry. For ESG homelessness prevention and rapid re-housing assistance, the interim rule establishes the following order of priority for obtaining evidence:</p> <ol style="list-style-type: none"> 1. Third-party documentation, including written and source documentation, and HMIS records; 2. Intake worker observations; 3. Certification from persons seeking assistance. <p>___ Client HMIS ID#: _____</p>

_____ HMIS Client Consent and Release Authorization Form	
Documentation of Homeless Status Under paragraph (1)(i) or (ii) of the homeless definition Street or Shelter	<input type="checkbox"/> Written observation by an outreach worker of conditions where client was living; <input type="checkbox"/> Written referral by another housing or service provider; or <input type="checkbox"/> Self-certification
Documentation of Homeless Status Under paragraph (1)(iii) of the homeless definition Exiting an institution	<input type="checkbox"/> Written observation by an outreach worker of conditions where client was living; <input type="checkbox"/> Written referral by another housing or service provider; or <input type="checkbox"/> Self-certification; AND one of the following: <input type="checkbox"/> Discharge paperwork or a written or oral referral from a social worker, case manager, or other appropriate official of the institution, that states the beginning and end dates of the time residing in the institution. All oral statements must be recorded by the intake worker; or <input type="checkbox"/> if the evidence above is not obtainable, a written record of the intake worker's due diligence in attempting to obtain the evidence above and a certification by the individual seeking assistance that states that he or she is exiting or has just exited an institution where he or she resided for 90 days or less. (ESG Options and Resource Eligibility Form)
Documentation of Homeless Status Under paragraph 2 of the homeless definition	<input type="checkbox"/> A court order resulting from an eviction action that requires the individual or family to leave their residence within 14 days [21 days for risk factor 3] after the date of their application for homeless assistance; or the equivalent notice under applicable state law, a Notice to Quit, or a Notice to Terminate issued under state law. ² <input type="checkbox"/> As a last resort, an oral statement by the individual or head of household

² Please note that in many circumstances, a 5-day "notice to pay or quit" (or similar notice) from the landlord, is *not* equivalent to a court-ordered eviction notice. The intent of the law and regulation is that the notice provided by the landlord must actually require the tenant to leave the unit, usually enforced by the use of law enforcement (such as a sheriff). The above language from the final rule of the homeless definition is designed to encompass state laws that may use slightly different language; however, the language in any state law must truly be the equivalent of a court-ordered eviction action.

<p>Documentation of At Risk of Homelessness Status Under Category 1, Risk Factor 3 of the at risk of homelessness definition</p>	<p>may be used to document that an individual or family must leave the housing unit that they own or rent within 14/21 days after the date of their application for homeless assistance. Warning: If in HUD-monitoring it is identified that an oral statement is used to document homeless status for the majority of program participants in the project, then that would be raised as a concern and might result in corrective actions.</p> <p>The oral statement must be recorded and found credible by the intake worker. To be found credible, the oral statement must either be ____ (1) verified by the landlord (or lender, in the case of foreclosure) and documented by a written certification by the landlord/bank or by the intake worker's recording of the oral statement or ____ (2) where the intake worker is unable to contact the landlord/bank, a written certification by the intake worker of his or her due diligence in attempting to obtain the landlord/bank's verification. ____ Certification by the individual or head of household that no subsequent residence has been identified; and ____ Certification or other written documentation that the individual or family lacks the resources and support networks needed to obtain other permanent housing.</p>
<p>Documentation of Homeless Status Under paragraph 3 of the homeless definition Unaccompanied Youth or homeless family with one or children or youth</p>	<p>____ For paragraph 3(i): Certification of homeless status by local private nonprofit organization or state or local governmental entity responsible for administering assistance under the applicable Act (for paragraph 3(i)).</p> <p>____ For paragraph 3(ii): ____ referral by another housing or service provider; ____ Written observation by an outreach worker; or ____ Self-certification</p> <p>____ For paragraph 3(iii): Certification by the individual or head of household and any available supporting documentation that the individual or family moved two or more times during the 60-day period immediately preceding the date of application for homeless assistance including: ____ recorded statements or records obtained from each owner or renter of housing, provider of shelter or housing, or social worker, case worker, or other appropriate official of a hospital or institution in which the individual or family resided; or ____ if the above statements or records are unobtainable, a written record of the intake worker's due diligence in attempting to obtain these statements or records. ____ individual or family fleeing domestic violence: intake worker may obtain a written certification from the individual or head of household seeking assistance that they were fleeing that situation and that they resided at that address. ____ for paragraph 3(iv): written diagnosis from a professional who is licensed by the state to diagnose and treat that condition; or</p>

	<p>_____ intake staff recorded observation of disability that within 45 days of date of the application for assistance is confirmed by a professional who is licensed by the state to diagnose and treat that condition.</p> <p>_____ employment records, department of correction records, literacy, English proficiency tests, or other reasonable documentation of the conditions required under paragraph 3(iv) of the homeless definition.</p>
<p>Documentation of Homeless Status Under paragraph 4 of the homeless definition</p> <p>Fleeing domestic violence</p>	<p>_____ when receiving shelter or services provided by a victim service provider: then a self-certification is sufficient so long as the individual or household is certifying they are fleeing or attempting to flee domestic violence, dating violence, sexual assault, or stalking, lacks resources and support networks, and subsequent residence.</p> <p>_____ If the organization is not a victim service provider, the individual may self-certify lack of resources, support network, and subsequent residence, but the intake worker should attempt to verify those conditions as long as doing so does not jeopardize the safety of the individual/family.</p>
<p>Documentation of at risk of homelessness status</p>	<p>_____ Intake certification form</p> <p>_____ Annual income documentation</p> <p>_____ Certification that the program participant has insufficient financial resources and support networks immediately available to attain housing stability and one or more of the at risk conditions.</p> <p>_____ the most reliable evidence available to show that the program participant has insufficient financial resources and support networks immediately available to prevent them from moving to an emergency shelter or a place not meant for human habitation. Acceptable evidence includes the following:</p> <p>_____ source documents (e.g. notice of termination from employment);</p> <p>_____ if source documents are unobtainable, a written statement by the relevant third party (e.g. former employer) or a written certification by the recipient's or subrecipient's intake staff of the oral verification by the relevant third party that the applicant meets one or both of the criteria under paragraph (1)(ii);</p> <p>_____ if source documents and third party verification are unobtainable, a written statement by the recipient's or subrecipient's intake staff describing the efforts taken to obtain the required evidence; and</p> <p>_____ the most reliable evidence available to show that the program participant meets one or more of the at risk conditions. Acceptable evidence includes;</p> <p>_____ source documents that evidence one or more of the conditions (e.g. eviction notice, notice of termination from employment, bank statement);</p> <p>_____ if source documents are unobtainable, a written statement by the relevant third party (e.g. former employer, owner) or written certification by the recipient's or subrecipient's intake staff of the oral verification by the relevant third party that the applicant meets one or more of the criteria under paragraph (1)(iii);</p> <p>_____ if source documents and third party verification are unobtainable, a written statement by the recipient's or subrecipient's intake staff that the staff person has visited the applicant's residence and determined that the applicant meets one or</p>

	<p>more of the at risk conditions or, if a visit is not practicable or relevant to the determination, a written statement by the recipient's or subrecipient's intake staff describing the efforts taken to obtain the required evidence; or</p> <p>_____ if the program participant meets the criteria under paragraph (2) or (3) of the "at risk of homelessness" definition, certification of the child or youth's homeless status by the agency or organization responsible for administering assistance under the applicable Act.</p>
Determination of ineligibility	<p>_____ documentation of the reason for the determination of ineligibility</p>
Annual Income	<p>_____ income evaluation form</p> <p>_____ Income eligibility & Rent Calculation Worksheet</p> <p>_____ source documents for the assets held by the program participant and the income received over the most recent period for which representative data is available before the date of evaluation</p> <p>_____ wage statement</p> <p>_____ unemployment compensation statement</p> <p>_____ public benefits statement</p> <p>_____ bank statement</p> <p>To the extent that source documents are unobtainable:</p> <p>_____ a written statement by the relevant third party or the written certification by the recipient's or</p> <p>_____ subrecipient's intake staff of the oral verification by the relevant third party of the income that the program participant received over the most recent period for which representative data is available; or</p> <p>To the extent that source documents and third party verification are unobtainable:</p> <p>_____ Written certification by the program participant of the amount of income the program participant received for the most recent period representative of the income that the program participant is reasonably expected to receive over the 3-month period following the evaluation.</p> <p>It is always the judgment of the case worker doing the required intake assessment to evaluate a program participant's specific situation and document that they meet any applicable eligibility criteria, such as lacking other resources or support networks</p>
Program Participant Records	<p>_____ ESG Housing Stabilization Plan</p> <p>_____ evidence of homeless status or at risk of homelessness status, as applicable</p> <p>_____ records of services and assistance provided to the program participant</p> <p>_____ records of compliance with applicable requirements for providing services and assistance to that program participant under the program components and eligible activities provisions at section 576.101 through 576.106,</p> <p>_____ records of compliance with the provision on determining eligibility and the amount and type of assistance at 576.401(a) and (b), and</p> <p>_____ records of compliance with the provision on using appropriate assistance</p>

	and services at 576.401(d) and (e) _____ where applicable, compliance with the termination of assistance requirement in 576.402
Rental assistance agreements and payments	_____ copies of all leases and rental assistance agreements _____ documentation of payments made to owners for the provision of rental assistance _____ supporting documents for these payment, including dates of occupancy by program participants
Utility allowance	_____ records of monthly allowance for utilities (excluding telephones) used to determine compliance with the rent restriction
Shelter and housing standards	Records of compliance with shelter and housing standards in 576.403. ___ Lead Based Paint ___ ESG Inspection Checklist ___ Rent Reasonableness
Services and assistance provided	_____ types of essential services, rental assistance, and housing stabilization and relocation services provided _____ amounts spent on these services _____ records to demonstrate compliance with the maintenance of effort requirement including the following: ___ WY DFS budget ___ sources of funding for street outreach and emergency shelter

APPROVED _____ DENIED _____ FOR _____ ESG PROGRAM

REASON: _____

APPENDIX M: COORDINATED ENTRY SHARED RELEASE OF INFORMATION

WY HMIS Informed Consent & Release of Information for Shared Data (ROI)

This agency participates in Wyoming Homeless Management Information System (WYHMIS) network also called ServicePoint™. By participating in this access system and agree to sharing your information should result in more needs being met, reduce the amount of time and number of times you will be required to provide the same information to different providers. You have the choice to share part or all of your information with other agencies where you might be seeking help. Below is a list of information shared.

Date of Intake	Ethnicity	Entry/Exit History
First Name, Last Name	Household Relationships	
Gender	Cash/Non Cash Benefits	
Social Security Number	U.S. Veteran Status	
Date of Birth/Birthday	Disability	
Permanent Residence	Eligibility Determination Information	
Zip Code of last Permanent Residence	Service Transaction Module Information	
Permission to Release Information	Measurement Score	
Homeless Status	Incidents	
Primary Race	Insurance	

1. Client name: _____ Client name:

2. Do you want to include all household members? Yes No

If no: Exclude these household members from this ROI: _____

3. Release of Information - Please check your choices below:

I give my permission (with a check mark) for this agency to share my approved information *with all agencies* listed

- Central Wyoming Rescue Mission Community Action Partnership of Natrona County
- COMEA House
- Eton House

I do not give my permission (with a check mark) for this agency to share my approved information the service agencies listed above

I understand that all information gathered about me is personal and private and that I do not have to participate in WYHMIS in order to receive services. I also understand that in the future I may tell this WYHMIS user agency that I no longer want to participate in the WYHMIS network, and information entered under my name from that date forward will no longer be shared. This release will remain in force for 1 year from today and will expire on

End Date: ____/____/____
Month Day Year

4. Signature: _____

Date: ____/____/____
Month Day Year

Signature: _____

Date: ____/____/____
Month Day Year

5. Agency Name: _____

Witness: _____

Date: ____/____/____
Month Day Year

APPENDIX N: ADDITIONAL INFORMATION

HUD ESG Resources: <https://www.hudexchange.info/esg/>

Other Relevant Federal Regulations

24 CFR Part 5 Subpart F: Section 8 and Public Housing: Occupancy Requirements for Section 8-Based Assistance

24 CFR 91: Consolidated Submissions for Community Planning and Development Programs

24 CFR 121: Homeless Management Information System (HMIS)

24 CFR 576: Emergency Solutions Grant Program

24 CFR 5.609: Annual Income

24 CFR 982: Fair Market Rent and Rent Reasonableness

24 CFR Part 35: Lead-Based Paint

EPA resources: <http://www2.epa.gov/lead>

HUD resources:

http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_11875.pdf

CFRs cited are amended from time to time and can be found at:

<http://www.ecfr.gov/cgi-bin/text-idx?c=ecfr&tpl=%2findex.tpl>

Annual Median Income

<https://www.huduser.gov/portal/datasets/il/il16/>

HMIS Manual

<https://www.hudexchange.info/resources/documents/HMIS-Data-Standards-Manual.pdf>

Personal Responsibility and Work Opportunity Reconciliation Act of 1996

<http://www.gpo.gov/fdsys/pkg/PLAW-104publ193/content-detail.html>

Housing Choice Voucher Guidebook

www.hud.gov/offices/adm/hudclips/guidebooks/7420.10G/7420g09GUID.pdf

APPENDIX O: WYOMING AT RISK OF HOMELESSNESS STATUS

At Risk of Homelessness

At project entry, this category is only a valid response for clients being served by Homelessness Prevention or Coordinated Assessment projects. This category includes:

An individual or family who:

Has an annual income below 30 percent of median family income of the area, as determined by HUD; AND

Does not have sufficient resources or support networks, i.e., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another described in Homeless Category 1 above; AND

Meets one of the following conditions:

Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance.

Is living in the home of another because of economic hardship.

Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance.

Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals.

Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons reside per room, as defined by the U.S. Census Bureau.

Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); OR

Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as indented in the recipient's approved consolidated plan (or ESG projects) or the jurisdiction's approved consolidation plan (for non-ESG projects); OR

A child or youth who does not qualify as "homeless" under the categories described above, but qualifies as "homeless" under the Runaway and Homeless Youth Act, Head Start Act, Violence Against Women Act, Public Health Service Act, food and Nutrition Act, Child Nutrition Act; OR

A child or youth who does not qualify as "homeless" under the categories described above, but qualifies as "homeless" under the McKinney-Vento Homeless Assistance Act and the parent(s) or guardian(s) of that child or youth if living them.

