# Executive Summary

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

**1. Introduction**

Wyoming Community Development Authority (WCDA) undertook this Consolidating Planning process in order to meet the requirements of  U.S. Department of Housing and Urban Development (HUD) issues of rules consolidating the planning, application, reporting and citizen participation processes for four formula grant programs. The Consolidated Plan has changed over the years, but many of the reporting requirements remain the same.  This State of Wyoming 2023-2027 Consolidated Plan is representative of the culmination of those federal requirements, a thorough data review and analysis, and a comprehensive public outreach process.  This Plan outlines the identified needs in the State, the Priorities for funding, and a set of goals to address those needs over the next five years.

WCDA is the administering agency for Community Development Block Grant (CDBG), HOME Investment Fund (HOME), and Housing Trust Fund (HTF) dollars.  The Wyoming Department of Family Service (WDFS) administers Emergency Solutions Grant (ESG) funds.  WCDA and WDFS work together to ensure these programs not only meet with federal requirements but also strive to meet the needs of the residents of Wyoming to commit funds to assist low-to-moderate income households and communities throughout the State.

As the lead agency for the Consolidated Plan, WCDA hereby follows HUD’s guidelines for citizen and community involvement. 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 following Priority Needs were identified in this Plan:

* Affordable Housing
* Homelessness
* Public Facilities
* Infrastructure
* Public Services

These will be addressed with CDBG, HOME, HFT, and ESG funds with the following goals:

* Increase Availability of Housing
* Invest in infrastructure and Public Facilities
* Fund Public Services
* Support Homeless Providers

**3. Evaluation of past performance**

WCDA has made substantial progress in closing out prior year projects and continues to make headway on projects from previous Program Years. In the 2021 Program Year (PY), four 2019 projects are underway and one 2019 project was completed in early 2022:

* COMPLETED: Gillette, City of: Youth Emergency Services Remodel Project (this project completion will be reported in the 2022 CAPER as it was finished in the 2022 PY).
* Mills, Town of: Finished Water Storage Tank
* Laramie, City of: Interfaith-Good Samaritan Food Pantry Expansion
* Dubois, Town of: Abandoned School Building Demolition
* Yoder, Town of: Water Distribution System

Completed 2017 and 2018 Projects include:

* Yoder: Water Storage & Distribution Improvements (completed in PY 2022)
* Torrington: Water System Improvements Phase III (completed in PY 2022)
* Mills: Hand sanitizers and medical supplies (completed in BPY 2021)
* Sheridan County COMPASS Center Remodel (completed in BPY 2021)
* Platte County Library Elevator (completed in PY 2022)
* Laramie County WYFHOP Homeownership Assistance (completed in PY 2022)
* Laramie County Meals on Wheels Kitchen (completed in PY 2022)
* Mills Asbestos Water Line Replacement (completed in PY 2022)
* Evansville 2017 Water System Improvements (completed in PY 2021)
* Alpine Park Infrastructure and Acquisition (completed in PY 2022)

**ESG:** In 2020, some 2,689 persons were assisted with ESG funds. Of these, some 2,097 were adults, 504 were children, and 88 were an unknown age. Additional information is included in the Sage Reporting System.

**HOME and HTF:** WCDA continues to make substantive progress in HOME and HTF projects throughout the State.  In the 2021 PY, three HOME and HTF projects were completed, and an additional 13 projects continue to make progress.In 2021, the following projects were completed:

* Powell Court Apartment project was completed, which included the construction of 12 affordable rental units (4 HOME assisted units) in Powell, Wyoming.
* River Walk Residentials was completed, which included the construction of 60 units for elderly households (11 HOME assisted units and 8 HTF assisted) in Sheridan, Wyoming.
* Townsend Place Apartments were completed, which included new construction of 72 (11 HOME assisted and 11 HTF assisted) multifamily units in Cheyenne.

**4. Summary of citizen participation process and consultation process**

WCDA engaged in a robust citizen participation process and consultation process as it undertook its first Consolidated Planning process in recent years.  This process allowed WCDA to gather feedback on not only the level and type of needs throughout the State, but also ways to increase collaboration and enhance communication.  This process involved three surveys, six Regional Needs Meetings, and four Work Groups, as well as a public review meeting after the document was released for public review.

The three surveys included the Wyoming Resident Needs Survey that targeted residents to gather input on needs in the State for housing and community development.  The Local Housing and Community Development Needs Survey was targeted to local units of government, developers, and housing/community development stakeholders and advocates.  This survey measured the level and type of housing needs, barriers, and public facilities in the State.  The Homelessness and Public Services Survey targeted service providers in the State to determine the level of need for various homeless and public services activities.

The six Region Needs Meetings were targeted to each of the six Regions in the State: Teton, Northeast, Northwest, Southeast, Southwest, and Central.  These meetings collected input on the various housing and community needs in each region of the State, as well as comments on the overall level and types of needs Statewide.

The four Work Groups focused on Housing Rehabilitation, New Construction, Fair Housing, and Homelessness.  These groups allowed for the opportunity to comment on these topic areas and brought together stakeholders from across the State for more in-depth conversations about needs and viable solutions.

WCDA advertised the regional meetings and public meetings in newspapers and solicited attendance for the Work Groups with social media and email blasts, as well as utilizing WDFS’s network to help enlarge the net to gather feedback and input.

**5. Summary of public comments**

**Summary of public comments**

The public review process garnered a large number of comments.  All of these comments are included in the Appendix as transcripts, written comments, or written survey responses.  The most common themes among comments include:

* Need for more housing options, including workforce housing and affordable housing
* Need for more options for people experiencing homelessness
* The biggest barriers to service providers are lack of resources

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

There were no comments that were not accepted.

**7. Summary**

The following Priority Needs were identified in this Plan:

* Affordable Housing
* Homelessness
* Public Facilities
* Infrastructure
* Public Services

These will be addressed with CDBG, HOME, HFT, and ESG funds with the following goals:

* Increase Availability of Housing
* Invest in infrastructure and Public Facilities
* Fund Public Services
* Support Homeless Providers

# 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** |
| --- | --- | --- |
| Lead Agency | WYOMING |  |

|  |  |  |
| --- | --- | --- |
| CDBG Administrator | WYOMING | WCDA - Housing & Neighborhood Development |
| HOPWA Administrator | WYOMING | Wyoming Department of Health |
| HOME Administrator | WYOMING | WCDA - Housing & Neighborhood Development |
| ESG Administrator | WYOMING | Wyoming Department of Family Services |
| HOPWA-C Administrator |  |  |
|  | WYOMING | WCDA - Housing & Neighborhood Development |

Table 1 – Responsible Agencies

**Narrative**

Wyoming Community Development Authority (WCDA) is the lead agency for the Consolidated Plan and administers Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Housing Trust Fund (HTF) for the State of Wyoming. The Wyoming Department of Family Services (WDFS) administers Emergency Solutions Grant (ESG) funds for the State of Wyoming.

**Consolidated Plan Public Contact Information**

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## PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.200(I) and 91.315(l)

**1. Introduction**

WCDA has continued over recent years to increase consultation efforts and develop a strong statewide network of agencies and service providers to ensure that the residents of Wyoming have access to services, housing options, and the use of CPF funds. WCDA continued these efforts in developing this 2023-2027 Consolidated Plan through stakeholder surveys, Work Groups, citizen outreach surveys, and regional needs meetings.   These efforts included discussion on how WCDA can better collaborate with outside agencies and ways that WCDA can increase consultation efforts. Throughout this process, WCDA has identified additional partners and new ways to engage outside agencies to make coordination more effective.

