

## MEMORANDUM

**To:** Cities, Counties, Housing Authorities, Non-Profit and For-Profit Housing Developers  
**From:** John R. Batey, AICP, Director of Affordable Housing Development  
**Subject:** Notice of Funding Availability (2020)  
**Date:** August 2, 2019

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The Wyoming Community Development Authority is announcing the availability of funds through an application period under the HOME Investment Partnerships Program (HOME), National Housing Trust Fund (NHTF), the Low Income Housing Tax Credit Program (LIHTC), and the Transitional Housing Fund (THF).

### **HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)**

ALL FUNDING IS SUBJECT TO FINAL ALLOCATION TO OUR STATE FROM HUD.

It is estimated there will be approximately \$7.5 million available in HOME funds for the new construction or rehabilitation of rental housing and homeowner programs. \$2,270,450.00 is limited to CHDO activities with the balance being available to all projects. **Acquisition Rehabilitation projects, as defined in the Wyoming Affordable Housing Allocation Plan, will be given preference.**

### **NATIONAL HOUSING TRUST FUND (NHTF)**

ALL FUNDING IS SUBJECT TO FINAL ALLOCATION TO OUR STATE FROM HUD.

It is estimated there will be approximately \$8.2 million available in NHTF funds for the new construction or rehabilitation of rental housing and homeowner rehab programs **Acquisition Rehabilitation projects, as defined in the Wyoming Affordable Housing Allocation Plan, will be given preference.**

### **LOW INCOME HOUSING TAX CREDIT PROGRAM (LIHTC)**

The amount of credits estimated to be available under the Low Income Housing Tax Credit Program for this application cycle is approximately \$5.1 million. \$512,555 is limited to Non-profits with the balance being available to all projects. **Acquisition Rehabilitation projects, as defined in the Wyoming Affordable Housing Allocation Plan, will be given preference.**

### **TAX CREDIT ASSISTANCE PROGRAM (TCAP) PROGRAM INCOME**

It is estimated there will be approximately \$1,300,000.00 available under the Tax Credit Assistance Program for this application cycle. These funds may be used to “make whole” those LIHTC projects awarded partial funding due to limited availability of LIHTC credits.

### **TRANSITIONAL HOUSING FUND (THF)**

The WCDA Board of Director’s has allocated \$4 million towards the construction of supportive housing facilities for Wyoming’s homeless and formerly homeless individuals transitioning to permanent housing. The THF is a revolving loan fund, with proceeds from project loan repayments. Approximately \$2.6 million is available for allocation in 2019.

If all funds under any set-aside are not committed or utilized, the funding may revert to other set-asides.

**A new requirement under the HOME program requires ALL funding have firm commitments prior to the HOME funds being committed. THEREFORE, projects must have ALL permanent financing from all sources in place on or before October 31, 2019.**

In addition, a recipient may not commit HUD assistance funds until an Environmental Review has been conducted and HUD has approved the recipient's Request for Release of Funds (RROF). Until the RROF and related certification has been approved, the recipient may not commit non-HUD funds on an activity if the activity or project would have an adverse environmental impact or limit the choice of reasonable alternatives.

**Letters of Intent must be received by 5:00 p.m. MDT on Friday, August 30, 2019. Applications for the HOME, NHTF, Tax Credit, TCAP and Transitional Housing programs must be received in the WCDA office at 155 N. Beech, Casper, Wyoming on or before 5:00 p.m. MDT on September 30, 2019. Late applications will not be ranked. It is anticipated that funding will be awarded in January, 2020.**

The Affordable Housing Allocation Plan and Applications for these programs may be downloaded from the WCDA Web page at [www.wyomingcda.com](http://www.wyomingcda.com) or hard copies may be obtained by contacting the WCDA office at 307-265-0603 and asking for Edie Phillips.