HTF-3

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

ALL projects applying for NHTF funds must comply with all pertinent aspects of the Wyoming Community Development Authority Affordable Housing Allocation Plan (Allocation Plan). This includes compliance with 24 CFR Part 93 as detailed in the WCDA NHTF Program Description (Allocation Plan Current Year Summary Attachment "I"). The Developer will certify that housing assisted with NHTF funds will comply with all NHTF requirements.

All projects receiving HOME funds, NHTF funds, and/or an allocation of Section 42 Tax Credits will be responsible for indemnifying WCDA in the event HUD and/or Treasury enforce any type of recapture or other penalties on the project.

Those applying for funding need to submit:

1. Completed Letter of Intent sent to housingdev@wyomingcda.com on or before August 31, 2018. This is available on our website, www.wyomingcda.com. Please contact WCDA's Affordable Housing Development staff for submission requirements or questions regarding the submission.
2. Original signed physical copy of the WCDA 2019 Affordable Housing Programs Application (Application), in its entirety plus the following exhibits and the appropriate Application Fee (The most current application must be used; no substitutions or changes to any forms will be accepted);
 - a. Development Team Experience, including the project sponsor, developer, general contractor, architect, property manager, and key consultants (Application Exhibit A-1);
 - b. Previous Participation Statement and Authorization for Release of Information (Application Exhibit A-2);
 - c. Self-Scoring (Application Exhibit A-3);
 - d. 15-year Projected Cash Flow;
 - e. WCDA Non-Profit Participation Questionnaire, if applicable;
 - f. WCDA Application for Community Housing Development Organization (CHDO) Status Under the HOME Investment Partnership Program (HOME) as stated in 24 CFR Part 92, if applicable;
 - g. Application Fee

The above Application and exhibits must be received in the WCDA office at 155 N Beech, Casper, Wyoming 82601 by the submission deadline outlined in Attachment "A" Item 1.

The following supporting documents must also be uploaded via Procorem:

1. Electronic version of the Application in Microsoft Excel format via the Procorem Workcenter assigned to this Application. Make sure it is not locked or a shared file;
2. Supplemental application documentation to be uploaded through the Procorem Workcenter on or before Application due date (available at www.wyomingcda.com):
 - a. Affirmative Fair Housing Marketing Agreement;
 - b. HUD Environmental Checklist;
 - c. WCDA Non-Profit Participation Questionnaire, if applicable;
 - d. WCDA Application for Community Housing Development Organization (CHDO) Status Under the HOME Investment Partnership Program (HOME) as stated in 24 CFR Part 92, if applicable;
3. Utility Allowances (including backup documentation);

4. Independent comprehensive, timely, and professional Market Study from a competent, disinterested party. At a minimum, the Market Study must include those items outlined in the Current Year Summary Attachment "A" Item "14" and the Market Study Recap located in the Current Year Summary Attachment "B" Item "1". If the Market Study contradicts current economic statistics on file with WCDA, the project

may not rank in the needs category. A Market Study will be accepted by WCDA if it meets the required elements as listed in the Allocation Plan Current Year Summary Attachment "A" Item "14", and includes a completed Market Study Recap sheet found in the Allocation Plan Current Year Summary Attachment "B" Item "1";

NOTE: WCDA does not approve individual market study providers. Each Developer/Owner is responsible for obtaining a market study from an unaffiliated party which accurately reflects the information necessary for WCDA to evaluate the current and future need for the project being proposed.

5. Current letter of consistency with the Consolidated Plan from the appropriate jurisdiction if the project is located in an entitlement city (required on all projects requesting HOME funding);

6. Documentation showing the local jurisdiction has been notified and given specific information regarding the project;

7. Site Control documentation;

8. Documentation of proper zoning;

9. Flood Plain Documentation;

10. Completed Phase I Environmental Assessment (for 2019 Application cycle only, waivers for Phase I studies may be granted at WCDA's sole discretion only if the study has been ordered by the time of Application submission and is submitted upon receipt);

11. Estimated tax expense from County Assessor (or current assessment for Rehabilitation projects);

12. Location Map showing location of the site relative to the surrounding neighborhood;

13. City Map showing location of the site;

14. Map showing zoning of the site and adjacent areas;

15. Sketch plan of the site (3-dimensional if possible);

16. Floor plans;

17. Projects built in phases are to complete the application reflecting information on the current phase, and explain each phase and the entire project in the narrative;

18. Narrative Description of Project (Allocation Plan Current Year Summary, Attachment "D" Item "1");

19. Detailed written explanation of how and why the applicant feels the scoring criteria has been met;

20. Copy of Deed showing ownership changes proving 10-year rule requirements (for Acquisition/Rehabilitation projects with Tax Credits);

21. Developer Fee Agreement;

22. Current documentation from the local jurisdiction that the project is in a Community Revitalization Plan (CRP) area (if applicable as stated in Section IV: Initial Allocation Criteria, Secondary Scoring, Item 6: CRP in Qualified Census Tracts);

23. Certification of Compliance Training;

24. Financial Statements of Owner, Developer, General Partner and all Guarantors;

25. All Tax Credit projects must provide a Letter of Intent from a minimum of one syndicator which must include an anticipated date of when a firm commitment will be issued;

26. All projects requesting credits that exceed the Total per unit Eligible Basis published by WCDA in the Current Year Summary Attachment "A", must include documentation satisfactory to WCDA, justifying the higher costs, and thus the higher Eligible Basis. [E.g. Three or more bids for construction items, current Real Estate listings for like properties in the area (to help justify land cost), costs to address seismic or other unique building requirements, impact on the community, etc.]; and

27. Determination letter from the State Historic Preservation Office (SHPO), clearing the site for improvements or necessary mitigation requirements.

For acquisition/rehabilitation projects, the project's Capital Needs Assessment must conform with the requirements of the Uniform Physical Condition Standards checklist in Attachment "J". The quality of rehabilitation work performed must meet the Rehabilitation Standards Detail identified in Attachment "J". The following documents must also be submitted in addition to the previously listed submission requirements:

1. Capital Needs Assessment by an unaffiliated third party, such as a licensed architect or engineer, including an Economic Feasibility Assessment of Expenses, stating the viability and long-term feasibility of the project (required on all rental rehabilitation projects);
2. All Acquisition/Rental Rehabilitation project must provide a timely appraisal by an independent 3rd party (generally appraisals are considered timely if less than 6 months old – the acquisition price on which tax credits are allocated will be limited to the lesser of the sales price or the appraised value of the property prior to rehabilitation);
3. Itemized list, by unit, of rehabilitation activities and costs;
4. Relocation Plan for person(s) displaced by the project;
5. Owners and Developers applying for federal funding for all Occupied Acquisition/Rehabilitation projects must provide every tenant with a General Information Notice (GIN) per HUD requirements prior to the application being submitted. A copy of the GIN and proof of delivery must accompany the application;
6. Projects with occupied units are eligible for HOME or NHTF funding, however the Developer must address all requirements under Attachment "F", Other Federal Requirements, Section 92.353 Displacement, Relocation and Acquisition.

Tax Credit Initial Allocations, HOME, and/or NHTF funded Initial Allocations are NOT transferable. Once an Initial Allocation is granted, the project may not be changed in any way (including project name) without WCDA's prior written consent, and may result in revocation of the project's allocation(s). In addition, prior to application, it is highly recommended the owner verify the name they intend to use is available by obtaining a Certificate of Good Standing from the State.

Scattered Site projects are acceptable under this plan only if all units are covered under the same financing, and are located within the same city, or if none of the individual sites are within city limits, within the same county however, the Primary Market Area defined in the Market Study must make sense. To receive the 130% increase in basis allowed under Section 42 the entire project must also be located within a Qualified Census Tract or Difficult Development Area. While separate applications are required for projects located in different cities, projects may be bundled for outside financing and syndication purposes.

All housing that is constructed must meet all applicable local codes, ordinances, and zoning ordinances at the time of project completion. In absence of a local code new construction or rehabilitation must meet, as applicable, the International Building Code (as applicable to the type of housing) of the International Code Council.

Newly constructed housing using HOME funding must also meet the requirements of 24 CFR Part 92.251(a)(2)(i) through (V). Newly constructed housing using NHTF funding must meet requirements of 24 CFR Part 93.301(a).

All projects must be located on a site eligible for federal financial assistance. The types of items that are reviewed when looking at a site are listed below:

- The site's proximity to noise sources such as railroads, highways or busy streets, and airports or military airfields.
- The site and the project must have a clearance from the state historic preservation office.
- The site cannot be in a 100-year flood plain.
- Lead-based paint and asbestos are concerns and must be dealt with in accordance with HUD and state requirements.
- The site's proximity (within 3,000 feet) to a hazardous waste site.
- The site's proximity to above ground or underground storage tanks containing hazardous materials.
- Concentration of low income housing (Environmental Justice).
- Zoning and uses of land surrounding the site.
- Proximity to Services.

WCDA will also do a site visit to determine the site's suitability for the type of housing being proposed. All NHTF funded projects will have to meet HUD's environmental review process and HUD's site and neighborhood standards requirement at 24 CFR Part 93.150. Site selection is extremely important and is part of the evaluation and ranking process.

Applicants must be current on all fees due and owing WCDA before an application will be accepted. An application may be denied if it is determined that the developer or other key participants have other projects that are not progressing or have not progressed as scheduled in the Development Timetable within WCDA's Application and/or Agreement. The Development Timetable will be proposed by the Developer and must be approved by WCDA for each Application and/or Agreement (See Column 2 "Application Planned Timetable" of Attachment "D").

Incomplete applications may be returned. Applications once submitted are considered final and may not be revised. WCDA has the right not to fund a draw or issue IRS form(s) 8609 if the project is not progressing or has not been completed according to the original application. However, WCDA may ask for additional information and updates as needed.

WCDA reserves the right to reject an application, or assess negative points, if the Owner, Management Company, or any material participant has outstanding non-compliance issues, or if an applicant, material participant or management company has a history of poor performance under any program administered by WCDA, or under comparable programs in other states or jurisdictions.

Projects requesting tax credits from the non-profit set-aside need to submit a Non-Profit Certification as to the nonprofit's involvement in the project. This certification must be submitted with the application and updated annually throughout the compliance period.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

WCDA will review all applications in each cycle for completeness and eligibility based on federal requirements and selection criteria. Applications will be selected for initial allocation based on the selection criteria outlined in this Allocation Plan.

Applications for initial allocation of Tax Credits, HOME, and/or NHTF funds may be submitted based on the Allocation Cycles outlined in the Current Year Summary Attachment “A”.

The WCDA Board of Directors reviews and approves the Allocation Plan on an annual basis. Projects are recommended to the WCDA Board of Directors based on scoring criteria detailed in the Affordable Housing Plan. Scoring is completed by staff based on information provided by the applicant in their application. The WCDA Board of Directors may, at their sole discretion, approve or deny an application recommended by staff.

There are no initial application fees for projects that apply for HOME and/or NHTF funds.

WCDA reserves the right not to allocate Tax Credits, HOME, and/or NHTF funding for any project if it determines that an initial allocation for such project does not meet the four most significant criterion set forth in Section I or the available funding is insufficient for all projects that meet primary and secondary scoring minimums. The four most significant criteria for Tax Credit, HOME, and NHTF approval are:

1. Need,
2. Quality of Construction,
3. The characteristics of the households being served, and
4. Affordability.

WCDA may recapture credits from defunct projects after providing notice and an opportunity to cure deficiencies.

WCDA reserves the right to allocate all or a portion of the available Tax Credits, HOME, and/or NHTF funds in any of its funding cycles. WCDA reserves the right to issue reservations for future year Tax Credit allocations.

In the event of a major natural disaster (the area has been declared a disaster area by federal, state, or local elected officials) or disruption in the financial markets, the WCDA may disregard any section of the Plan, including point scoring and evaluation criteria, that interferes with an appropriate response. This may include, but is not limited to, the right to immediately allocate Low Income Housing Tax Credits, HOME, and/or NHTF funds to any eligible project in such area that can meet the minimum point criterion. This may be done without opening a competitive application cycle and funding may be allocated even to the extent of forward allocating.

The purpose of the Initial Allocation Cycle is to enable WCDA to competitively review applications and to award Tax Credits, HOME, and/or NHTF funds to those projects that most aggressively address the selection criteria. If another allocation cycle is held, new applications will be accepted and, will be subjected to the review process as outlined in the Allocation Plan.

WCDA may rescind a Tax Credit, HOME, and/or NHTF Initial Allocation if it is determined that the developer or other key participants have current projects in development that are not progressing as scheduled in the Development Timetable within WCDA's Application and/or Agreement.

If there are insufficient Tax Credit, HOME, and/or NHTF funds remaining to allocate the minimum necessary to make a project feasible, WCDA, at its sole discretion, may forward allocate or award Tax Credit, HOME, and/or NHTF funds to the next highest scoring project for which the available Tax Credit, HOME, and/or NHTF funds are sufficient to meet that project's needs.

Tax Credit Initial Allocations, HOME funded Initial Allocations, and/or NHTF Initial Allocations are NOT transferable. Once an Initial Allocation is granted, the project (as presented in the application, including but not limited to the project location, OWNER and other participating parties) may not be changed in any way without WCDA's prior written consent.

IV. INITIAL ALLOCATION CRITERIA

Proposed projects will be ranked based on primary and secondary criteria. Where an applicant's Market Study differs from the current economic statistics available to WCDA, the project may be ranked using the most recent data available to WCDA. Although projects may rank, WCDA reserves the right to add requirements to address any concerns to the Initial Allocation Document, which it may have for the long-term viability of the project. When scoring applications, WCDA will utilize data at the Primary Market Area level.

Primary Negative Criteria Points	Minimum Required*	Maximu m Points
1) Housing Needs Characteristics	120	
a) Need -100		192
b) Vacancy in Community -16		48
c) Vacancy in Subsidized Projects - 10		10
d) Geographic Distribution -200		0
SUB TOTAL HOUSING NEEDS CHARACTERISTICS -326	120	250
2) Quality of Construction		
a) Minimum Construction Standards	1	1
Consolidated Plan	WYOMING	327

h) Construction Standards Exceeded		65
c) Energy Efficiency and/or Sustainability Certification		32
d) HERS Rating		5
SUB TOTAL QUALITY OF CONSTRUCTION 0	1	103
<hr/>		
3) Income Levels		
a) Meeting Market Study	10	10
h) Lower Income Targeting		5
c) Deep Income Targeting		10
d) Extreme NHTE Income Targeting		15
SUB TOTAL LOWER INCOME TARGETING 0	10	40
<hr/>		
4) Affordability Levels (monthly housing costs)	8	38
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5) Extended Low-Income Use	2	35
<hr/>		
6) Community Revitalization in Qualified Census Tracts		5
<hr/>		
PRIMARY TOTAL -326		141
		471

*All applications must score the Minimum Required points under each individual Primary Criterion as well as the Minimum Required points under the Primary Total or the application will be rejected.