**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 WCDA, WDFS, 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. All housing authorities received email invitations to attend the public meetings and surveys.

**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**

WCDA staff are working with the Wyoming Department of Health to conduct a statewide assessment of health. This effort confirmed that the programs offered by the state CDBG program, and the relationships established with the Continuum of Care (CoC) and agencies who participated in the development of the community toolbox are all working toward the same goals. Continued interaction will be the foundation for the Consolidated Plan and the 2023 Annual Action Plan.

**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**

ESG grantee, WDFS, attends all Wyoming Homeless Collaborative (WHC) Board of Directors and membership meetings. WDFS presented training to educate WHC board members of ESG’s program basics, structure and HUD requirements with the goal of the WHC board assisting with allocation strategies. Through this collaboration, the WHC board agreed with the recommendation of WDFS to increase the percentage of ESG dollars toward Homeless Prevention and Rapid Re-housing for 2023. A committee of WHC members that included ESG subrecipients, CoC grantees, Homeless Management Information System (HMIS) Lead Agency, Veteran Administration, Department of Health and WDFS worked with a HUD sponsored Technical Assistance (T/A) firm to develop ESG and CoC Standards for the WHC to use. The standards allow consistent evaluation of projects across Wyoming.

Additionally, ESG funding is distributed by a competitive process that includes a scoring committee of persons from several agencies and businesses that do not apply for and have no interest in HUD funding to make final funding decisions. Outcomes are evaluated based on the information required in the application for funding and HMIS data.

HMIS lead agency maintains a CoC grant for the operation, administration, training and education of HMIS users in Wyoming. The HMIS lead is responsible for maintaining HUD required policies and day-to-day operation of HMIS.

**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**

Table 2 – Agencies, groups, organizations who participated

|  |  |  |
| --- | --- | --- |
| 1 | **Agency/Group/Organization** | Wyoming Department of Family Services |
| **Agency/Group/Organization Type** | Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Other government - State |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** |  |
| 2 | **Agency/Group/Organization** | Wyoming Department of Health |
| **Agency/Group/Organization Type** | Services-Health Other government - State |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** |  |
| 3 | **Agency/Group/Organization** | HABITAT FOR HUMANITY |
| **Agency/Group/Organization Type** | Housing Services - Housing |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** |  |
| 4 | **Agency/Group/Organization** | COUNCIL OF COMMUNITY SERVICES |
| **Agency/Group/Organization Type** | Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Service-Fair Housing Regional organization |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy 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?** |  |
| 5 | **Agency/Group/Organization** | Interfaith-Good Samaritan |
| **Agency/Group/Organization Type** | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** |  |
| 6 | **Agency/Group/Organization** | WYOMING HOUSING NETWORK |
| **Agency/Group/Organization Type** | Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Market Analysis |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** |  |
| 7 | **Agency/Group/Organization** | Youth Emergency Services, Inc. |
| **Agency/Group/Organization Type** | Housing Services - Housing Services-Children Services-homeless |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** |  |
| 8 | **Agency/Group/Organization** | GILLETTE |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** |  |
| 9 | **Agency/Group/Organization** | LARAMIE COUNTY |
| **Agency/Group/Organization Type** | Other government - County |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Non-Homeless Special Needs 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?** |  |
| 10 | **Agency/Group/Organization** | SWEETWATER COUNTY |
| **Agency/Group/Organization Type** | Other government - County |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** |  |
| 11 | **Agency/Group/Organization** | Town of Upton |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** | Survey |
| 12 | **Agency/Group/Organization** | CANDO |
| **Agency/Group/Organization Type** | Services-Children Services-Health Services-Education |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Survey |
| 13 | **Agency/Group/Organization** | Powell Economic Partnership |
| **Agency/Group/Organization Type** | Services-Employment Regional organization |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** | Survey |
| 14 | **Agency/Group/Organization** | Lander Chamber of Commerce |
| **Agency/Group/Organization Type** | Planning organization Business Leaders |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** | Survey |
| 15 | **Agency/Group/Organization** | Monument Home Builders |
| **Agency/Group/Organization Type** | Housing Services - Housing |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** | Survey |
| 16 | **Agency/Group/Organization** | Community Action Partnership of Natrona County |
| **Agency/Group/Organization Type** | Regional organization Planning organization |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** | Survey |
| 17 | **Agency/Group/Organization** | JACKSON |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy 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?** | Survey and Regional Meeting Participation |
| 18 | **Agency/Group/Organization** | LARAMIE |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** | Survey |
| 19 | **Agency/Group/Organization** | Energy Conservation Works |
| **Agency/Group/Organization Type** | Energy Conservation |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** | Survey |
| 20 | **Agency/Group/Organization** | Silverstar Internet |
| **Agency/Group/Organization Type** | Services - Broadband Internet Service Providers |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy 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?** | Survey |
| 21 | **Agency/Group/Organization** | COMEA |
| **Agency/Group/Organization Type** | Services-homeless |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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?** | Survey |
| 22 | **Agency/Group/Organization** | Wyoming 211 |
| **Agency/Group/Organization Type** | Regional organization |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** | Survey |
| 23 | **Agency/Group/Organization** | ALBANY COUNTY |
| **Agency/Group/Organization Type** | Other government - County |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** | Regional Meeting |
| 24 | **Agency/Group/Organization** | WYO Help |
| **Agency/Group/Organization Type** | Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Regional organization |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** | Regional Meeting |
| 25 | **Agency/Group/Organization** | MOTHER SETON HOUSE INC. |
| **Agency/Group/Organization Type** | Services-homeless |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Regional Meeting |
| 26 | **Agency/Group/Organization** | Wyoming Business Council |
| **Agency/Group/Organization Type** | Services-Employment Services - Narrowing the Digital Divide Regional organization Planning organization Business Leaders |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Regional Meeting |
| 27 | **Agency/Group/Organization** | SELF HELP CENTER |
| **Agency/Group/Organization Type** | Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Education Services-Employment Services - Victims |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Regional Meeting |
| 28 | **Agency/Group/Organization** | Casper Housing Authority |
| **Agency/Group/Organization Type** | PHA Services - Housing |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs 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?** | Regional Meeting |
| 29 | **Agency/Group/Organization** | ROCK SPRINGS |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** | Regional Meeting |
| 30 | **Agency/Group/Organization** | Pinedale |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** | Regional Meeting |
| 31 | **Agency/Group/Organization** | SHERIDAN COUNTY |
| **Agency/Group/Organization Type** | Other government - County |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** | Regional Meeting |
| 32 | **Agency/Group/Organization** | Community Services Network of Wyoming |
| **Agency/Group/Organization Type** | Services-Education Services-Employment Regional organization |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** | Regional Meeting |
| 33 | **Agency/Group/Organization** | Grimshaw Investments |
| **Agency/Group/Organization Type** | Housing Services - Housing |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** | Regional Meeting |
| 34 | **Agency/Group/Organization** | MC2 Engineering |
| **Agency/Group/Organization Type** | Housing |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Regional Meeting and Focus Group |
| 35 | **Agency/Group/Organization** | TCT |
| **Agency/Group/Organization Type** | Services - Broadband Internet Service Providers |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** | Regional Meeting |
| 36 | **Agency/Group/Organization** | TETON COUNTY |
| **Agency/Group/Organization Type** | Other government - County |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?** | Regional Meeting |

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

WCDA made every attempt to be inclusive of all agency type.