Secondary Criteria	Negative Points	Minimum Required+	Maximum Points
1) Project Location			
a) Appropriate Location	-200		35
b) Concentration of Low-Income Housing	-200		15
c) Inappropriate Location			
d) Developer not at site visit			
SUBTOTAL PROJECT LOCATION	- 400	0	50
<hr/>			
2) Project Characteristics			
a) Project Design			46
b) Private-Public Partnerships			10
c) Site Control			3
d) Proper Zoning			3

e) Subsidy	-200		
f) Other Supportive Financing			5
g) Community Revitalization Plan			5
SUBTOTAL PROJECT CHARACTERISTICS	-200	0	72
3) Sponsor/Applicant Characteristics			
a) Experience and Credibility	-200	5	40
b) Poor Performance			0
c) Financial Capacity			10
SUBTOTAL SPONSOR/APPLICANT CHARACTERISTICS	-200	5	50
4) Public Housing Waiting Lists			
	0	2	2
5) Families or Individuals with Children			
	0	0	4
6) Financial Support from Local Sources			
			35
7) Management Capacity Poor Performance			
	-200		
SUBTOTAL MANAGEMENT CAPACITY	-200	0	0
8) Total Project Costs			
	-1000	0	0
9) Owner/General Partner Equity in Project			
	0	0	20
SECONDARY TOTAL	-2000	55+	233

+ Applications must score the Minimum Required points under each Secondary Criterion as well as the Minimum Required points under the Secondary Total or the application will be rejected. (Does not add, minimum 55 is required across Secondary Criteria.)

Tie Breaker Criteria	Negative Points	Minimum Required+	Maximum Points
1) Total Project Costs	0	0	40
2) Reduced Fees	0	0	30

In order to be considered for points in any category, sufficient documentation must be included and applications must include a detailed written explanation of how and why the applicant feels the criteria has been met.

Information in the developer-provided Market Study, the Wyoming Profile of Demographics, Economics and Housing and other publications are used extensively in the Scoring analysis. However, WCDA reserves the right to consider any other information available or known to us.

Primary Criteria

1. HOUSING NEEDS CHARACTERISTICS (Up to 250 points – Must score a minimum 120)

a. Need (Maximum 192 points up to negative 100 points)

A Project will receive up to 192 points if the applicant can substantiate need for the specific housing for which it is applying (must include where tenants are currently residing [in town, out of town, relatives, subsidized housing, and/or substandard housing]).

Income Levels (28 points)

Income Levels being served vs. Income Levels identified in the Market Study as defined by the Capture Rate in the Market Study.

Capture Rate	Points	Capture Rate	Points
0.0 - 5.0	28	40.1 - 45.0	12
5.1 - 10.0	26	45.1 - 50.0	10
10.1 - 15.0	24	50.1 - 55.0	8
15.1 - 20.0	22	55.1 - 60.0	6
20.1 - 25.0	20	60.1 - 65.0	4
25.1 - 30.0	18	65.1 - 70.0	2
30.1 - 35.0	16	70.1 - 75.0	0
35.1 - 40.0	14	75.1 +	0

Affordability (48 points)

Income vs. Rent Limit meets variance (8 points)

Proposed monthly housing expense (rent and utilities) vs. monthly average Market Rate Rents by bedroom size as defined in the Market Study. (40 points)

Concentration of Low Income Households (28 points)

As concentration of Low-Income/Affordable housing units increase in the vicinity, fewer points are awarded. WCDA will consider data available for comparable and market rate units in the area, such as visual observation, market study information, HUD Community Planning and Development (CPD) maps, etc.

Appropriate Housing (10 Points)

Appropriate housing for need identified in Market Study i.e. Family, elderly, special needs.

Type of housing and quality of construction (16 Points)

Apartment (2 points), duplex/four-plex (4 points), single family (6 points) stick built (10 points), modular (5 points), manufactured (1 point) etc.)

Saturation prorated by the number of units needed vs. proposed as defined in the Market Study (48 Points)

Absorption Rate as defined in the Market Study (14 Points)

b. Vacancy in Community (Maximum 48 points up to negative 16 points)

The project will be awarded points as follows, using vacancy rates from both the Market Study and the most recently published Wyoming Demographics Profile:

Vacancy Rate	Market Study (Primary Market Area)	WY Demographics Profile (County Data)
0% - 1%	30 points	18 points
1.01% - 2%	27	16
2.01% - 3%	24	14
3.01% - 4%	21	12
4.01% - 5%	18	10
5.01% - 6%	13	7
6.01% - 8%	8	4
8.01% - 10%	3	1
10.01% - 12%	-5	-3
12.01% +	-10	-6

For Preservation projects, WCDA will consider the property's historical vacancy rates on a case-by- case basis and award points in this category accordingly. Please provide detail regarding reasons for vacancy rates in Project Narrative and Self-Scoring Narrative.

c. Vacancy in Subsidized Projects (Maximum 10 points up to negative 10 points)

If a project is placed in a community with substantiated vacancy rates in subsidized projects based on the Market Study, the following points will be awarded:

Vacancy Rate	Market Study (Primary Market Area)
0% - 1%	10
1.01% - 2%	9
2.01% - 3%	8
3.01% - 4%	6
4.01% - 5%	4

5.01% - 6%	2
6.01% - 8%	0
8.01% - 10%	-2
10.01% - 12%	-5
12.01% +	-10

For Preservation projects, WCDA will consider the property’s historical vacancy rates on a case- by-case basis and award points in this category accordingly. Please provide detail regarding reasons for vacancy rates in Project Narrative and Self-Scoring Narrative.

*Projects located in a city which contains a comparable property (e.g. similar age, size, condition, etc.) with a vacancy rate of greater than 10% will receive up to a negative 100 points.

d. Geographic Distribution (Up to negative 200 points)

In an effort to equitably distribute funding throughout the state, negative points will be assessed based on the number of affordable units (regardless of source) awarded funding in the last four years, as well as projects awarded funding or scoring higher during the current year, compared to the population of the city where the proposed project will be located. Projects proposing newly constructed units will be assessed 150 negative points for every one percent (1%) of affordable units the proposed community has received in relation to their population the previous four (4) years in relation to their population. (Example: Total units funded in last 4 years = 200; population of community 50,000 = 200/50,000 = .4%; .4X 150 = 60 negative points.)

2. QUALITY OF CONSTRUCTION (Maximum 126 points)

- a. Minimum Construction Standards (Must score a minimum of 1 point, with a 1 point maximum) A project will receive 1 point if it meets the International Building Code (as applicable to the type of housing) of the International Code Council, the local code adopted by the presiding jurisdiction, the Minimum Property Standards for HOME at 24 CFR Part 92.251(a)(2)(i) through (V) or for NHTF at 24 CFR Part 93.301(a), as amended, and meets Accessibility Requirements under ADA. More restrictive codes or regulations may be required by local cities, counties or towns, but in no case may new construction projects (and to the maximum extent feasible for rehabilitation projects) fail to meet the applicable Code of the International Code Council.
- b. Construction Standards Exceeded (Maximum 65 points)

To obtain additional points, applications must clearly demonstrate that the project undisputedly exceeds the minimum specified in Section 2, "A". See Property Development Standards Attachment "J" for more information on this category.

Significant ranking upgrades include, but are not limited to, upgraded or unique features in categories such as:

- Floor coverings Durability roofing/siding materials
- Natural lighting Quality and design of windows Negative Air Flow vents in
- Crawl Space Bedroom size

Items proven to reduce mold Other cost-effective maintenance reduction

These criteria are scored on a competitive basis between all qualified projects received during the application round. To receive points in this area, you must provide details in the Project Narrative section that clearly demonstrates how construction standards are exceeded.

c. Energy Efficiency and/or Sustainability Certification (Maximum 32 points)

One point will be awarded for each of the following sustainable building strategies implemented. Must be certified by project architect AND product/warranty information must be provided.

- Built above 100-year floodplain defined by FEMA – must provide documentation
- Locate trees/planting to provide shade for 50% of hardscapes – must provide specific plant information, including # of each plant to be provided.
- Drought resistant plants and landscaping – must provide specific species and documentation supporting drought resistance
- Keep all exterior wood at least 12” above soil

- Seal external cracks, joints, etc. with caulking and install pest proof screens
- Include no wood to concrete connections, or separate connections with dividers
- Average flow rate of lavatory faucets is < 2.00 gpm
- Average flow rate for all showers is <2.00 gpm per stall
- Average flow rate for all toilets is <1.30 gpf
- Toilets are dual flush or toilets meet the EPA water sense specification
- Investigate local options for waste diversion and document diversion rate for construction waste
- No unvented combustion appliances
- Carbon monoxide monitors in each unit
- Space water heating equipment designed with closed combustion or space and water heating equipment has power vented exhaust or space and water heating equipment located in detached or open-air facility
- Active fan radon venting system
- Intermittent or Passive ventilation
- Install heat recovery system
- Energy Star labeled bathroom exhaust fans
- Permanent walk-off mats at each entry

- Insulation meets R-value requirements of IECC – must provide exact R value
- Insulation meets HERS Grade II specifications
- Insulation exceeds R-value requirements of IECC by 5% – must provide exact R value
- Insulation meets HERS Grade I specifications
- At least R-6 insulation around ducts in unconditioned spaces – must provide exact R value
- At least R-3 insulation around pipes in unconditioned spaces – must provide exact R value
- Design and size HVAC equipment using ACCA Manual J or equivalent
- Install Energy Star programmable thermostat
- Energy Star lighting throughout the project
- Motion controlled exterior lighting
- Energy Star Refrigerator, dishwasher, ceiling fans (if applicable) and washer and dryer (if applicable)
- Low VOC paints, stains, finishes adhesives and sealants and carpet
- Formaldehyde free shelves, cabinets, countertops and insulation

d. HERS Rating (Maximum 5 points)

Up to 5 points will be awarded if the developer commits to obtaining an Energy Star Certification from a HERS rater for every unit.

3. INCOME LEVELS (Maximum 40 points – must score a minimum 10 points)

A proposal will receive points for eligible low-income units with income restricted to the percentage of HUD Median Income as stated below.

a. Meeting Market Study (Must score a minimum 10 points)

Where income levels proposed meet those substantiated in the Market Study for the project, it will receive 10 points.

b. Lower Income Targeting (Maximum 5 points)

Where income levels proposed meet those substantiated in the Market Study for income levels between 41-50% of HUD Median Income.

c. Deep Income Targeting (Maximum 10 points)

Where income levels proposed meet those substantiated in the Market Study for income levels at or below 40% of HUD Median Income.

d. Extremely Low Income Targeting (Maximum 15 points)

Where income levels proposed meet those substantiated in the Market Study for income levels at or below 30% of HUD Median Income. These income targets are suitable for NHTF grant funding.

4. AFFORDABILITY LEVELS (Maximum 38 points - Must score a minimum 8 points)

A proposal will receive a proportionate percentage of points for eligible low-income units where rent is restricted to 30% of the HUD Area Median Income as stated in the chart below.

30% and below = 36 points

35% and below = 30 points

40% and below = 24 points

45% and below = 18 points

50% and below = 12 points

60% and below = 8 points

[Example – 50% of the units restricted at 30% or less (50% of 36 points = 18), and 50% of the units restricted at 50% or less (50% of 12 points = 6). Thus 18 + 6 = 24 total points.]

A proposal will receive 2 points if 4% or more of the units are set aside for transitioning homeless households. This would include Gross rent under \$200.00 a month and working with other organizations to provide payment of utilities.

In order to receive points in this category, rents must be limited to the percentages chosen. Projects will be underwritten at the maximum rent level chosen. If using HOME funds, the maximum rent level must be at or below the Low HOME Rent as defined in the HOME Program Application. If using NHTF funds, the maximum rent level must be at or below the Low NHTF Rent as defined in the NHTF Program Application.

Rent restrictions float within the project. When a household's income increases above the limit for that unit, the next available unit must be rented at the lower level. Every effort must be made to insure the

required income and rent levels are attained at all times throughout the compliance period. As such, projects with multiple rent and or income levels must recertify each household on an annual basis.

5. EXTENDED LOW-INCOME USE (Maximum 35 points - Must score a minimum 2 points)

A proposal will receive the following points for committing to a WCDA Compliance Period over and above HUD's Affordability or IRS' Compliance Period where the owner waives the right to a Qualified Contract and agrees to follow the restrictions as set forth in their Application:

Example for Tax Credit Project				
IRS Required Years	Additional Initial Years	Additional IRS Extended Use Period	Total Years Restricted	Points

15	5+	15	35	2
15	10+	15	40	3
15	15+	15	45	5
15	20+	15	50	10
15	25+	15	55	17
15	35+	15	65	35

Example for HOME Rental Rehab Projects Less than \$15,000 per unit

HOME Required Years	Additional Initial Years	Total Years Restricted	Points
5	5+	10	2
5	10+	15	3
5	15+	20	5
5	20+	25	10
5	25+	30	17
5	35+	40	35

Example for HOME Rental Rehab Projects between \$15,000 - \$40,000 per unit

HOME Required Years	Additional Initial Years	Total Years Restricted	Points
10	5+	10	2
10	10+	15	3
10	15+	20	5
10	20+	25	10
10	25+	30	17
10	35+	40	35

Example for Home Rental Rehab Projects Over \$40,000 per unit

HOME Required Years	Additional Initial Years	Total Years Restricted	Points
15	5+	20	2
15	10+	25	3
15	15+	30	5
15	20+	35	10
15	25+	40	17
15	35+	50	35

Example for HOME Rental New Construction Projects, All Amounts

HOME Required Years	Additional Initial Years	Total Years Restricted	Points
20	5+	25	2
20	10+	30	3

20	15+	35	5
20	20+	40	10
20	25+	45	17
20	35+	55	35

Example for NHTF Rental, New Construction or Rental Rehab Projects, All Amounts			
NHTF Required Years	Additional Initial Years	Total Years Restricted	Points
30	5+	35	5
30	10+	40	10
30	15+	45	17
30	25+	55	35

Projects with mixed financing will receive a prorated score based on their respective percentages of funding.

The Affordability Period must be equal to or greater than the term and amortization period of HOME or NHTF financing.

Tax Credit Projects requesting credits that exceed the total per unit Eligible Basis published by WCDA in the Current Year Summary Attachment “A”, must score a minimum of 35 points in the Extended Use Category.

At the time of allocation, a Restrictive Land Use Covenant, HOME and/or NHTF Agreement shall be executed between the applicant and WCDA to define the terms and length of the affordability period.