Additional agencies consulted include:

Beard Development (housing developer), Regional Meeting

OPS Strategies (Regional Organization), Regional Meeting

Green River (Local Government), Work Group

**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 as 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(l))**

Throughout this process, WCDA invited local units of government the opportunity to offer input on the needs in communities and the Plan’s development.  This efforts included surveys directed, in part, to local community leaders, outreach to attend regional meetings and focus groups, as well as on-going consultation with local communities.

**Narrative (optional):**

In undertaking this large effort, WCDA continues to invite and encourage additional participation and consultation efforts across the board.  The outreach efforts from this Consolidated Planning process garnered commentary from participants that are being integrated into this Plan, as well as ideas as to how WCDA can better engage with outside agencies on a long-term basis.  WCDA will continue to strive to include more consultation and maintain open networks on coordination with entities across the State.

## PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 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**

WCDA incorporated a large network of outside agencies and service providers to help distribute information about the Consolidated Plan, its meetings, and survey options. These efforts included hosting six regional meetings to collect comments, the use of three surveys, four Work Groups, and a public review meeting once the Plan was out for Public Review. In addition to direct outreach, WCDA published public notices in the newspaper for the regional meetings and the Public Review Meeting.

In total, there were over 500 survey responses to the three surveys. There was varying attendance at each of the six regional meetings, and WCDA was able to collect public comment from each of these meetings. A transcript of comments is included in the Appendix.

In this consultation process, WCDA made a concerted effort to broaden outreach to underserved populations. WCDA reached out to service providers and non-profits to help solicit feedback and input from clients and community members across the State, including low-income and minority communities. This included asking community groups and service providers to help distribute surveys and notifications for upcoming meetings. WCDA has actively sought feedback on how to better engage with marginalized communities.

**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 | Survey | Non-targeted/broad community | The Wyoming Resident Needs survey received 415 responses. | Survey responses are included in the Appendix. | All comments were accepted |  |
| 2 | Survey | Stakeholder | The Local Housing and Community Development survey received 135 responses | Survey responses are included in the Appendix. | All comments were accepted |  |
| 3 | Survey | Stakeholders | The Homelessness and Public Services survey received 46 responses. | Survey responses are included in the Appendix. | All comments were accepted |  |
| 4 | Public Meeting | Non-targeted/broad community | Six Regional Meetings were held in November. Attendance ranged from 2 to 12 at each meeting. | Transcripts are included in the Appendix | All comments were accepted |  |
| 5 | Survey | Stakeholders and Service Providers | Four Work Groups covered the topics of: Housing Rehabilitation, Fair Housing, Homelessness, Housing New Construction | Transcripts are included in the Appendix | All comments were accepted |  |
| 6 | Public Hearing | Non-targeted/broad community | Public Review Meeting was held on February 16 with 18 attendees | Transcripts are included in the Appendix | All comments were accepted |  |

Table 4 – Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

**Needs Assessment Overview**

The housing and community development needs assessment identified a variety of needs throughout Wyoming. While the population of Wyoming experienced a large level of growth between 2010 and 2016, that growth has leveled off, with the population even declining in parts of the State over the past decade.

While the population remains steady, the State has seen a shift in the racial and ethnic makeup of its residents with a more diverse population in 2020 than in the previous decade.  The black/ African American, American Indian/ Native Alaskan, Asian, and other racial groups have all increased as a proportion of the population.  In addition, the Hispanic / Latino population has increased at a faster rate than the population as a whole.

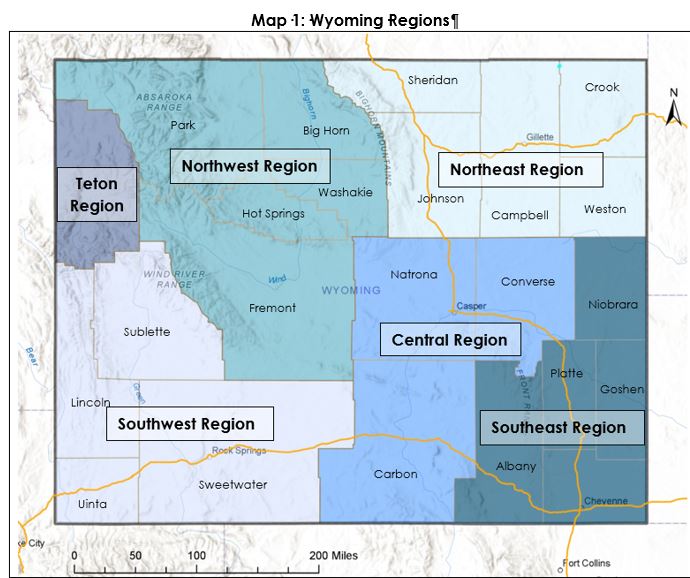
The population in the State is also aging, with people over the age of 65 increasing at the fastest rate compared to all other age groups.  Most other age groups are either maintaining their proportion in the population or even seeing a decline. While the rate of growth for the elderly population varies across the State, all of the six regions see the greatest rate of growth in the elderly age group.

Household incomes and poverty have also experienced a shift in the last decade, with more polarization of incomes for households in the State.  This is true with the growth of households with income at the top of the spectrum as well as at the bottom.  Households with incomes above $100,000 accounted for over 28 percent of households in 2020, while households earning less than $35,000 accounted for almost 26 percent of the population Statewide.  This polarization in also reflected in the rate of housing problems in the State.  The most common housing problems include cost burdens, which exist in all areas of the State.  Cost burdens are defined as a household spending more than 30 percent of its household income on housing.  Severe cost burdens are defined as spending more than 50 percent of income on housing.  These rates, again, vary across the State, with the Teton and Southeast regions seeing the highest rates of cost burdens.  In addition, renter households experience housing problems at a higher rate than owner households.  Lower-income households experience housing cost burdens at the highest rate, not surprisingly.  Renters below 30 percent of HUD Area Median Family Income (HAMFI) experience housing problems at the highest rate in the State.

Homelessness has remained relatively steady over the past decade, with a slight fluctuation in numbers each year.  However, homeless service providers have seen a sharp increase in households at risk of homelessness during the COVID-19 Pandemic, which has exacerbated available resources.

In addition to housing needs, community needs throughout the State are identified in this Needs Assessment.  These include the need for public infrastructure, public facilities, and public services for in-need groups, and for low-to-moderate income households throughout the State.

This document reviews the Statewide trends as well as regional differences in some instances. The six regions are shown in Map 1, below.

**  
Map 1**

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

**Summary of Housing Needs**

The following section describes the level and type of Housing Needs in the State of Wyoming.  These needs are described in terms of household needs in this section.  The Market Analysis reviews housing needs in terms of the available housing stock that is currently available in the State.

As described in this section, an estimated 22.2 percent of households experience cost burdens, and 9.3 percent experience severe cost burdens.  For owner households, 16.9 percent of households experience cost burdens, and 6.6 percent experience severe cost burdens.  An estimated 34.7 percent of renter households experience housing cost burdens, and 15.8 percent of renter households experience severe housing cost burdens.

| **Demographics** | **Base Year: 2009** | **Most Recent Year: 2021** | **% Change** |
| --- | --- | --- | --- |
| Population | 563,626 | 578,803 | 3% |
| Households | 208,269 | 233,231 | 12% |
| Median Income | $51,990.00 | $65,304.00 | 26% |

Table 5 - Housing Needs Assessment Demographics

|  |
| --- |
| **Alternate Data Source Name:** |
| 2021 5-Year ACS Data |

|  |  |
| --- | --- |
| **Data Source Comments:** |  |

**Number of Households Table**

|  | **0-30% HAMFI** | **>30-50% HAMFI** | **>50-80% HAMFI** | **>80-100% HAMFI** | **>100% HAMFI** |
| --- | --- | --- | --- | --- | --- |
| Total Households | 27,445 | 27,970 | 41,670 | 25,290 | 107,855 |
| Small Family Households | 6,785 | 7,090 | 14,225 | 9,980 | 56,375 |
| Large Family Households | 1,125 | 1,990 | 3,565 | 2,425 | 8,955 |
| Household contains at least one person 62-74 years of age | 5,610 | 6,550 | 9,545 | 5,755 | 23,785 |
| Household contains at least one person age 75 or older | 4,505 | 5,370 | 5,250 | 2,275 | 5,780 |
| Households with one or more children 6 years old or younger | 3,820 | 4,090 | 7,315 | 4,680 | 11,505 |

Table 6 - Total Households Table

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 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 | 480 | 380 | 215 | 155 | 1,230 | 180 | 125 | 125 | 90 | 520 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 220 | 210 | 120 | 20 | 570 | 30 | 30 | 110 | 80 | 250 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 390 | 485 | 500 | 210 | 1,585 | 125 | 275 | 390 | 230 | 1,020 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 8,500 | 1,655 | 175 | 20 | 10,350 | 5,640 | 2,575 | 1,340 | 335 | 9,890 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 2,020 | 5,970 | 3,700 | 705 | 12,395 | 2,350 | 3,160 | 5,625 | 2,045 | 13,180 |
| Zero/negative Income (and none of the above problems) | 995 | 0 | 0 | 0 | 995 | 910 | 0 | 0 | 0 | 910 |

Table 7 – Housing Problems Table

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 CHAS |

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 | 9,590 | 2,730 | 1,010 | 405 | 13,735 | 5,975 | 3,005 | 1,960 | 735 | 11,675 |
| Having none of four housing problems | 5,070 | 10,320 | 15,150 | 7,290 | 37,830 | 4,910 | 11,910 | 23,550 | 16,865 | 57,235 |
| Household has negative income, but none of the other housing problems | 995 | 0 | 0 | 0 | 995 | 910 | 0 | 0 | 0 | 910 |

Table 8 – Housing Problems 2

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 CHAS |

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 | 3,365 | 2,625 | 1,560 | 7,550 | 1,880 | 1,760 | 2,820 | 6,460 |
| Large Related | 525 | 430 | 150 | 1,105 | 300 | 480 | 845 | 1,625 |
| Elderly | 1,970 | 1,800 | 585 | 4,355 | 4,385 | 2,520 | 1,840 | 8,745 |
| Other | 5,415 | 3,400 | 1,690 | 10,505 | 1,620 | 1,105 | 1,550 | 4,275 |
| Total need by income | 11,275 | 8,255 | 3,985 | 23,515 | 8,185 | 5,865 | 7,055 | 21,105 |

Table 9 – Cost Burden > 30%

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 CHAS |

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 | 2,745 | 500 | 15 | 3,260 | 1,470 | 810 | 565 | 2,845 |
| Large Related | 460 | 75 | 0 | 535 | 250 | 105 | 100 | 455 |
| Elderly | 1,305 | 520 | 180 | 2,005 | 2,800 | 1,180 | 440 | 4,420 |
| Other | 4,515 | 700 | 25 | 5,240 | 1,275 | 515 | 270 | 2,060 |
| Total need by income | 9,025 | 1,795 | 220 | 11,040 | 5,795 | 2,610 | 1,375 | 9,780 |

Table 10 – Cost Burden > 50%

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 CHAS |

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 | 420 | 570 | 560 | 275 | 1,825 | 120 | 295 | 455 | 310 | 1,180 |
| Multiple, unrelated family households | 60 | 85 | 14 | 35 | 194 | 45 | 25 | 50 | 29 | 149 |
| Other, non-family households | 150 | 40 | 50 | 0 | 240 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 630 | 695 | 624 | 310 | 2,259 | 165 | 320 | 505 | 339 | 1,329 |

Table 11 – Crowding Information – 1/2

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 CHAS |

|  | **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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 12 – Crowding Information – 2/2

|  |
| --- |
| **Alternate Data Source Name:** |
| 2021 5-Year ACS Data |

|  |  |
| --- | --- |
| **Data Source Comments:** |  |

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

There were 68,673 single-person households in the State in 2021. While data is not available on the income of these households, it is expected that single-person households earning less than 30 percent HAMFI are most likely to need housing assistance. This would include an estimated 6,700 single-person households across the State. American Community Survey (ACS) data estimates that half of these single-person households are female, and half are male. It would also be expected that at least 12 percent would have a disability, or approximately 8,200 single-person households.

**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.**

The true number of people experiencing domestic violence and stalking is difficult to represent in statistical data due to the level of under-reporting. However, according to the Wyoming Department of Health, 33.9 percent of women in Wyoming and 30.5 percent of men in Wyoming experience intimate partner physical violence, intimate partner sexual violence, and/or intimate partner stalking in their lifetimes. In 2019, 2,037 domestic violence incidents were reported to law enforcement.[1]  Although specific numbers are not available, it is expected that a large proportion of these individuals are in need of housing assistance.

**What are the most common housing problems?**

Housing problems are defined as one of these four things: lacking complete kitchen facilities, lacking complete plumbing facilities, overcrowding, or cost burdens. Cost burdens are by far the most common housing problem in the State of Wyoming. Over 65,000 households in the state experience housing cost burdens. This represents an estimated 28.2 percent of households overall.

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

Housing cost burdens impact lower income households and renters at higher rates than other households. Households below 30 percent HUD Area Median Family Income (HAMFI) experience housing problems at a rate of 69.9 percent Statewide, and at a rate of 9.3 percent for sever cost burdens.  Renters also experience cost burdens at a higher rate than owner households, at a rate of 34.7 percent for all income levels.  Renters below 30 percent HAMFI experience housing cost burdens at the highest rate, at 71.5 percent.

Cost burdens also vary by region in the State.  The highest rates of cost burden are found in the Teton Region and the Southeast Region.  An estimated 24.6 percent of households in Teton County experience housing problems, and 73.4 percent of households below 30 percent HAMFI.  In the Southeast Region, the rate of housing problems is 26.9 percent, and 75.2 percent for households at 30 percent HAMFI.  These tables are available in the Appendix.