6. COMMUNITY REVITALIZATION IN QUALIFIED CENSUS TRACTS (5 points)

A proposal will receive 5 points if the project being developed is located in a Qualified Census Tract and contributes to a concerted Community Revitalization Plan. Until “Community Revitalization Plan” (CRP) has been formally defined by HUD or the IRS, a Developer may provide a letter from the local jurisdiction, or the state, that the project sits in a CRP area.

Secondary Criteria

1. PROJECT LOCATION (Maximum 50 points, and/or up to negative 200 points). As project location is an integral part of the scoring process Developers must attend the site visit scheduled by WCDA.
 - a. Appropriate Location (Maximum 35 points)
 A project may receive up to 35 points for being within a proximity of 2 miles (1 mile for elderly) of appropriate services needed by the residents occupying the units (must list services and distance from project to be eligible to receive points).

Distance from other locations			
	Points		Points
Employment opportunities	3	Elementary School	2
Fire	2	Junior or Middle School	2
Police	2	High School	2
Proximity to Public Transit	3	College	1
Hospital	2	Convenience Store	1
Senior Center	3	Church	1
Bank	2	Post Office	1
Doctor Offices	2	Park	1
Laundry Mat - if facilities not on site	3	Recreation	1
Grocery Store and/or Delivery	3	Library	1
Pharmacy and/or Delivery	2	Discount Store	1
		Walk/Bike Path	1

b. Concentration of Low-Income Housing (Maximum 15 points)

A project may receive up to 15 points if it is demonstrated that the project will not contribute to an above-average concentration of Low-Income housing established within the site's Primary Market Area as defined in the Market Study. WCDA will consider available data for comparable units in the area, such as visual observation, market study information, HUD Community Planning and Development (CPD) maps, etc.

c. Inappropriate Location (Up to a Negative 200 points)

Inappropriate locations such as locations in 100-year flood areas, noise areas, areas of concentrated low-income, near hazardous site areas (above ground storage tanks of hazardous materials), airport clear zones, those sites listed in the EPA CERCLIS data base, other hazards outlined by HUD in their Environmental Review Requirements and other items of concern such as topography of the site or surrounding area and other issues that may require an abnormal amount of land to be purchased or an unusual amount of site work known or discovered by WCDA, etc., may receive up to a negative 200 points. The points will be assigned as follows (more than one category may apply):

Points Location contains:

- 200 Items that can NOT be mitigated
- 175 Mitigation required, but not addressed or budgeted in the application
- 150 Mitigation required which has been addressed but not budgeted
- 50 Mitigation May be required, not addressed and not budgeted (each item)
- 0 Mitigation required which has been addressed and cost is included in the budget (each item)
- 100 Located in a commercial area
- 150 Located in a light industrial area
- 200 Located in an industrial area

d. Developer not at site visit (Negative 200 points)

A negative 200 points may be assessed if the developer fails to be present for the site visit. WCDA may waive this negative assessment if a proposed project was visited within the past 12 months.

2. PROJECT CHARACTERISTICS (Maximum 72 points, or up to negative 200 points)

a. Project Design (Maximum 46 points)

A project may receive up to 46 points for the design of the project provided it addresses the need outlined in the Market Study for the appropriate unit size, project size and type.

Project Amenities (Maximum 26 points)

PROJECT AMENITIES	POINTS
Laundry-open 24/7	1
Tot lot	1
Historic Character	2
Security Cameras	2
Covered Parking	2
Preserves Project Based Assistance at Risk of Going Market Rate	2
UNIT AMENITIES	POINTS
Dishwasher	1
Garbage Disposal	1
Microwave	1
Energy Star Appliances	1
Ceramic Stove Top	1
Self-Cleaning Stove	1
Washer/Dryer In Unit	2
Air condition	2
Emergency Call	1
Wired high speed internet	2
Frost Free Refrigerator	1
Cable/Satellite Hookup	1
Fabric Window Covering	1

Project Financing (Maximum 20 points)

Points will also be awarded taking into consideration the type and amount of financing (conventional vs. subsidized) and evaluating the present value of subsidies used.

b. Private-Public Partnerships (Maximum 10 points)

To encourage private sector financing up to 10 points will be awarded for projects that have non- WCDA and non-subsidized private financing as a portion of the permanent financing package. Applications will be awarded 0.5 points for every percentage of private financing in the deal (not counting developer contribution). For example, an application with 10% private financing will receive 5 points in this category.

c. Site Control (Maximum 3 points)

A proposal will receive up to 3 points for having control of the site.

STATUS	POINTS
Own	3
Option to Buy/WCDA-Approved 99+ year lease	2
Letter of Intent	1

d. Proper Zoning (Maximum 3 points)

A proposal will receive up to 3 points for having the proper zoning and all other necessary approvals (i.e. PUD's etc.).

STATUS	POINTS
Zoning in Place, No Approval Required	3
Zoning in Place, Other Approvals Required	2
Re-zoning in Process	1

e. Subsidy (Up to a Negative 200 points)

Projects requesting tax credits that exceed the total per unit Eligible Basis or projects where all subsidy sources exceed the limits published by WCDA in the Current Year Summary Attachment "A", will receive a negative 10 to 200 points. Projects with subsidy exceeding limits will receive negative 10 pts per every 1% over subsidy limit.

f. Other Supportive Financing (Maximum 5 points)

Projects with other committed Below Market Interest Rate Permanent Financing will receive up to 5 points. (i.e. USDA Rural Development – Rural Housing Service, other first mortgage private financing, etc.)

g. Community Revitalization Plan (Maximum 5 points)

- A proposal will receive up to 5 points if the current project involves use of existing housing as part of a community revitalization plan. Until "Community Revitalization Plan" (CRP) has been formally defined by HUD or the IRS, a Developer may provide a letter from the local jurisdiction, or the state, that the project sits in a CRP area; or,
- A proposal will receive up to 5 points if the community is actively reducing barriers associated with Affordable Housing i.e.:
 1. Reducing or waiving fees or real estate tax concessions for Affordable Housing.
 2. Within the last year the Jurisdiction has convened or funded comprehensive studies, commissions, or hearings, or has established a formal ongoing process, to review, the rules, regulations, development standards and processes of the

jurisdiction to assess their impact on the supply of Affordable Housing.

3. Within the last year the Jurisdiction has initiated regulatory reforms as a result of the above.
4. Jurisdiction has a single consolidated permit application process for housing development that includes building, zoning, engineering, environmental and related permits or “fast track” permitting and approvals for all affordable housing projects.
5. Reduction or waiver of parking or green space requirements for all affordable housing developments.
6. The jurisdiction has funded, directly or through partnerships, comprehensive studies of current and estimated housing needs taking into account the anticipated growth of the region, for existing and future residents, including low-, moderate-, and middle-income families for at least the next five years.
7. Lower cost land development requirements for Affordable Housing developments,

i.e. higher density, narrower streets, sidewalks on only one side of the street etc.

3. SPONSOR/APPLICANT CHARACTERISTICS (Maximum 40 points to negative 200 points)

a. Experience and Credibility (Maximum of 40 points)

A proposal will receive up to 40 points based on the developer's experience, financial stability and credibility in developing the proposed housing. Items considered include, but are not limited to, number of projects successfully completed, like projects completed with like sources, experience with WCDA or other allocating agencies (must provide contact person to verify experience with other allocating agencies). A proposal will receive up to the following points if the sponsor has had experience developing housing which resulted in successful, compliant projects:

- | | |
|--|-----------|
| <input type="checkbox"/> With no Federally imposed Restrictions | 10 Points |
| <input type="checkbox"/> With Federally imposed Rent and Income Restrictions and cross cutting federal regulations | 30 Points |
| <input type="checkbox"/> Using Tax Credits, HOME, and/or NHTF funds | 40 Points |

Developers will be classified by amount of experience and experience relevant to the type of project proposed. Based on this experience, developers will be classified as Tier 1, Tier 2 or Tier 3 defined as follows:

Tier 1 - Any developer who receives 35-40 points for Sponsor/Applicant Characteristics shall be classified as a Tier 1 developer and will only have to meet minimum requirements as set forth in the Affordable Allocation Plan for construction progress reporting throughout the construction period.

Tier 2 - Any developer who receives 20-34 points for Sponsor/Applicant Characteristics shall be classified as a Tier 2 developer and will be required to submit monthly progress reports and

quarterly site visits will be performed throughout the construction period by the Wyoming Community Development Authority. Tier 2 developers will be required to engage a property management firm that has successful experience in managing projects under Low Income Housing Tax Credit, HOME Investment Partnerships, and/or NHTF programs within the State of Wyoming and has no outstanding compliance issues.

Tier 3 - Any developer who receives 0-19 points for Sponsor/Applicant Characteristics shall be classified as a Tier 3 developer and will be required to partner with a Tier 1 developer, or a consultant experienced with LIHTC, HOME and/or NHTF.

b. Development Team Capacity/Experience (Up to a Negative 200 points)

WCDA will consider the capabilities of the entire development team, including at minimum the project sponsor, developer, general contractor, architect, property manager, and key consultants. Up to a negative 200 points will be assessed for any or all of the following:

- Non-compliance with WCDA restrictions with no effort to correct will be assessed the full negative points.
- Financial condition of any and all existing projects
- Frequency, conditions and type of waivers requested from WCDA or other allocating agencies on previously funded projects
- Poor performance by development team members, including but not limited to failure to provide all close out documents within 6 months of being placed in service, liens filed against projects, etc.
- Number of returned or recaptured allocations or awards
- Number of cleared and/or outstanding compliance issues.
- Development team members with projects in the process of or in foreclosure, receivership, or similar legal action
- Financial stability of developer including, but not limited to, analysis of liquidity, short and long- term liabilities and total assets and cross-collateralization.
- If any material participant has ever been removed from a project or given a project back to a Syndicator, Investor or other financial source.
- Inconsistent information in the application and attachments.
- Excessive line item variances between original budget and actual costs on prior projects.

c. Financial Capacity (Maximum 10 points – Must score a minimum of 5 points)

Developer must be able to substantiate financial capacity to the Authority's satisfaction. WCDA will examine key financial factors and ratios, including but not limited to liquidity, net worth, leveraging, etc., to assess adequate financial capacity.

4. PUBLIC HOUSING WAITING LISTS (Maximum 2 points – Must score a minimum of 2 points) Proposals that commit to giving preference to individuals and families on the public housing waiting lists, will receive 2 points.

5. HOUSING NEEDS FOR FAMILIES OR INDIVIDUALS WITH CHILDREN
(Maximum 4 points) A proposal will receive up to 4 points for targeting unit occupancy to Families or Individuals with Children.

6. SUPPORT OR CONTRIBUTIONS FROM LOCAL SOURCES (Maximum 35 points)

A proposal will receive up to 35 points for financial support or contributions from local sources derived from non-federal sources (i.e. donated real estate, labor, materials, cash, or waiver of local fees etc.), which results in reduced project costs and reduced federal subsidy only to the extent that the project costs do not exceed the maximum costs outlined in Section 8 below and are above any required amounts from other sources (i.e. HOME Match requirement). In order to receive points, documentation from the provider of the Financial Support must be provided showing award and specifics of the Financial Support (i.e. Grant award notification, firm commitment of Below Market Interest Rate loan).

7. PROPERTY MANAGEMENT CAPACITY (Up to negative 200 points) Up to a negative 200 points will be assessed for any or all of the following:

- a. Physical condition of any and all existing projects
- b. Frequency, conditions and type of waivers requested from WCDA on previously funded projects
- c. Managers associated with any project that has a history of poor performance
- d. Number of cleared compliance issues
- e. Number of outstanding compliance issues
- f. Ongoing maintenance issues
- g. Managers who have had a project placed or in the process of being placed in foreclosure, receivership, or similar legal action

For applicants without existing WCDA-funded projects, please submit letters of good standing from all Tax Credit agencies the applicant has done business with for the last 5 years.

8. TOTAL PROJECT COSTS

Projects submitted with Total Project Costs above the tolerance level published in the Current Year Summary Attachment “A”, will receive up to a negative 10 points for every 1% over the tolerance level. WCDA reserves the right to waive, all or a portion of the assessment of negative points, if in WCDA’s sole discretion, high project costs are justifiable from information provided by the applicant.

9. OWNER/GENERAL PARTNER EQUITY IN PROJECT (Maximum 20 points)

A proposal will receive up to 20 points for financial support or contributions from the Owner or General Partner derived from non-federal sources (i.e. donated real estate, labor, materials, cash, or waiver of local fees etc.), which results in reduced project costs and reduced federal subsidy only to the extent that the project costs do not exceed the maximum costs outlined in Section 8 above less the donated equity. In order to receive points, documentation must be provided to support value of donation (i.e. appraisal for land donation).

Tie Breaker

1. TOTAL PROJECT COSTS (Maximum 40 points)

a. New Construction

New Construction rental projects submitted with Development costs below the tolerance level published in the Current Year Summary Attachment “A”, will receive the following points:

Below Tolerance	Points
10-14%	5
15-19%	15
20-24%	30
25%+	40

b. Rehabilitation Project

Rehabilitation projects will receive up to 40 points for amenities and/or cost-effective upgrades incorporated into the rehabilitation.

2. REDUCED FEES (Maximum 30 points)

Combined feed at or below	Points
13%	1
11%	3
9%	5
7%	15
5%	30

- a. For Projects in which the combined Developer and Builder fees are less than 15%, tie breaker points will be awarded as follows:

Combined feed at or below	Points
13%	1
11%	3
9%	5
7%	15
5%	30

d. Describe the grantee’s required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Wyoming has not set specific geographic areas in which assistance will be directed over the coming year. However, as more and more affordable housing units are developed, it is becoming increasingly more important to target these funds to the areas of the greatest need. Applicants for funding will need to

show that there is a demand for the type and price of unit they are proposing. WCDA will be utilizing the Wyoming Housing Database Partnership Reports (Semiannual Profiles, Housing Conditions Report & Forecasts) for comparison to the Developers own information. While the WCDA continues to recognize need as the primary driver of housing within any given community and maintains scoring that reflects this principle, a scoring category for geographic distribution is included in the allocation plan. This category will help ensure that affordable housing resources are distributed throughout the state and no one community shall benefit disproportionately to the rest of the state. The WCDA provides a list of funded projects by community on its web-site for its housing programs.