**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 below 30 percent Area Median Income (AMI) with a severe cost burden, of greater than 50 percent household income, are at the greatest risk of homelessness. There are an estimated 6,105 households in Wyoming that have incomes less than 30 percent AMI and a severe cost burden. This accounts for an estimated 22.2 percent of all households in this income range.

There are currently a large number of formerly homeless households that are currently receiving housing assistance in the State that do not have access to on-going support.  According to service providers in the State, the conclusion of federal assistance from COVID-19 funding will leave many households at risk of losing their housing options.  Although quantifiable data is not available on the number of at-risk households that are currently receiving services, service providers indicate the proportion currently serviced households in significant.

**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 numerous factors that are associated with an increased risk of homelessness.  These include untreated severe mental health issues, untreated substance abuse disorders, people recently released from prison, and former foster care youth.[1] Men and racial and ethnic minorities also have higher rates of homelessness than their female and white counterparts.

**Discussion**

As discussed in this section, the rate of housing needs in the State of Wyoming is higher for renters and low-income households, particularly with cost burdens. As seen later in this document, there are also areas in the State with higher rates of severe cost burdens. However, with the current rates of funding, WCDA would not be able to assist all these households with subsidized housing. As a result of partnering with developers, WCDA is able to focus funding to assist at-need households, and recognizes the need for affordable housing throughout 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 rate of disproportionate housing needs for households in the State of Wyoming. A disproportionate housing need by race or ethnicity exists if a specific racial or ethnic group experiences housing problems at a rate of ten (10) percentage points or higher than the jurisdictional average. For example, if black/African American households face housing problems at a rate of 30 percent and the jurisdictional average is 19 percent, then black/African American households face 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 | 19,834 | 5,600 | 1,892 |
| White | 16,018 | 4,635 | 1,497 |
| Black / African American | 290 | 20 | 10 |
| Asian | 193 | 14 | 69 |
| American Indian, Alaska Native | 588 | 123 | 51 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 2,374 | 699 | 197 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 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 | 14,849 | 13,019 | 0 |
| White | 12,713 | 11,425 | 0 |
| Black / African American | 149 | 135 | 0 |
| Asian | 164 | 15 | 0 |
| American Indian, Alaska Native | 276 | 257 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 1,325 | 1,081 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 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 | 12,274 | 29,153 | 0 |
| White | 10,494 | 25,164 | 0 |
| Black / African American | 99 | 474 | 0 |
| Asian | 110 | 193 | 0 |
| American Indian, Alaska Native | 235 | 345 | 0 |
| Pacific Islander | 30 | 0 | 0 |
| Hispanic | 1,119 | 2,609 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 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 | 3,860 | 21,290 | 0 |
| White | 3,337 | 18,667 | 0 |
| Black / African American | 115 | 190 | 0 |
| Asian | 0 | 75 | 0 |
| American Indian, Alaska Native | 69 | 362 | 0 |
| Pacific Islander | 0 | 4 | 0 |
| Hispanic | 315 | 1,640 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 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**

There are several racial groups that face a disproportionate share of housing problems.   For households with incomes between 0-30 percent of the Area Median Income (AMI), the average rate of housing problems is 72.3 percent. For black/African American households, the rate is 90.6 percent, indicating a disproportionate share. For households with incomes between 30-50 percent of the AMI, the average rate of housing problems is 52.9 percent. For Asian households, the rate is 91.6 percent, indicating a disproportionate share. For households with incomes between 50-80 percent of the AMI, the average rate of housing problems is 29.6 percent. For American Indian/ Alaskan Native households, the rate is 40.5 percent, indicating a disproportionate share. For households with incomes between 80-100 percent of the AMI, the average rate of housing problems is 18.1 percent. For black/African American households, the rate is 60.5 percent, indicating a disproportionate share.

When looking at all households up to 100 percent of the AMI, the rate of housing problems 41.6 percent. Asian households face housing problems at a rate of 56.0 percent, indicating a disproportionate share. When considering the total of these income ranges, Pacific Islander households also face a disproportionate share of housing problems, at 88.2 percent. This represents only 30 households, however, and may not be statistically significant.

## 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 explores the rate of disproportionate severe housing problems by race and ethnicity. The same rate of ten (10) percentage points higher applies, but the level of housing need is defined as severe. This includes lacking complete kitchen or plumbing facilities, overcrowding at a rate of more than 1.5 people per room, and cost burdens exceeding 50 percent of household income.

**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 | 15,592 | 9,905 | 1,892 |
| White | 12,403 | 8,275 | 1,497 |
| Black / African American | 270 | 40 | 10 |
| Asian | 187 | 18 | 69 |
| American Indian, Alaska Native | 502 | 215 | 51 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 1,978 | 1,087 | 197 |

Table 17 – Severe Housing Problems 0 - 30% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 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 | 5,715 | 22,117 | 0 |
| White | 4,830 | 19,295 | 0 |
| Black / African American | 80 | 204 | 0 |
| Asian | 34 | 150 | 0 |
| American Indian, Alaska Native | 170 | 356 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 592 | 1,840 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 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 | 2,965 | 38,480 | 0 |
| White | 2,360 | 33,281 | 0 |
| Black / African American | 4 | 569 | 0 |
| Asian | 25 | 278 | 0 |
| American Indian, Alaska Native | 150 | 430 | 0 |
| Pacific Islander | 30 | 0 | 0 |
| Hispanic | 362 | 3,329 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 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 | 1,106 | 24,056 | 0 |
| White | 892 | 21,103 | 0 |
| Black / African American | 10 | 295 | 0 |
| Asian | 0 | 75 | 0 |
| American Indian, Alaska Native | 69 | 362 | 0 |
| Pacific Islander | 0 | 4 | 0 |
| Hispanic | 127 | 1,829 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 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**

There are several racial groups that face a disproportionate share of severe housing problems.   For households with incomes between 0-30 percent of the Area Median Income (AMI), the average rate of severe housing problems is 56.9 percent. For black/African American households, the rate is 84.3 percent, and for Asian households, it is 68.2 percent, indicating a disproportionate share for both racial groups. For households with incomes between 30-50 percent of the AMI, the average rate of severe housing problems is 20.5 percent. For American Indian/ Alaskan Native households, the rate is 32.3 percent, indicating a disproportionate share. For households with incomes between 50-80 percent of the AMI, the average rate of severe housing problems is 7.2 percent. For American Indian/ Alaskan Native households, the rate is 25.9 percent, indicating a disproportionate share. For households with incomes between 80-100 percent of the AMI, the average rate of severe housing problems is 4.4 percent. For American Indian/ Alaskan Native households, the rate is 16.0 percent, indicating a disproportionate share.

When looking at all households up to 100 percent of the AMI, the rate of severe housing problems is 20.1 percent. American Indian/ Alaskan Native households face housing problems at a rate of 38.7 percent, indicating a disproportionate share. When considering the total of these income ranges, Pacific Islander households also face a disproportionate share of housing problems, at 88.2 percent. Again, this represents only 30 households, and may not be statistically significant.

## 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**

This section discusses the rate of housing cost burdens by race and ethnicity. As with the previous two sections, it determines if there is a disproportionate share of housing cost burdens by racial or ethnic groups in Wyoming. Paying between 30-50 percent of household income on housing is considered a cost burden and spending more than 50 percent of household income on housing is considered a severe cost burden.

**Housing Cost Burden**

| **Housing Cost Burden** | **<=30%** | **30-50%** | **>50%** | **No / negative income (not computed)** |
| --- | --- | --- | --- | --- |
| Jurisdiction as a whole | 175,700 | 29,887 | 21,618 | 1,945 |
| White | 156,738 | 25,777 | 18,047 | 1,546 |
| Black / African American | 1,394 | 414 | 270 | 10 |
| Asian | 772 | 275 | 231 | 69 |
| American Indian, Alaska Native | 2,337 | 310 | 517 | 55 |
| Pacific Islander | 69 | 0 | 30 | 0 |
| Hispanic | 12,177 | 2,503 | 2,185 | 197 |

Table 21 – Greater Need: Housing Cost Burdens AMI

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 CHAS |

**Discussion**

The rate of cost burdens overall in Wyoming is 13.0 percent. No racial or ethnic group (when considering all income levels) faces a disproportionate share of cost burdens. An estimated 9.4 percent of households in the State face severe cost burdens. No racial or ethnic groups (when considering all income levels) face a disproportionate share of severe cost burdens.

## 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?**

At various income levels, American Indian/Alaskan Native, Asian, and black/ African American households all face a disproportionate share of housing problems.  As discussed in the previous sections, in some instances, the number of households impacted is small compared to the Statewide population. Nevertheless, these racial and ethnic minorities are more likely to experience housing problems, particularly at lower income levels. Most of these racial groups represent a small proportion of the Wyoming population overall. However, as the State continues to diversify, the rate of these households experiencing housing problems may increase.

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

No additional needs have been 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 Native American and black/ African American households.  Native American households are more heavily concentrated in areas adjacent to Reservations and black / African American households are more likely to be concentrated in areas with higher population density. These maps are shown in Section MA-50.

## 

## NA-35 Public Housing – (Optional)

**Introduction**

There are no statewide Public Housing Agencies. The data below represents the totality of all the public housing agencies in the State of Wyoming. These include Housing Authority of the City of Cheyenne, Rock Springs Housing Authority, Housing Authority of the City of Casper, Housing Authority of the Town of Douglas, Lusk Housing Authority, Hanna Housing Authority, Evanston Housing Authority, and Housing Authority of the City of Buffalo.

**Totals in Use**

| **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 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** | | | | |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** | |
| **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 |
| # 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**

| **Program Type** | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Ethnicity** | **Certificate** | **Mod-Rehab** | **Public Housing** | **Vouchers** | | | | | |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** | | |
| **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:**

Not applicable.

## NA-40 Homeless Needs Assessment – 91.305(c)

**Introduction:**

The Wyoming Homeless Coalition (WHC) is the Lead Agency for the Statewide Continuum of Care (CoC).  The Wyoming Department of Family Services (WDFS) administers Emergency Solutions Grant (ESG) funds for the Statewide CoC.  Homelessness in Wyoming has historically considered a large proportion of rural homelessness that is not always captured in the Point-in-Time Counts due to the difficulty in identifying and accessing these households. The homeless count in the State has fluctuated slightly between 2015 and 2022, with the sheltered population varying the most from year to year.

Due to the COVID-19 Pandemic an unsheltered count was not conducted in 2021. As such, the data presented here is from the 2020 PIT Count.  Although the State sees a large proportion of rural homelessness, the counts are included as the whole value in order to see the breakdowns in a larger context.

**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) | 6 | 179 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Children | 6 | 12 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Adults | 111 | 298 | 0 | 0 | 0 | 0 |
| Chronically Homeless Individuals | 57 | 24 | 0 | 0 | 0 | 0 |
| Chronically Homeless Families | 0 | 0 | 0 | 0 | 0 | 0 |
| Veterans | 6 | 45 | 0 | 0 | 0 | 0 |
| Unaccompanied Child | 6 | 12 | 0 | 0 | 0 | 0 |
| Persons with HIV | 0 | 0 | 0 | 0 | 0 | 0 |

Table 26 - Homeless Needs Assessment

|  |  |
| --- | --- |
|  | |
| **Data Source Comments:** |  |

|  |  |
| --- | --- |
| Indicate if the homeless population is: | Partially Rural Homeless |

**Rural 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) | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Children | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Adults | 0 | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Individuals | 0 | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Families | 0 | 0 | 0 | 0 | 0 | 0 |
| Veterans | 0 | 0 | 0 | 0 | 0 | 0 |
| Unaccompanied Youth | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons with HIV | 0 | 0 | 0 | 0 | 0 | 0 |

Table 27 - Homeless Needs Assessment

|  |  |
| --- | --- |
|  | |
| **Data Source Comments:** |  |

**For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:**

|  |
| --- |
|  |
| While there are a large number of households experiencing homelessness in rural areas, consultation with service providers stated that these numbers are severely underrepresented. This is due to a large number of households experiencing homelessness that are not accessing services, as well as rural service providers that do not report numbers in the HMIS system. This leads to an inaccurate rural count. In addition, due to the COVID-19 Pandemic, unsheltered counts were not conducted in 2021, resulting in fewer numbers of homeless households overall. As such, the Statewide totals are included in this report. |

**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 rate of people becoming homeless each year changes and is not always accurately captured in the available data. In consultation with service providers, there was an indication that it is expected the number of households at risk of and experiencing homelessness will increase as COVID-19 assistance efforts end. The current Point in Time Counts, found that there are over 190 households with children experiencing homelessness in the State, and nine households with only children, and there were 55 unaccompanied youth between the ages of 18 and 24. These counts also found that there are two chronically homeless households with children and 83 chronically homeless households without children. Veterans accounted for almost 70 persons. The proportion of these subpopulations has remained relatively steady in recent years by the reported numbers.

**Nature and Extent of Homelessness: (Optional)**

| **Race:** | **Sheltered:** | **Unsheltered (optional)** |
| --- | --- | --- |
| White | 452 | 47 |
| Black or African American | 24 | 2 |
| Asian | 0 | 0 |
| American Indian or Alaska Native | 75 | 14 |
| Pacific Islander | 2 | 0 |
| **Ethnicity:** | **Sheltered:** | **Unsheltered (optional)** |
| Hispanic | 60 | 7 |
| Not Hispanic | 584 | 64 |

|  |  |
| --- | --- |
| **Data Source Comments:** |  |

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

Persons experiencing homelessness in families with children represented 30.2 percent of the total population counted in 2020. Of these, only six people were not sheltered, representing two households. The majority of those sheltered were in emergency shelters, accounting for 116 people. There were no chronically homeless families with children counted in 2020. There were 51 veterans counted in the 2020 PIT. Of these, only six were unsheltered.

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

The largest racial or ethnic group represented in the Point in Time count are white persons, representing 83.3 percent of the counted homeless population. American Indian or Alaskan Native persons represent the next largest group, at 6.2 percent, followed by black or African Americans at 6.2 percent. In terms of ethnicity, 12.4 percent of persons counted were considered to be Hispanic or Latino. This rate is comparable to the racial and ethnic make-up of the State.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

While sheltered homeless population are traditionally easier to ensure accurate counting, the number of unsheltered populations may be undercounted due to the difficulty of locating some households. However, in the 2020 count, there were 123 individuals counted, representing 20.1 percent of all persons counted. Of these that were unsheltered, 57 were considered to be chronically homeless. In addition, 42 were considered to be severely mentally ill, 35 suffered from chronic substance abuse, and 12 were unaccompanied youth. Of the ten counted individuals that were victims of domestic violence, five were sheltered. Of the 19 parenting youth, all were sheltered.