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

SPONSOR/APPLICANT CHARACTERISTICS (Maximum 40 points to negative 200 points)

a. Experience and Credibility (Maximum of 40 points)

A proposal will receive up to 40 points based on the developer's experience, financial stability and credibility in developing the proposed housing. Items considered include, but are not limited to, number of projects successfully completed, like projects completed with like sources, experience with WCDA or other allocating agencies (must provide contact person to verify experience with other allocating agencies). A proposal will receive up to the following points if the sponsor has had experience developing housing which resulted in successful, compliant projects:

- With no Federally imposed Restrictions 10 Points
- With Federally imposed Rent and Income Restrictions and cross cutting federal regulations 30 Points
- Using Tax Credits, HOME, and/or NHTF funds 40 Points

Developers will be classified by amount of experience and experience relevant to the type of project proposed. Based on this experience, developers will be classified as Tier 1, Tier 2 or Tier 3 defined as follows:

Tier 1 - Any developer who receives 35-40 points for Sponsor/Applicant Characteristics shall be classified as a Tier 1 developer and will only have to meet minimum requirements as set forth in the Affordable Allocation Plan for construction progress reporting throughout the construction period.

Tier 2 - Any developer who receives 20-34 points for Sponsor/Applicant Characteristics shall be classified as a Tier 2 developer and will be required to submit monthly progress reports and quarterly site visits will be performed throughout the construction period by the Wyoming Community Development Authority. Tier 2 developers will be required to engage a property management firm that has successful experience in managing projects under Low Income Housing Tax Credit, HOME Investment Partnerships, and/or NHTF programs within the State of Wyoming and has no outstanding compliance issues.

Tier 3 - Any developer who receives 0-19 points for Sponsor/Applicant Characteristics shall be classified as a Tier 3 developer and will be required to partner with a Tier 1 developer, or a consultant experienced with LIHTC, HOME and/or NHTF.

b. Development Team Capacity/Experience (Up to a Negative 200 points)

WCDA will consider the capabilities of the entire development team, including at minimum the project sponsor, developer, general contractor, architect, property manager, and key consultants. Up to a negative 200 points will be assessed for any or all of the following:

- Non-compliance with WCDA restrictions with no effort to correct will be assessed the full negative points.
- Financial condition of any and all existing projects
- Frequency, conditions and type of waivers requested from WCDA or other allocating agencies on previously funded projects
- Poor performance by development team members, including but not limited to failure to provide all close out documents within 6 months of being placed in service, liens filed against projects, etc.
- Number of returned or recaptured allocations or awards
- Number of cleared and/or outstanding compliance issues.
- Development team members with projects in the process of or in foreclosure, receivership, or similar legal action
- Financial stability of developer including, but not limited to, analysis of liquidity, short and long-term liabilities and total assets and cross-collateralization.
- If any material participant has ever been removed from a project or given a project back to a Syndicator, Investor or other financial source.
- Inconsistent information in the application and attachments.
- Excessive line item variances between original budget and actual costs on prior projects.

c. Financial Capacity (Maximum 10 points – Must score a minimum of 5 points)

Developer must be able to substantiate financial capacity to the Authority's satisfaction. WCDA will examine key financial factors and ratios, including but not limited to liquidity, net worth, leveraging, etc., to assess adequate financial capacity.

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

a. Project Financing (Maximum 20 points)

Points will also be awarded taking into consideration the type and amount of financing (conventional vs. subsidized) and evaluating the present value of subsidies used.

b. Private-Public Partnerships (Maximum 10 points)

To encourage private sector financing up to 10 points will be awarded for projects that have non- WCDA and non-subsidized private financing as a portion of the permanent financing package. Applications will be awarded 0.5 points for every percentage of private financing in the deal (not counting developer contribution). For example, an application with 10% private financing will receive 5 points in this category.

c. Subsidy (Up to a Negative 200 points)

Projects requesting tax credits that exceed the total per unit Eligible Basis or projects where all subsidy sources exceed the limits published by WCDA in the Current Year Summary Attachment "A", will receive a negative 10 to 200 points. Projects with subsidy exceeding limits will receive negative 10 pts per every 1% over subsidy limit.

d. Other Supportive Financing (Maximum 5 points)

Projects with other committed Below Market Interest Rate Permanent Financing will receive up to 5 points. (i.e. USDA Rural Development – Rural Housing Service, other first mortgage private financing, etc.)

g. Describe the grantee’s required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

EXTENDED LOW-INCOME USE (Maximum 35 points - Must score a minimum 2 points)

A proposal will receive the following points for committing to a WCDA Compliance Period over and above HUD’s Affordability or IRS’ Compliance Period where the owner waives the right to a Qualified Contract and agrees to follow the restrictions as set forth in their Application:

Example for Tax Credit Project				
IRS Required Years	Additional Initial Years	Additional IRS Extended Use Period	Total Years Restricted	Points
15	5+	15	35	2
15	10+	15	40	3
15	15+	15	45	5
15	20+	15	50	10
15	25+	15	55	17
15	35+	15	65	35

Example for HOME Rental Rehab Projects Less than \$15,000 per unit			
HOME Required Years	Additional Initial Years	Total Years Restricted	Points
5	5+	10	2
5	10+	15	3
5	15+	20	5
5	20+	25	10
5	25+	30	17
5	35+	40	35

Example for HOME Rental Rehab Projects between \$15,000 - \$40,000 per unit			
HOME Required Years	Additional Initial Years	Total Years Restricted	Points
10	5+	10	2
10	10+	15	3
10	15+	20	5
10	20+	25	10
10	25+	30	17

10	35+	40	35
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Example for Home Rental Rehab Projects Over \$40,000 per unit

HOME Required Years	Additional Initial Years	Total Years Restricted	Points
15	5+	20	2
15	10+	25	3
15	15+	30	5
15	20+	35	10
15	25+	40	17
15	35+	50	35

Example for HOME Rental New Construction Projects, All Amounts

HOME Required Years	Additional Initial Years	Total Years Restricted	Points
20	5+	25	2
20	10+	30	3
20	15+	35	5
20	20+	40	10
20	25+	45	17
20	35+	55	35

Example for NHTF Rental, New Construction or Rental Rehab Projects, All Amounts

NHTF Required Years	Additional Initial Years	Total Years Restricted	Points
30	5+	35	5
30	10+	40	10
30	15+	45	17
30	25+	55	35

Projects with mixed financing will receive a prorated score based on their respective percentages of funding.

The Affordability Period must be equal to or greater than the term and amortization period of HOME or NHTF financing.

Tax Credit Projects requesting credits that exceed the total per unit Eligible Basis published by WCDA in the Current Year Summary Attachment “A”, must score a minimum of 35 points in the Extended Use Category.

At the time of allocation, a Restrictive Land Use Covenant, HOME and/or NHTF Agreement shall be executed between the applicant and WCDA to define the terms and length of the affordability period.

h. Describe the grantee’s required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

PROJECT LOCATION (Maximum 50 points, and/or up to negative 200 points). As project location is an integral part of the scoring process Developers must attend the site visit scheduled by WCDA.

c. **Appropriate Location** (Maximum 35 points)

A project may receive up to 35 points for being within a proximity of 2 miles (1 mile for elderly) of appropriate services needed by the residents occupying the units (must list services and distance from project to be eligible to receive points).

Distance from other locations			
	Points		Points
Employment opportunities	3	Elementary School	2
Fire	2	Junior or Middle School	2
Police	2	High School	2
Proximity to Public Transit	3	College	1
Hospital	2	Convenience Store	1
Senior Center	3	Church	1
Bank	2	Post Office	1
Doctor Offices	2	Park	1
Laundry Mat - if facilities not on site	3	Recreation	1
Grocery Store and/or Delivery	3	Library	1
Pharmacy and/or Delivery	2	Discount Store	1
		Walk/Bike Path	1

d. **Concentration of Low-Income Housing** (Maximum 15 points)

A project may receive up to 15 points if it is demonstrated that the project will not contribute to an above-average concentration of Low-Income housing established within the site’s Primary Market Area as defined in the Market Study. WCDA will consider available data for comparable units in the area, such as visual observation, market study information, HUD Community Planning and Development (CPD) maps, etc.

c. **Inappropriate Location** (Up to a Negative 200 points)

Inappropriate locations such as locations in 100-year flood areas, noise areas, areas of concentrated low-income, near hazardous site areas (above ground storage tanks of hazardous materials), airport clear zones, those sites listed in the EPA CERCLIS data base, other hazards outlined by HUD in their Environmental Review Requirements and other items of concern such as topography of the site or surrounding area and other issues that may require an

abnormal amount of land to be purchased or an unusual amount of site work known or discovered by WCDA, etc., may receive up to a negative 200 points. The points will be assigned as follows (more than one category may apply):

Points Location contains:

- 200 Items that can NOT be mitigated
- 175 Mitigation required, but not addressed or budgeted in the application
- 150 Mitigation required which has been addressed but not budgeted
- 50 Mitigation May be required, not addressed and not budgeted (each item)
- 0 Mitigation required which has been addressed and cost is included in the budget (each item)
- 100 Located in a commercial area
- 150 Located in a light industrial area
- 200 Located in an industrial area

PROJECT DESIGN (Maximum 46 points)

A project may receive up to 46 points for the design of the project provided it addresses the need outlined in the Market Study for the appropriate unit size, project size and type.

Project Amenities (Maximum 26 points)

PROJECT AMENITIES	POINTS
Laundry-open 24/7	1
Tot lot	1
Historic Character	2
Security Cameras	2
Covered Parking	2
Preserves Project Based Assistance at Risk of Going Market Rate	2
UNIT AMENITIES	POINTS
Dishwasher	1
Garbage Disposal	1
Microwave	1
Energy Star Appliances	1
Ceramic Stove Top	1
Self-Cleaning Stove	1
Washer/Dryer In Unit	2
Air condition	2
Emergency Call	1
Wired high speed internet	2
Frost Free Refrigerator	1
Cable/Satellite Hookup	1

Fabric Window Covering	1
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WYOMING COMMUNITY DEVELOPMENT AUTHORITY (WCDA) FEDERAL
PROGRAMS REHABILITATION STANDARDS FOR HOUSING

Introduction

This Guideline is designed to help evaluate the rehabilitation potential of residential structures that are funded with WCDA federal funds, such as the Home Investment Partnerships (HOME) Program, the National Housing Trust Fund (NHTF) Program, or the Neighborhood Stabilization Program (NSP). It may be used by contractors, builders, realtors, home inspectors, and others with a basic knowledge of building construction.

When used in conjunction with the local building code, the guideline can assist in identifying unsafe or hazardous conditions and uncovering functional deficiencies that should be corrected. Housing that is rehabilitated with federal funds through WCDA must meet the Uniform Physical Condition Standards (UPCS) prescribed by the US Department of Housing and Urban Development (HUD), as well as all applicable codes, rehabilitation standards, ordinances, and zoning ordinances at the time of completion of the rehabilitation. In the absence of a local code for rehabilitation, the housing must meet the UPCS as well as state and national building codes. A copy of the UPCS for both Multifamily and Single Family Housing is attached here as Exhibit A to Attachment #1.

Preparing for the Inspection

Each property will be evaluated in regard to the following:

Zoning, setback, height, and building coverage requirements, grandfathered uses and conditions, Homeowner's Association By-laws, Covenants, proffers, liens and applicable fire regulations.

Year

Built

Site

Specific

Location

Zoning

Code

Site within or partially within a 100 year flood plain? Above Ground Storage Tanks visible from site?

Near a hazardous

waste site? Noise

Determination

1000 feet of a major

roadway 3000 feet

of a railroad

5 miles of a commercial

service airport 15 miles of a

military airfield

airport Clear Zones (civil or military)

Within ¼ mile of a property on or eligible for the National Register of Historic Places?

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REHABILITATION STANDARDS FOR HOUSING

REHABILITATION STANDARDS DETAIL

This section of WCDA's Federal Programs Rehabilitation Standards for Housing is intended to provide additional detail for the minimum acceptable standards for existing household dwelling units rehabilitated in whole or in part with HOME, NSP or National Housing Trust Fund (NHTF) program funds in Wyoming. Any reference in this document to "rehabilitation" is

meant to include rehabilitation of existing housing and redevelopment of existing non-residential building(s) which create new multifamily or single family housing. These standards are not intended to reduce or exclude the requirements of any local or state building or housing codes, standards, or ordinances that may apply. In the event of any conflicting code(s), the more restrictive code(s) will apply. Housing rehabilitated with HOME, NSP, or NHTF assistance must meet all applicable State and local codes, ordinances, and requirements or, in the absence of a State or local building code, the International Existing Building Code of the International Code Council.

These standards were designed to assist in achieving consistency throughout the state for all rehabilitation activities funded with HOME, NSP, or NHTF funds. These standards assume that a knowledgeable inspector will thoroughly inspect each dwelling to verify the presence and condition of all components, systems, and equipment within the dwelling. All components, systems, and equipment of a dwelling referenced in this document shall be in good working order and condition and be capable of being used for the purpose for which they were intended and/or designed. Components, systems and/or equipment that are not in good working order and condition shall be repaired or replaced. When it is necessary to replace items (systems, components, or equipment), the replacement items must conform to these standards. These standards also assume that the inspector will consider any extraordinary circumstances of the occupants of the dwelling (e.g., physical disabilities) and reflect a means to address such circumstances in their inspection and in the preparation of project specifications for that dwelling.

All interior ceilings, walls, and floors must not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling, missing components or other serious damage. The roof must be structurally sound and weather-resistant. All exterior walls (including foundation walls) must not have any serious defects such as leaning, buckling, sagging, large holes, or defects that may result in the structure not being weather-resistant or that may result in air infiltration or vermin infestation. The condition of all interior and exterior stairs, halls, porches, walkways, etc. must not present a danger of tripping or falling. If an inspector determines that the specific individual standards of this document cannot be achieved on any single dwelling due to it being structurally impossible and/or cost prohibitive, the inspector shall document the specific item(s) as non-conforming with these standards.

Rehabilitation projects must address any and all deficiencies identified in Exhibit A to Attachment #1 of this document (UPCS Inspection Checklist) as part of the project's scope of work so that, upon completion, all such deficiencies are cured. For projects which include acquisition and/or rehabilitation of occupied housing, any Level 3 deficiencies identified as life threatening (i.e. "LT") on the UPCS Inspection Checklist must be addressed and corrected immediately. All life threatening Level 3 deficiencies must be identified in the UPCS Inspection Checklist. Level 1, 2 and 3 deficiencies for each inspectable item on the UPCS Inspection Checklist are defined in detail in HUD's Revised Dictionary of Deficiency Definitions, available on WCDA's website (<http://www.wyomingcda.com>). WCDA inspectors will follow these definitions when evaluating the project.

Energy Star rated systems, components, equipment, fixtures and appliances are required.

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Lead

Lead. For all homes built prior to 1978, have a qualified professional conduct a lead based paint inspection and risk assessment. Follow the lead based paint abatement regulations, as required by 24 CFR Part 35 (HUD Lead Safe Housing Rule).

Asbestos

Asbestos. A certified environmental professional should perform the inspection and make the decision whether to enclose, coat, encapsulate or remove deteriorated asbestos containing products. Follow the EPA regulations.