**Discussion:**

While sheltered homeless population are traditionally easier to ensure accurate counting, the number of unsheltered populations may be undercounted due to the difficulty of locating some households. However, in the 2020 count, there were 123 individuals counted, representing 20.1 percent of all persons counted. Of these that were unsheltered, 57 were considered to be chronically homeless. In addition, 42 were considered to be severely mentally ill, 35 suffered from chronic substance abuse, and 12 were unaccompanied youth. Of the ten counted individuals that were victims of domestic violence, five were sheltered. Of the 19 parenting youth, all were sheltered.

**Discussion:**

Homelessness continues to be a high need within the State, including when considering the uncounted populations and those at-risk of homelessness.  The size of the population in need of housing and services vastly exceeds the available resources, as indicated by homeless service providers across the State.

The Wyoming Homelessness Work Group found that the homeless population is significantly higher than the PIT counts indicate, especially when considering the number of people that are couch surfing, camping temporarily, or are in other ways not permanently housed.  At least anecdotally, there are instances of people experiencing homelessness in other states that have been sent to Wyoming for housing and services.  However, a majority of the homeless youth in the State are from Wyoming.  The largest hurdle facing service providers are a lack of funds.  The available ESG funds are not making a substantial impact on the level of need in the State.  While housing options are a large need, the availability of services to address the underlying causes of homelessness are the greatest need for Wyoming households experiencing or at risk of homelessness.  Consultation also suggested that not all sheltered populations are captured by the PIT count as many small community organizations, such as faith based organizations, do not participate in HMIS data collection.

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

**Introduction**

The following section describes the non-homeless special needs population in the State. These include the elderly and frail elderly, people with disabilities, people with alcohol and drug addictions, survivors of domestic violence, and people with HIV/AIDS.

**Describe the characteristics of special needs populations in your community:**

The Department of Housing and Urban Development (HUD) defines special needs populations as including the frail and non-frail elderly; persons with physical, mental or behavioral disabilities; persons with HIV/AIDS; and persons with alcohol or drug addictions. The following narrative describes each of these populations to the extent that data is available.

***Frail and Non-Frail Elderly***

The population aged 65 and older made up an estimated 16.4 percent of the statewide population in 2020, up from 12.4 percent in 2010. The population over 75 made up 6.4 percent of the population in 2020, up from  5.3  percent in 2010. The population over age 65 is the fastest growing age group in the State, at a growth rate of 48.1 percent between 2010 and 2020. However, the rate of growth varies across the State, with the Southwest Region experiencing the fastest rate of growth at 54.9 percent and the Northwest at the lowest of 22.1 percent. For those aged 65 to 74, the rate of disabilities is 27.5 percent and for those over the age of 75, the rate of disabilities in  47.8 percent statewide.

***People with Disabilities***

The rate of disabilities in the State varies dramatically by age. In 2020, an estimated 12.9 percent of the population had at least one form of a disability. For those under the age of five, the rate was 0.5 percent; five to 17 at 5.0 percent; 18 to 34 at 6.4 percent; 35 to 64 at 13.4 percent; 65 to 74 at 27.5 percent; and 75 and older at 47.8 percent.

The rate of disability also varied by type of disability. The total population with a hearing difficulty accounted for 5.2 percent; with a vision difficulty for 2.7 percent; a cognitive difficulty for 5.1 percent; an ambulatory difficulty for 6.2 percent; a self-care difficulty for 2.0 percent; and an independent living difficulty for 5.3 percent.

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

The housing and supportive service needs of these in-need populations is determined by service provider and stakeholder input, as well as quantified analysis.  Elderly households throughout the State are in need of more housing options and ADA renovations. People with disabilities are in need of service options and ADA housing options. Both substance abuse and survivors of domestic violence are in need of supportive services and housing options.

***People with Alcohol or Drug Addictions***

The Wyoming Department of Health collects data on the rate of alcohol and drug addiction throughout the State. In the most recent Wyoming Behavior Risk Factor Surveillance System (BRFSS) data, an estimated 17.7 percent of Wyoming adults reported binge drinking,[1] and 6.2 percent reported heavy drinking.[2]  In addition, one in three youth reported drinking alcohol in the past month.[3]  The Department of Health found that there were 99 drug overdose deaths in Wyoming in 2020, which represents a 60 percent increase in the State since 2017.[4]  Opioid use accounted for 59.2 percent of these overdoses in 2020.

***Survivors of Domestic Violence***

The true number of people experiencing domestic violence and stalking is challenging to represent in statistical data due to the level of under-reporting. However, according to the Wyoming Department of Health, 33.9 percent of women in Wyoming and 30.5 percent of men in Wyoming experience intimate partner physical violence, intimate partner sexual violence, and/or intimate partner stalking in their lifetimes. In 2019, 2,037 domestic violence incidents were reported to law enforcement.[5]

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the Wyoming Department of Health HIV Surveillance Data, there were seven new cases of HIV reported in Wyoming in 2021.[1]  The largest proportion of reported cases were diagnosed as HIV Stage 3 (AIDS) and were most common in white males aged 25-34. The highest rates were found in Goshen, Hot Springs, and Campbell Counties. According to the 2020 Report, 192 people with HIV residing in Wyoming have died since the beginning of the epidemic.[2]

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

**Discussion:**

There are a number of services needed for non-homeless special needs groups throughout the State. These are primarily better access to services and housing options that meet the needs of individual populations. As discussed in the Special Needs Facilities and Services section, there are a variety of services available throughout the State. There is a lack of some of these services in more rural areas. In addition, there is a need for housing options for the elderly and people with disabilities that accommodates their needs and is affordable.

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

**Describe the jurisdiction’s need for Public Facilities:**

Youth and childcare facilities (87%), Resident treatment centers (84%), Senior centers (51%), Healthcare centers (49%), Community centers (33%) Parks and recreation areas (18%), and Increased ADA access to public buildings (11%) . The Wyoming Resident survey also found that 35 percent of respondents indicated the need for new or updated public facilities in their communities.

**How were these needs determined?**

These needs were determined by the use of public input and consultation with service provers in the State.

**Describe the jurisdiction’s need for Public Improvements:**

The Local Housing and Community Needs Survey found a variety of level of needs for public improvements. These include the following with the percent associated with each: Road and sidewalk improvements (53%), Broadband expansion (46%), Water and wastewater improvements (45%), ADA enhancements (26%), and Community centers and parks (16%). The Wyoming Residents Survey also found that 52 percent of respondents indicated the need for updated infrastructure in their communities.

**How were these needs determined?**

These needs were determined by the use of public input and consultation with service provers in the State.

**Describe the jurisdiction’s need for Public Services:**

The Wyoming Resident Needs Survey found a variety of level of needs for public services. These include the following with the percent associated with each: Services for people experiencing or at risk of homelessness (78%), services for seniors (53%), services for Children and Youth (52%), services for at-risk groups (31%), and services for veterans (26%). The Homelessness and Public Services Survey, which was directed at service providers, found the greatest need for: health and mental health services, services for seniors, services for people experiencing or at risk of homelessness, and services for people experiencing substance abuse. These sentiments were echoed by Regional Meetings and Work Group participants.