Site Drainage

Ground Drainage. Observe the drainage pattern of the entire property, as well as that of adjacent properties. The ground should slope away from all sides of the building. The ground should also slope away from window wells, outside basement stairs, and other walkways. Bring the ground up to a slope if it is not draining away from these items.

Downspout Drainage. Because downspouts create concentrated sources of water in the landscape, where they discharge is important. Downspouts should not discharge where water will flow directly on or over a walk, drive, or stairs. The downspouts on a hillside building should discharge on the downhill side of the building. Move the downspouts or install extensions if they discharge in these areas.

Site Improvements

Plantings. Remove any plantings that trap water and edging around planting beds. Note the location and condition of all trees and shrubbery. Those that are overgrown may need pruning or trimming; in some cases they may be so overgrown that they will have to be removed. Have trees or shrubbery that exhibit disease or infestation removed.

Trees. Check where overhanging branches may interfere with the chimney's draft, damage utility wires, or deposit leaves and twigs in roof gutters and drains. Trees and shrubbery that are very close to exterior walls or roofs can cause damage that is sometimes severe, and they can make it difficult to make inspections, do maintenance, and make repairs. Branches in these locations will need to be pruned back.

Cut back any tree roots exposed near the surface. If tree roots are under a footing, cutting down the tree can lead to rotting of the roots and subsequent settling of the foundation.

Lighting. Examine outdoor lighting elements to determine their condition and functional safety. Turn site lighting on, preferably at night, to check its operation and to determine if the light is adequate for its purpose. Replace any inadequate or nonfunctional lighting.

Exposed wiring that is not UV and moisture resistant should be replaced. Underground wiring should be type UF. Replace any fixtures, switches, and outlets that are not protected from moisture penetration.

Aerial Utility. Inspect the electrical service between the street and the main panel board. Follow the electrical guidelines on page 10.

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PROGRAMS REHABILITATION STANDARDS FOR HOUSING

Paved areas. Asphalt, such as driveways or patios, that are not sloped to drain water away from a building should be replaced or removed and area repaired to eliminate negative drainage. Replace any asphalt that has cracks, broken sections, high areas, low areas that trap water, and tripping hazards.

Failed or sunken areas of asphalt drives and walks should be resurfaced or replaced. Check asphalt drives and walks for low areas that hold water and freeze in cold climates. Low areas in asphalt paving should be brought to level with an asphalt overlay.

Concrete areas. Concrete areas; such as sidewalks, stoops, driveways, and walkways; that are not sloped to drain water away from a building should be replaced or removed and area repaired to eliminate negative drainage. Concrete should not be repaired by resurfacing with a thin layer of more concrete.

Concrete cracks greater than one inch thick: Remove and replace entire section.

Concrete cracks smaller than one inch thick: Cut open and seal with flexible sealant compound.

Where there is a difference in elevation in a walk or drive that creates a tripping hazard, the higher portion of concrete may be ground down to the level of the lower portion.

Brick or stone patio. Reset loose bricks or stones in a new mortar bed.

Uneven patio stones set in sand should be taken up, sand added or removed, and the pavers replaced.

Curbs and sidewalks. The maintenance, repair, and replacement of sidewalks, drive aprons, and curb cuts at the street may be the responsibility of the local jurisdiction. Check the property's deed or consult local authorities.

Stairs. Inspect the condition of exterior stairs and railings using the current building code as a guide. Every stair with more than three steps should have a handrail located 34 to 38 inches above the edges of the stair tread. Shake all railings vigorously to check their stability and inspect their fastenings. Stairs that are more than 30 inches above the adjacent grade and walks located more than 30 inches above the grade immediately below should have guards not less than 36 inches high and intermediate rails that will not allow the passage of a sphere 4 inches in diameter. Check wooden steps for proper support and strength and for rot and insect infestation. Inspect steel stairs for rust, strength, and attachment. Deteriorated stairs should be repaired or replaced. Stair treads should be as level as possible without holding water. It is preferable that stairs in walks on site that are accessible to the general public have at least three risers. Stair riser heights and tread depths should be respectively uniform.

Retaining walls. Inspect the construction and condition of retaining walls. Retaining walls more than two feet in height should be backed with drainage material, such as gravel. There should be drains at the bottom of the drainage material. The drains should discharge water either at the end of the wall or through pipes set in the wall itself. Check for bowing (vertical bulges), sweeping (horizontal bulges), and cracking in retaining walls that can be caused by water pressure and insufficient drainage. Failure to drain should be remedied by excavating behind the wall, replacing the drainage material and damaged drainage piping, and backfilling. Significant failure of any kind usually requires rebuilding or replacing all or part of a wall. Failing retaining walls more than two feet in height should be inspected by a structural engineer.

Outbuildings Examine detached garages, storage sheds, and other outbuildings for their condition in the same way that the primary building is inspected. Check also that all doors function properly and that doors and windows provide adequate weather protection and security for the building. Repair or replace all doors and windows that do not provide adequate weather protection or security. Make sure that small outbuildings have sufficient structural strength to sustain the applicable wind loads or seismic forces. Demo any outbuilding that does not have sufficient structural strength.

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Building Exterior

Foundation Walls and Piers Foundation walls, including block foundation walls, and piers should be inspected for cracking, deterioration, moisture penetration, and structural adequacy. Repair any minor cracks. If there is significant cracking and failing, have a professional structural engineer inspect the property and perform their recommendations.

Exterior wood elements. Inspect all painted surfaces for peeling, chipping, blistering, and checking. If more than 15% of the wood needs replaced, apply new siding material. If less than 15% of the wood needs replaced, scrape and touch up the areas that are peeling or chipping in accordance with Lead Based Paint Standards if built prior to 1978.

Aluminum and vinyl siding. Check for loose, bent, cracked or broken pieces. Inspect all caulked joints, particularly around window and door trim. If 15% or more of the siding need repaired or replaced, apply new siding to the entire house. If less than 15% of the siding needs repaired or replaced, repair or replace those areas and match the color as closely as possible to the existing color.

Stucco. Check stucco for cracks, crumbling sections, and areas of water infiltration. It is difficult to match the color of stucco repairs to the original stucco, so plan to repaint entire stucco area if repair is needed. If the repairs are less than 3 sf, try to blend/feather the paint. Try to feather and blend the paint for small repairs less than 3 sf.

Brick or stone veneers. Inspect veneers for cracking, mortar deterioration, and spalling. Replace any missing brick or stone. Repair all cracks with mortar of the same type as existing.

Exterior insulation and finish systems (EIFS). Where mildew and mold are evident on exterior cladding or where interior walls are damp, there is the possibility that condensation is occurring in the walls. Use a trained specialist to check for concealed water damage and rot. Refer to their recommendation.

Exterior Windows and Doors

Exterior doors should be examined for their condition, overall operation and fit, and for the functionality of their hardware. Replace any missing weather stripping. If the door is damaged or non-operational install a new exterior door with a 1-5/8" solid core, exterior fiberglass door. Install entrance lock set, and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, interlocking threshold, and weather stripping.

Windows should be examined for their condition, overall operation and fit, and for the functionality of their hardware. Replace any missing weather stripping. Remove and replace any deteriorated weather stripping. Replace any broken panes of glass. If the window is damaged beyond repair, not weather tight, or non-operational without repair install a new energy efficient double glazed window and jamb including screen, caulk, interior casing and exterior trim. Replace any missing screens.

Garage doors should be examined for operation, weather tightness, overall condition, and fit. Replace any broken panes of glass. Replace any missing weather stripping. If the garage door is damaged beyond repair install a steel overhead door with insulation.

Deck, Porches should be plumb and stable. Make sure that structural connections to the building are secure and protected against corrosion or decay. Inspect the condition of all exterior stairs and railings. Every stair with more than three steps should have a handrail located 34 to 38 inches above the edges of the stair tread. Shake all railings vigorously to check their stability, and inspect their fastenings. Check wooden steps for proper support and strength and for rot and insect infestation. Inspect steel stairs for rust, strength, and attachment. Deteriorated stairs should be repaired or replaced.

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Roofing

Asphalt shingles. Replace any missing or torn shingles. Replace the entire roof if it is leaking. If the roof is not leaking but the granular covering is coming off and/or they are starting to curl or crack consult a roofing contractor. If he/she suggests the roof has less than 5 years remaining, replace the entire roof. When installing a new roof remove the existing roof down to the sheathing and replace all defective sheathing. Use new architectural asphalt shingles with at least a 30 year warranty. The underlayment should be at least a single layer of 15-pound asphalt saturated felt.

No asphalt shingle roof should be less steep than 3 in 12. Replace low-slope roofs with at least two felt layers. If ice dam flashing at overhanging eaves is needed or present, make sure it extends three feet beyond the plane of the interior face of the exterior wall below for a low-slope roof and two feet for a normal-slope roof.

Wood shingles or shakes Replace the entire roof when more than one quarter of the shingles show signs of deterioration or are loose. When replacing wood shingles replace with new architectural asphalt shingles with at least a 30 year warranty.

Metal roofing. Inspect metal roofs for signs of rusting or pitting, corrosion due to galvanic action, and loose, open, or leaking seams and joints. If more than one quarter of the roof shows signs of deterioration replace the entire roof with new metal roofing and trim with at least a 50 year warranty.

Gutters and Downspouts

If the roof has no gutters and downspouts install new gutters to roof. Seal all leaks with mastic. Hangers should be placed no more than 18 inches apart. Wherever a gutter is exposed, check the strength of its fastening to the roof fascia or building exterior. Rusted fasteners, rusted and deteriorated gutters and missing hangers should be replaced.

Downspouts should be checked for size. Seven square inches is generally the minimum except for small roofs or canopies. Check downspout attachments; there should be attachments or straps at the top, at the bottom, and at each intermediate joint. Check straps for rust, deformation, and failed or loose fasteners. Check the capacity of the drainage system. At least one downspout is usually needed for each 40 feet of gutter. For roofs with gutters, make sure that downspouts are clear and that they discharge so water will drain away from the foundation. If the roof has no downspouts or they are deteriorated install new downspouts.

Chimneys

Chimneys should project at least two feet above the highest part of a pitched roof and anything else that is within 10 feet. A chimney should project at least three feet from its penetration from the roof (required minimum heights may vary slightly). Flues should not be smaller in size than the discharge of the appliance they serve. The minimum flue area for a chimney connected to a fireplace is normally 50 square inches for round linings, 64 square inches for rectangular linings, and 100 square inches for an unlined chimney. Flues should extend a minimum of four inches above the top of a masonry chimney.

If a masonry chimney is not in use and more than 25% of the brick is deteriorated, remove the chimney to at least 6" below the roof line. Install a permanent cap on remaining portion of chimney. Resheet the hole where chimney is removed with 1/2" CDX plywood. Finish using roofing materials to match existing as closely as possible.

If less than 25% of the chimney is deteriorated, repair the existing chimney

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Basement or Crawl Space

Crawl Space Ventilation. Check the ventilation. By measurement and calculation, compare the free area of vents with the plan area of the crawl space. The free vent area to crawl space area ratio should conform to the current International Residential Code or local building code.

Termites. Inspect all foundation walls, piers, columns, joists, beams, and sill plates for signs of termites and other wood inhabiting insects. Have a professional conduct a termite inspection and complete his/her recommended repairs.

Radon. Have a professional conduct a radon inspection and complete his/her recommended repairs.

Thermal Insulation. Add insulation, if missing, in basements and crawl spaces according to the local, state and national building code. Add additional insulation if the existing amount does not meet all local, state, and national building codes.

Structural, electrical, plumbing and HVAC systems. Inspect the following items in the crawl space:

Locate main support columns and posts, major beams and bearing walls. Foundation walls, including block foundation walls, and piers should be inspected for cracking, deterioration, moisture penetration, and structural adequacy. Repair any minor cracks. If there is significant cracking and/or failing, have a professional structural engineer inspect the property and perform their recommendations.

If the electrical panel box is in the basement, inspect how the branch circuits are distributed and the type of wiring used. Follow the electrical guidelines on page 10.

Inspect the path of the main water supply line and check all piping materials. Follow the plumbing guidelines on page 12. Inspect the HVAC distribution system, including the ductwork, and follow the guidelines on page 13.

Building Interior

In addition to all interior items below, inspect the plumbing, electrical and HVAC.

Walls and ceilings. Ignoring cosmetic imperfections, look for cracks and peeling paint or wallpaper. Repair cracks with paintable sealant. Repaint walls that are cracking and peeling after sealing the cracks and determining the cause of the cracks.

Exterior walls. Try to determine if the walls are insulated. Add insulation if missing.

Wall Paneling. Securely reattach any paneled walls. If more than 25% of the paneled wall is not attached remove paneling and install, hang, tape and texture 1/2" drywall if it is missing.

Suspended Ceilings. If suspended ceiling panels are damaged or discolored, remove panels and grid and hang, tape and texture 1/2" drywall.

Drywall. Repair any holes cracks, nail popping, deteriorated or damaged corner beads in drywall.

For drywall repairs larger than 6" cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch.

For drywall repairs smaller than 6" clean out and expand hole to allow the insertion of a 1/2" gypsum backer board coated with construction adhesive. Screw through drywall face to secure.

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Plaster. Replaster or repair all damaged, cracked, loose, or bulging plaster by cutting back damaged plaster. If more than 1/4 of the wall is to be disturbed, remove entire plaster surface and replace with 1/2" drywall.

Floors. Replace any flooring that is a tripping hazard, stained, worn out or contaminated. Replace any carpet that is over twenty years old. If the flooring is to be replaced, check that the underlayment is in good condition, if not replace it.

Interior doors. Check door and hardware for finish, wear, and proper functioning. If the door is not damaged make any repairs for proper functioning. If the door is damaged install a hollow core masonite door. Include lockset and hinges.

Outlets and Lighting. Replace any missing, damaged, or unsafe receptacles and switches. Repair or replace light fixtures that are not securely attached, non-functional, inadequate or missing shades.

Egress. Every sleeping room and habitable basement room should have at least one operable window or exterior door for emergency egress or rescue. Check with the local building authority if an egress window needs installed in an existing window.

Closets. Inspect all closets for condition and usability. It is best that they have a clear depth of at least 24 inches. Check all shelving and hanging rods for adequate bracing. Repair or replace any items that are damaged or unsecure.

Trim and finishes. Examine baseboards, sills, moldings, cornices, and other trim. Replace any missing or damaged sections or pieces. Replacement trim may no longer be readily obtainable, so determine if trim can be salvaged from more obscure locations in the building.

HVAC. Inspect the heat source for each room and make sure it is functioning. Replace any damaged or missing registers or grills. Clean out all debris from ductwork. Follow HVAC guidelines on page 13.

Fireplaces. Repair or replace the fireplace if it is deteriorated or damaged. Repair any inoperable dampers. Repair or replace all items, including flues and pipe connections, that do not meet local, state and national building codes.

Bathrooms

Examine bathrooms in accordance with the procedures for other interior rooms, and additionally inspect:

Electrical service. Wherever possible, switches and outlets should not be within arm's reach of the tub or shower, if they are have them moved. Install ground fault interrupters (GFIs) in the outlets if there are none.

Ceramic tile. Look for damaged or missing tiles, or tiles that have been scratched, pitted, or dulled by improper cleaning. Check the condition of all grouted and caulked joints. If a portion of the tile is defective or missing, all tile may have to be replaced since finding additional tiles of matching size, color, and texture may be impossible.

Ventilation. The bathroom should be ventilated by a window, an exhaust fan, or a recirculation fan. If there is an exhaust fan, check its operation. It should be properly ducted to an attic vent or the building's exterior.

Plumbing. Examine all exposed plumbing parts for leaking or signs of trouble or deterioration. Inspect the lavatory for secure attachment and support. Check the operation of all fixtures any leaking faucets that cannot be repaired or nonoperational fixtures should be replaced with a metal bodied, dual control faucet with a 15 year drip-free warranty. Include shut-off valve. Replace trap if required to complete installation. Repair or replace any caulking around the tub or sink.

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Tub/Shower Enclosures. Replace any surround that is damaged, loose, or contaminated. Repair any chips if possible. Recaulk any deteriorated or cracked caulking.

Tubs. Repair any chips if possible. Recaulk any deteriorated or cracked caulking. Repair or replace any damaged, leaking, or cracking tubs.

Toilets. Repair or replace any damaged, leaking, cracking or nonfunctional toilets.

Kitchens

Examine kitchens in accordance with the inspection procedures for other interior rooms, and additionally inspect:

Counters and cabinetry. Check countertops for cracks or food traps and examine kitchen cabinets carefully for signs of vermin infestation. Look for missing, broken, or damaged hardware and cabinet parts. Check doors and drawers for fit and smooth operation, and wall cabinets for secure attachment. If the cost of replacement is less than the cost of reconditioning the countertop or cabinets then replace them.

Electrical service. A ground fault interrupter (GFI) of at least one 20 amp/120 volt circuit in all outlets over a countertop used for portable kitchen appliances. Separate circuits are also required for each major appliance as follows: Refrigerator 20 amp/120 volt, Dishwasher 20 amp/120 volt, Garbage 20 amp/120 volt disposal, Range 40 to 50 amp/ 240 volt. Follow electrical guidelines on page 10.

Ventilation. See that exhaust fans and range hoods are ducted to the outside and not to a cupboard, attic, crawl space, or wall. If they are not ducted to the outside, vent them so they are. A recirculation range hood fan is acceptable. Check the filter medium. Ducts, hoods, and filters should be free of grease buildup.

Plumbing. Examine all exposed plumbing parts for leaking or signs of trouble or deterioration. Inspect the sink for secure attachment and support. Check the operation of all fixtures any leaking faucets that cannot be repaired or nonoperational fixtures should be replaced with a pull out, single lever, metal bodied faucet with 15 year drip-free guarantee and maximum flow of 2 gallons per minute.

Appliances. Replace any nonoperational appliances with energy efficient appliances if available. Appliances must be permanently affixed to the house. No clothes washers and dryers, swamp coolers, etc.

Storage Spaces

Storage Spaces. Inspect all closets and other storage spaces for cleanliness, functionality and proper lighting.

Stairs and Hallways

Stair handrails and guardrails. Replace a missing or damaged handrail with new handrail on stairs with three or more risers. Repair or replace any missing or unstable guardrails. Guardrails are required on open sides of stairways and should have intermediate rails that will not allow the passage of an object 4 inches in diameter. Shake all railings vigorously to check their stability and inspect their fastenings. Check that all treads are level and secure. Riser heights and tread depths should be, respectively, as uniform as possible. As a guide, stairs in new residential buildings must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches. Inspect the condition and fastening of all stair coverings. Reattach any stair covering that is loose.

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Stair width and clearance. Check that all stairs are structurally sound. Stairs should normally have a minimum headroom of 6'-8" and width of 3'-0".

Lighting. Repair or replace any nonfunctional or missing light fixtures. Stairs and hallways should have 3 way light controls.

Smoke Detectors. Repair or replace any nonfunctional or missing smoke detectors. They should be located at the head of the stairs or in the hallways.

Laundry Rooms

Laundries. Repair any venting that does not exhaust to the outside, clogged or restricted.

Water lines. Follow plumbing guidelines on page 12.

Attic

Roof Leaks. Look for signs of water leakage from the attic and try to locate the source. Follow the roof guidelines on page 5.

Attic Ventilation. Install additional venting if the existing ventilation does not meet local, state and national codes. If additional vents cannot be added economically, consider adding mechanical ventilation. Install new bird screen that is in poor condition. Remove debris from vent openings.

Insulation. Check the local, state and national building codes for thermal resistance and add additional to meet those requirements.

Exhaust ducts and plumbing stacks. Repair or replace any damaged or broken ducts and stacks.

Electrical System

This assessment should be conducted only by a qualified electrician who is experienced in residential electrical work. All work must meet the requirements of the current City, County, State and National Electric Code.

Main Panel board

Condition. Repair any unsecure covers. Repair or replace any damaged panel boards.

Amperage rating. The amperage rating of the main disconnect should not be higher than the amperage capacity of the service entrance conductor or the panel board. If the rating is higher (indicating unapproved work has been done), more branch circuits may be connected to it than the service entrance conductor is capable of supplying and it needs replacement.

Voltage rating. The voltage rating of the panel board (as marked on the manufacturer's data plate) should match the voltage of the incoming electrical service. If not replace it.

Grounding. Verify that the panel board is properly grounded. Its grounding conductor should run to an exterior grounding electrode or be clamped to the metal water service inlet pipe between the exterior wall and the water meter. If it is attached on the house side of the meter, the meter should be jumpered to ensure proper electrical continuity to the earth. Make sure

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that the ground conductor is securely and properly clamped to the pipe often it is not, and occasionally it is disconnected altogether. Ensure also that the grounding conductor is not attached to a natural gas pipe, to an

inactive pipe that may be cut off on the exterior side of the wall, or to a pipe that is connected to a plastic water service entry line. If the grounding conductor is attached to an exterior grounding electrode driven into the earth, verify that the electrode is installed in accordance with local code. Many older buildings will have the ground connected to the cold water pipe.

If this is the case and the building needs to conform to the current code, an alternate ground is required.

Overcurrent protection. Check the rating of the fuse or circuit breaker for each branch circuit. The amperage of the fuse or circuit breaker should not exceed the capacity of the wiring in the branch circuit it protects. Most household circuits use

#14 copper wire, which should have 15 amp protection. There may be one or more circuits with #12 copper wire, which should have 20 amp protection. Large appliances, such as electric water heaters and central air conditioners, may require 30 amp service, which is normally supplied by #10 copper wire. If there is an electric range, it would require a 40 or 50 amp service with #6 copper wire. Central air conditioning equipment will have an overcurrent protection requirement on the nameplate. Aluminum wire must be one size larger than copper wire in each case (e.g., #14 to #12), but it should not be used for 15 and 20 amp circuits.

Overhead Wires. Reattach any wires that are not securely attached to the house. Raise any wires that are lower than 10 feet above the ground. Cut back all tree branches or other items that are in close contact with overhead wires. Spliced connections at the service entrance should be wrapped and bare wires from the street should be replaced by the Utility Company.

Electric Meter. Advise the utility company if the meter is non functional, tampered with, unsecure or other concerns.

Service Entrance Conductor. Repair any splices or insulation. When replacing an overhead service entry, have it replaced with an underground service entry.

Branch Circuits. Replace any knob and tube wiring with new wiring that meets the City, County, State and National Electric Codes.

Receptacles. Do not assume that three-prong plug convenience outlets are connected to ground. Remove each one to observe the presence of a connected ground wire. Check to see whether GFI (ground fault interruption) type receptacles have been installed in laundries, kitchens, and bathrooms, and test their operation. Replace any damaged or missing cover plates.

Wiring. Check for surface mounted lamp cord extension wiring. It is dangerous and must be removed. It is best to remove all unused wiring or wiring that will be abandoned during rehabilitation work to avoid future confusion or misuse.

Smoke Detectors. Check to see if areas have functioning smoke detectors. Detectors should be wired to a power source, and also should contain a battery. Replace any nonfunctional or missing smoke detectors with a UL approved, ceiling mounted smoke and heat detector permanently wired into a receptacle box. Install a battery operated smoke detector in each bedroom if missing.

Assessing Electrical Service Capacity (Ampacity)

To determine the capacity (measured in amperes) of the building's existing electrical service at the main panel board, check the following:

The ampacity of the service entry conductor, which may be determined by noting the markings (if any) on the conductor cable and finding its rated ampacity in the National Electrical Code, Table 310-16, or applicable local code. If the service entry conductor is in conduit, look for markings on the conductor wires as they emerge from the conduit into the panel board. If all conductors are unmarked, have an electrician evaluate them.

The ampere rating on the panel board or service disconnect switch, as listed on the manufacturer's data plate.

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REHABILITATION STANDARDS FOR HOUSING

The ampere rating marked on the main circuit breaker or main building fuse(s). This rating should never be higher than the above two ratings; if it is, the system should not be used until it is evaluated by an electrician. The building's service capacity is the lowest of the above three figures. Once the service ampacity has been determined, compare it to the estimated ampacity the building will require after rehabilitation. If the estimated ampacity exceeds the existing ampacity, the building's electrical service will need upgrading. The method for estimating required ampacity is found in the **National Electrical Code**, Article 220.

Plumbing

This assessment should be conducted only by a qualified plumber who is experienced in residential electrical work.

Piping. All piping, regardless of composition, should be checked for wet spots, discoloration, pitting, mineral deposits, and leaking or deteriorated fittings. Pressure test any piping suspected of having leaks. Repair or replace all leaks and deteriorated fittings. Replace all lead or galvanized steel piping throughout the house. If there are signs of deterioration, leakage or restriction of flow to copper piping replace those areas. Replace any brass piping that has signs of deterioration such as white mineral deposits.

Replace any undersized piping, partially closed valves, kinks in the piping or clogs of rust or mineral deposits.

If new fixtures are to be added to the distribution system, have a plumber determine whether the existing piping can carry the additional load by checking the size and condition of the piping and calculating the water demands of the fixtures to be added.

Main Shutoff. Replace the main if it is more than 40 years old.

Main shut off valve. Repair or replace the valve if it is corroded or damaged.

Traps. Replace S-Traps that can cause the loss of the water seal.

Vents. Repair or replace any vents that are obstructed or damaged.

Drain Lines. Replace any undersized drain lines. Secure any runs that are inadequately supported.

Hot Water Heater

Dates of tank manufacture are usually listed on the data plate (often in a simple 1995 code in the serial number; 0595, for instance, would mean manufactured in May 1995), and since water heaters are usually installed within several months of manufacture, the age of the tank often can be approximated. Replace a tank if there are three or less years of life expectancy remaining. Heavy mineral or rust deposits around the tank fittings are usually a sign that the tank is nearing the end of its service life and should be replaced. Replace any leaking tanks.

Water heater capacity is determined by the heater's storage capacity and its recovery rate, or the time it takes to reheat the water in its tank. Recovery rates vary with the type of fuel used. Generally, gas or oil fired heaters have a high recovery rate and electric heaters have a low recovery rate. Low recovery rates can be compensated for by the provision of larger storage capacity.

Water heaters are sized according to the number of people living in the house and the type of heat source used:

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Gas

30 gallon (115 L) 3 to 4 people
40 gallon (150 L) 4 to 5 people
50 gallon (190 L) 5 and more people

Electric

40 to 42 gallon (115 to 160 L) 3 to 4 people
50 to 52 gallon (190 to 200 L) 4 to 5 people
65 gallon (250 L) 5 and more people

A qualified plumber or mechanical engineer should determine the size of replacement units based on rehabilitation plans.

If a spa or whirlpool bath is in the house and the water is heated by either gas or electricity, an additional capacity of 10 gallons (40 L) is needed.

HVAC

This assessment should be conducted only by a qualified HVAC contractor who is experienced in residential electrical work.

Thermostats. Repair or replace any un-operational thermostat.

Venting. Repair or replace any items that do not meet the local, state, and national building codes.

HVAC Systems.

Replace any gravity system with at least a 90% efficiency forced air system.

If a steam or hot water system needs replaced, replace with at least a 90% efficiency forced air system.

If a gas or electric wall heater or electric baseboard heater needs replaced, replace with a new or upgraded heater of the same function.

Replace any system if there are three or less years of life expectancy remaining with at least a 90% efficiency forced air system.

Replace nonoperational electric wall/baseboard heaters with new updated electric

wall/baseboard heaters. Replace nonoperational gas wall heaters with new updated gas wall

heaters.

Design calculation. An HVAC system's capacity can be more accurately determined by noting its heating or cooling output (in tons or BTUs) from information on the manufacturer's data plate and comparing it to the building's heating and cooling loads. These loads can be calculated using the Air Conditioning Contractors of America's Manual J or similar load calculation guide. A rough estimate of a building's required heating equipment size in BTUs per hour (BTUH) can be obtained by using the following formula:

$BTUH = .33 \times [\text{square footage of building to be heated}] \times [\text{difference between outside and inside design temperatures}]$ The factor of .33 in this formula is based on R11 exterior walls, an R19 ceiling at the top floor or roof, and double-glazed windows.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY (WCDA) FEDERAL PROGRAMS

REHABILITATION STANDARDS FOR HOUSING

Central Air Conditioning Systems. If there is an existing air conditioning system that needs repaired, repair it. This program does not cover costs to install a new air conditioning system or replace an existing system.

EXHIBIT "A"

UPCS INSPECTION CHECKLIST

Uniform Physical Condition Standards - Comprehensive Listing Page: of
Inspectable Area: Site

Property ID / Name: Inspection Date:

Inspectable Item	Observable Deficiency	Lev			
Fencing and Gates	Damaged/Falling/Leaning				
	Holes				
	Missing Sections				
Grounds	Erosion/Rutting Areas				
	Overgrown/Penetrating Vegetation				
	Ponding/Site Drainage				
Health & Safety	Air Quality - Sewer Odor Detected				
	Air Quality - Propane/Natural Gas/Methane Gas Detected				
	Electrical Hazards - Exposed Wires/Open Panels				
	Electrical Hazards - Water Leaks on/near Electrical				
	Flammable Materials - Improperly Stored				
	Garbage and Debris - Outdoors				
	Hazards - Other				
	Hazards - Sharp Edges				
	Hazards - Tripping				
	Infestation - Insects				
	Infestation - Rats/Mice/Vermin				
Mailboxes/Project Signs	Mailbox Missing/Damaged				
	Signs Damaged				
Market Appeal	Graffiti				
	Litter				
Parking	Cracks				
	Ponding				
	Potholes/Loose Material				
	Settlement/Heaving				
Play Areas and	Damaged/Broken Equipment				
	Deteriorated Play Area Surface				
Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage				
Retaining Walls	Damaged/Falling/Leaning				
Storm Drainage	Damaged/Obstructed				
Walkways/Steps	Broken/Missing Hand Railing				
	Cracks/Settlement/Heaving				
	Spalling				

- In order to accurately categorize a deficiency as a "Level 1", "Level 2" or "Level 3" (including independent Health & Safety items), you must refer to the Final Dictionary of Deficiency Definitions (PASS) Version 2.3, dated 03/08/2000. This document can be found at "http://www.hud.gov/offices/reac/pdf/pass_dict2.3.pdf" (325 Pages, 343 KB)

1. Additional clarification to these definitions is contained in the REAC PASS Compilation Bulletin which can be found at "http://www.hud.gov/offices/reac/pdf/pass_bulletin.pdf" (24 Pages, 275 KB)

- Only level 3 is applied to independent Health & Safety deficiencies.

2. In the H&S column, NLT is a "Non-Life Threatening" Health & Safety concern whereas LT is a "Life Threatening" concern which calls for immediate attention or remedy and will show up on the Exigent Health and Safety Report at the end of an inspection.

EXHIBIT "A"

UPCS INSPECTION CHECKLIST

Uniform Physical Condition Standards - Comprehensive Listing Page: of
Inspectable Area: Building Exterior

Inspectable Item	Observable Deficiency	NOD	Level			NA	H&S
			1	2	3		
Doors	Damaged Frames/Threshold/Lintels/Trim						NLT
	Damaged Hardware/Locks						
	Damaged Surface (Holes/Paint/Rusting/Glass)						
	Damaged/Missing Screen/Storm/Security Door						NLT
	Deteriorated/Missing Caulking/Seals						
	Missing Door						
Fire Escapes	Blocked Egress/Ladders						LT
	Visibly Missing Components						LT
Foundations	Cracks/Gaps						
	Spalling/Exposed Rebar						
Health and Safety	Electrical Hazards - Exposed Wires/Open Panels						LT
	Electrical Hazards - Water Leaks on/near Electrical Equipment						LT
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable						LT
	Emergency Fire Exits - Missing Exit Signs						NLT
	Flammable/Combustible Materials - Improperly Stored						NLT
	Garbage and Debris - Outdoors						NLT
	Hazards - Other						NLT
	Hazards - Sharp Edges						NLT
	Hazards - Tripping						NLT
	Infestation - Insects						NLT
	Infestation - Rats/Mice/Vermis						NLT
Lighting	Broken Fixtures/Bulbs						
Roofs	Damaged Soffits/Fascia						
	Damaged Vents						
	Damaged/Clogged Drains						
	Damaged/Torn Membrane/Missing Ballast						
	Missing/Damaged Components from Downspout/Gutter						
	Missing/Damaged Shingles						
	Ponding						
Walls	Cracks/Gaps						
	Damaged Chimneys						NLT
	Missing/Damaged Caulking/Mortar						
	Missing Pieces/Holes/Spalling						
	Stained/Peeling/Needs Paint						
Windows	Broken/Missing/Cracked Panes						NLT
	Damaged Sills/Frames/Lintels/Trim						
	Damaged/Missing Screens						
	Missing/Deteriorated Caulking/Seals/Glazing Compound						
	Peeling/Needs Paint						
	Security Bars Prevent Egress						LT

Property ID / Name: Inspection Date: Building Number:

- IV. In order to accurately categorize a deficiency as a "Level 1", "Level 2" or "Level 3" (including independent Health & Safety items), you must refer to the Final Dictionary of Deficiency Definitions (PASS) Version 2.3, dated 03/08/2000. This document can be found at "http://www.hud.gov/offices/reac/pdf/pass_dict2.3.pdf" (325 Pages, 343 KB)
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EXHIBIT "A" TO ATTACHMENT #1

UPCS INSPECTION CHECKLIST

Uniform Physical Condition Standards - Comprehensive Listing
of

Page:

Inspectable Area: Building Systems

Inspectable Item	Observable Deficiency	NOD	Level			NA	H&S
			1	2	3		
Domestic Water	Leaking Central Water Supply						
	Misaligned Chimney/Ventilation System						LT
	Missing Pressure Relief Valve						NLT
	Rust/Corrosion on Heater Chimney						NLT
	Water Supply Inoperable						NLT
Electrical System	Blocked Access/Improper Storage						NLT
	Burnt Breakers						NLT
	Evidence of Leaks/Corrosion						NLT
	Frayed Wiring						
	Missing Breakers/Fuses						LT
	Missing Covers						LT
Elevators	Not Operable						NLT
Emergency Power	Auxiliary Lighting Inoperable						
	Run-Up Records/Documentation Not Available						
Fire Protection	Missing Sprinkler Head						NLT
	Missing/Damaged/Expired Extinguishers						LT
Health & Safety	Air Quality - Mold and/or Mildew Observed						NLT
	Air Quality - Propane/Natural Gas/Methane Gas Detected						LT
	Air Quality - Sewer Odor Detected						NLT
	Electrical Hazards - Exposed Wires/Open Panels						LT
	Electrical Hazards - Water Leaks on/near Electrical Equipment						LT
	Elevator - Tripping						NLT
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable						LT
	Emergency Fire Exits - Missing Exit Signs						NLT
	Flammable Materials - Improperly Stored						NLT
	Garbage and Debris - Indoors						NLT
	Hazards - Other						NLT
	Hazards - Sharp Edges						NLT
	Hazards - Tripping						NLT
Infestation - Insects							NLT
	Infestation - Rats/Mice/Vermin						NLT
HVAC	Boiler/Pump Leaks						
	Fuel Supply Leaks						NLT
	General Rust/Corrosion						NLT
	Misaligned Chimney/Ventilation System						LT
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable						
Sanitary System	Broken/Leaking/Clogged Pipes or Drains						NLT
	Missing Drain/Cleanout/Manhole Covers						

Property ID / Name: Inspection Date: Building Number:

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Uniform Physical Condition Standards - Comprehensive Listing Page: of

Inspectable Area: Common Areas

Property ID / Name: Inspection Date: Building Number:

Inspectable Item	Observable Deficiency	NOD	Le			NA	H&S
			1	2	3		
Basement/Garage/Car	Baluster/Side Railings - Damaged						
Closet/Utility/Mechanic	Cabinets - Missing/Damaged						
Community Room	Call for Aid - Inoperable						

Day Care	Ceiling - Bulging/Buckling								
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks								
Kitchen	Ceiling - Peeling/Needs Paint								
Laundry Room	Ceiling - Water Stains/Water Damage/Mold/Mildew								
Lobby	Countertops - Missing/Damaged								
Office	Dishwasher/Garbage Disposal - Inoperable								
Other Community	Doors - Damaged Frames/Threshold/L.Intels/Trim								
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks								
Restrooms/Pool	Doors - Damaged Surface (Holes/Paint/Rust/Glass)								
Storage	Doors - Damaged/Missing Screen/Storm/Security Door								
	Doors - Deteriorated/Missing Seals (Entry Only)								
	Doors - Missing Door								
	Dryer Vent -Missing/Damaged/Inoperable								
	Electrical - Blocked Access to Electrical Panel								
	Electrical - Burnt Breakers								
	Electrical - Evidence of Leaks/Corrosion								
	Electrical - Frayed Wiring								
	Electrical - Missing Breakers								
	Electrical - Missing Covers								
	Floors - Bulging/Buckling								
	Floors - Floor Covering Damaged								
	Floors - Missing Floor/Tiles								
	Floors - Peeling/Needs Paint								
	Floors - Rot/Deteriorated Subfloor								
	Floors - Water Stains/Water Damage/Mold/Mildew								
	GFI - Inoperable								
	Graffiti								
	HVAC - Convection/Radiant Heat System Covers								
	HVAC - General Rust/Corrosion								
	HVAC - Inoperable								
	HVAC - Misaligned Chimney/Ventilation System								
	HVAC - Noisy/Vibrating/Leaking								
	Lavatory Sink - Damaged/Missing								
	Lighting - Missing/Damaged/Inoperable Fixture								
	Mailbox - Missing/Damaged								
	Outlets/Switches/Cover Plates - Missing/Broken								
	Pedestrian/Wheelchair Ramp								
	Plumbing - Clogged Drains								
	Plumbing - Leaking Faucet/Pipes								
	Range Hood /Exhaust Fans - Excessive Grease/Inoperable								
	Range/Stove - Missing/Damaged/Inoperable								
	Refrigerator - Damaged/Inoperable								
	Restroom Cabinet - Damaged/Missing								
	Shower/Tub - Damaged/Missing								
	Sink - Missing/Damaged								
	Smoke Detector - Missing/Inoperable								
	Stairs - Broken/Damaged/Missing Steps								
	Stairs - Broken/Missing Hand Railing								
	Ventilation/Exhaust System - Inoperable								
	Walls - Bulging/Buckling								
	Walls - Damaged								
	Walls - Damaged/Deteriorated Trim								
	Walls - Peeling/Needs Paint								
	Walls - Water Stains/Water Damage/Mold/Mildew								
	Water Closet/Toilet - Damaged/Clogged/Missing								
	Windows - Cracked/Broken/Missing Panes								
	Windows - Damaged Window Sill								
	Windows - Inoperable/Not Lockable								

EXHIBIT "A" TO ATTACHMENT #1

UPCS INSPECTION CHECKLIST

	Windows - Missing/Deteriorated Caulking/Seals/Glazing								
	Windows - Peeling/Needs Paint								
	Windows - Security Bars Prevent Egress								
Health & Safety	Air Quality - Mold and/or Mildew Observed								

	Air Quality - Propane/Natural Gas/Methane Gas Detected								
	Air Quality - Sewer Odor Detected								
	Electrical Hazards - Exposed Wires/Open Panels								
	Electrical Hazards - Water Leaks on/near Electrical Equipment								
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable								
	Emergency Fire Exits - Missing Exit Signs								
	Flammable/Combustible Materials - Improperly Stored								
	Garbage and Debris - Indoors								
	Garbage and Debris - Outdoors								
	Hazards - Other								
	Hazards - Sharp Edges								
	Hazards - Tripping								
	Infestation - Insects								
	Infestation - Rats/Mice/Vermin								
Pools and Related	Fencing - Damaged/Not Intact								
	Pool - Not Operational								
Trash Collection Areas	Chutes - Damaged/Missing Components								

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Uniform Physical Condition Standards - Comprehensive Listing Page: of
Inspectable Area: Unit

Property ID / Name: Inspection Date: Building/Unit Nbr:

Inspectable	Observable Deficiency	Lev			
Bathroom	Bathroom Cabinets - Damaged/Missing				
	Lavatory Sink - Damaged/Missing				
	Plumbing - Clogged Drains				
	Plumbing - Leaking Faucet/Pipes				
	Shower/Tub - Damaged/Missing				
	Ventilation/Exhaust System - Inoperable				
	Water Closet/Toilet - Damaged/Clogged/Missing				
Call-for-Aid	Inoperable				
Ceiling	Bulging/Buckling				
	Holes/Missing Tiles/Panels/Cracks				
	Peeling/Needs Paint				
	Water Stains/Water Damage/Mold/Mildew				
Doors	Damaged Frames/Threshold/Lintels/Trim				
	Damaged Hardware/Locks				
	Damaged/Missing Screen/Storm/Security Door				
	Damaged Surface - Holes/Paint/Rusting/Glass				
	Deteriorated/Missing Seals (Entry Only)				
	Missing Door				
Electrical	Blocked Access to Electrical Panel				
	Burnt Breakers				
	Evidence of Leaks/Corrosion				
	Frayed Wiring				
	GFI - Inoperable				
	Missing Breakers/Fuses				
	Missing Covers				
Floors	Bulging/Buckling				

	Floor Covering Damage						
	Missing Flooring Tiles						
	Peeling/Needs Paint						
	Rot/Deteriorated Subfloor						
	Water Stains/Water Damage/Mold/Mildew						
Health & Safety	Air Quality - Mold and/or Mildew Observed						
	Air Quality - Sewer Odor Detected						
	Air Quality - Propane/Natural Gas/Methane Gas Detected						
	Electrical Hazards - Exposed Wires/Open Panels						
	Electrical Hazards - Water Leaks on/near Electrical						
	Emergency Fire Exits - Emergency/Fire Exits						
	Emergency Fire Exits - Missing Exit Signs						
	Flammable Materials - Improperly Stored						
	Garbage and Debris - Indoors						
	Garbage and Debris - Outdoors						
	Hazards - Other						
	Hazards - Sharp Edges						
	Hazards - Tripping						
	Infestation - Insects						
	Infestation - Rats/Mice/Vermin						
Hot Water	Misaligned Chimney/Ventilation System						
	Inoperable Unit/Components						
	Leaking Valves/Tanks/Pipes						
	Pressure Relief Valve Missing						
	Rust/Corrosion						
HVAC System	Convection/Radiant Heat System Covers Missing/Damaged						
	Inoperable						
	Misaligned Chimney/Ventilation System						

	Noisy/Vibrating/Leaking				
	Rust/Corrosion				
Kitchen	Cabinets - Missing/Damaged				
	Countertops - Missing/Damaged				
	Dishwasher/Garbage Disposal - Inoperable				
	Plumbing - Clogged Drains				
	Plumbing - Leaking Faucet/Pipes				
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable				
	Range/Stove - Missing/Damaged/Inoperable				
	Refrigerator-Missing/Damaged/Inoperable				
	Sink - Damaged/Missing				
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable				
Lighting	Missing/Inoperable Fixture				
Outlets/Switches	Missing				
	Missing/Broken Cover Plates				
Patio/Porch/Balcony	Baluster/Side Railings Damaged				
Smoke Detector	Missing/Inoperable				
Stairs	Broken/Damaged/Missing Steps				
	Broken/Missing Hand Railing				
Walls	Bulging/Buckling				
	Damaged				
	Damaged/Deteriorated Trim				
	Peeling/Needs Paint				
	Water Stains/Water Damage/Mold/Mildew				
Windows	Cracked/Broken/Missing Panes				
	Damaged Window Sill				
	Missing/Deteriorated Caulking/Seals/Glazing Compound				
	Inoperable/Not Lockable				
	Peeling/Needs Paint				
	Security Bars Prevent Egress				

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