**How were these needs determined?**

These needs were determined by the use of public input and consultation with service provers in the State.

# Housing Market Analysis

## MA-05 Overview

**Housing Market Analysis Overview:**

Average rent in the State has increased from $867 in 2016 to $978 in the second half of 2021.  This growth is primarily driven from higher cost areas in the State, such as Teton County that saw a rent increase from $1,726 in 206 to $2,822 in the second half of 2021.  Other areas saw much more moderate growth in rental rates, or little growth at all.  Similarly, the value of single-family permits for new construction has increased Statewide from $283,896 in 2010 to $370,742 in 2020.  This increase varies dramatically regionally with the Teton region seeing the highest prices in the State.

Half of the housing stock in Wyoming was built prior to 1980, and while the growth of the housing stock has kept pace with the rate of population growth Statewide, there are indicators that the type of housing is not meeting the needs of residents. This is particularly true for lower income and renter households, as demonstrated by the Needs Assessment section.

There are a number of homeless facilities Statewide, as well as services for both households experiencing homelessness and non-homeless special needs households. These services are limited by access to funding and may not be meeting all the needs of Wyoming residents. There are robust resources for economic development in Wyoming, including access to broadband development.

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

**Introduction**

Housing units increased at a rate of over seven percent between 2010 and 2020, at a rate higher than the overall change in population. A vast majority of housing units in the State are single-family, accounting for more than 70 percent of units in all regions. The most common type of units after single-family homes are mobile homes, followed by apartment units. A vast majority of households are also homeowners in Wyoming, accounting for approximately 70 percent of all households.

**All residential properties by number of units**

| **Property Type** | **Number** | **%** |
| --- | --- | --- |
| 1-unit detached structure | 186,599 | 67% |
| 1-unit, attached structure | 12,765 | 5% |
| 2-4 units | 18,459 | 7% |
| 5-19 units | 15,623 | 6% |
| 20 or more units | 9,227 | 3% |
| Mobile Home, boat, RV, van, etc | 35,822 | 13% |
| ***Total*** | ***278,495*** | ***100%*** |

Table 30 – Residential Properties by Unit Number

|  |
| --- |
| **Alternate Data Source Name:** |
| 2021 5-Year ACS Data |

|  |  |
| --- | --- |
| **Data Source Comments:** |  |

**Unit Size by Tenure**

|  | **Owners** | | **Renters** | |
| --- | --- | --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| No bedroom | 656 | 0% | 2,277 | 3% |
| 1 bedroom | 3,835 | 2% | 13,393 | 19% |
| 2 bedrooms | 26,328 | 17% | 27,195 | 38% |
| 3 or more bedrooms | 128,517 | 81% | 28,036 | 40% |
| ***Total*** | ***159,336*** | ***100%*** | ***70,901*** | ***100%*** |

Table 31 – Unit Size by Tenure

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 ACS |

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

There are currently 5,765 publicly supported housing units in Wyoming, according to HUD data. These units provide housing for 8,883 people in the State. The average household size is 1.9 people per unit. The average household expenditure for housing is $324 a month and the average HUD expenditure is $530 a month. The average household income for these households is $13,886 per household or $8,446 per person. An estimated 30 percent of these households have a person with a disability. In terms of the head of household, 49 percent of non-elderly heads of households have a disability, and 42 percent of elderly heads of households have a disability.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

There are nine Section 8 contracts that are expected to expire in the timeframe of this Consolidated Plan. This is expected to impact approximately 60 units in the State. This will limit access to publicly supported housing units in the State. There are currently 5,765 publicly supported housing units in Wyoming, according to HUD data. These units provide housing for 8,883 people in the State.

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

As indicated by both the available data and the input of stakeholders and residents, the available housing stock is not meeting the needs of many residents.  In particular, low-to-moderate-income residents are having difficulty finding housing that is affordable for them, as shown by the rate of housing cost burdens throughout the State.Â  In addition, public input suggested the need for additional inventory in many areas of the State. The Housing Work Groups found that the lack of inventory forces many households to leave the area or State, make long commutes, or live in unsafe housing conditions.

**Describe the need for specific types of housing:**

Almost half of the housing units statewide were built before 1980, indicating a need for housing units that in need of rehabilitation. As demonstrated by the Needs Assessment, as well as by public input and consultation, a lack of inventory for all income levels is apparent across the State, and particularly in areas with higher levels of housing problems and cost burdens. This is not only true in areas with high housing costs, but also areas with lower levels of incomes. Access to housing is limited not by the overall number of units, but by the number of units accessible to low-to-moderate income households.

**Discussion**

As discussed in this section, while the number of housing units has kept pace with the population, the type and cost of housing in the State is not meeting the needs of all the residents. Discussed further in the next section, the cost of housing units has risen overall. The available housing stock that is currently available does not meet the needs of all Wyoming residents.

## MA-15 Cost of Housing – 91.310(a)

**Introduction**

The cost of housing in Wyoming continues to fluctuate, with many areas seeing a large increase in price in recent years, while other areas have seen the costs remain relatively steady.  The highest prices are seen in the Teton Region, as well as the Southeast and Northeast Regions.  Map 2 shows the Median Contract Rents, as shown by 2020 ACS data.  However, more recent data from the Rental Vacancy Survey (RVS) is also presented in the Appendix.  As seen in this data, average rental prices vary across the State, and the rates of increase also vary dramatically.

The Median Home Value has also seen a significant increase, with a 63 percent increase Statewide from 2010 to 2020.  This, again, is not the same across the State and much of that growth is driven by high-cost areas.

**Cost of Housing**

|  | **Base Year: 2009** | **Most Recent Year: 2017** | **% Change** |
| --- | --- | --- | --- |
| Median Home Value | 163,400 | 266,400 | 63% |
| Median Contract Rent | 525 | 889 | 69% |

Table 32 – Cost of Housing

|  |
| --- |
| **Alternate Data Source Name:** |
| 2021 5-Year ACS Data |

|  |  |
| --- | --- |
| **Data Source Comments:** |  |

| **Rent Paid** | **Number** | **%** |
| --- | --- | --- |
| Less than $500 | 7,847 | 27.8% |
| $500-999 | 32,807 | 52.7% |
| $1,000-1,499 | 17,514 | 15.0% |
| $1,500-1,999 | 4,176 | 3.0% |
| $2,000 or more | 70,901 | 1.5% |
| ***Total*** | ***133,245*** | ***100.0%*** |

Table 33 - Rent Paid

|  |
| --- |
| **Alternate Data Source Name:** |
| 2021 5-Year ACS Data |

|  |  |
| --- | --- |
| **Data Source Comments:** |  |

**Housing Affordability**

| **Number of Units affordable to Households earning** | **Renter** | **Owner** |
| --- | --- | --- |
| 30% HAMFI | 7,635 | No Data |
| 50% HAMFI | 27,350 | 13,620 |
| 80% HAMFI | 49,860 | 40,690 |
| 100% HAMFI | No Data | 60,035 |
| ***Total*** | ***84,845*** | ***114,345*** |

Table 34 – Housing Affordability

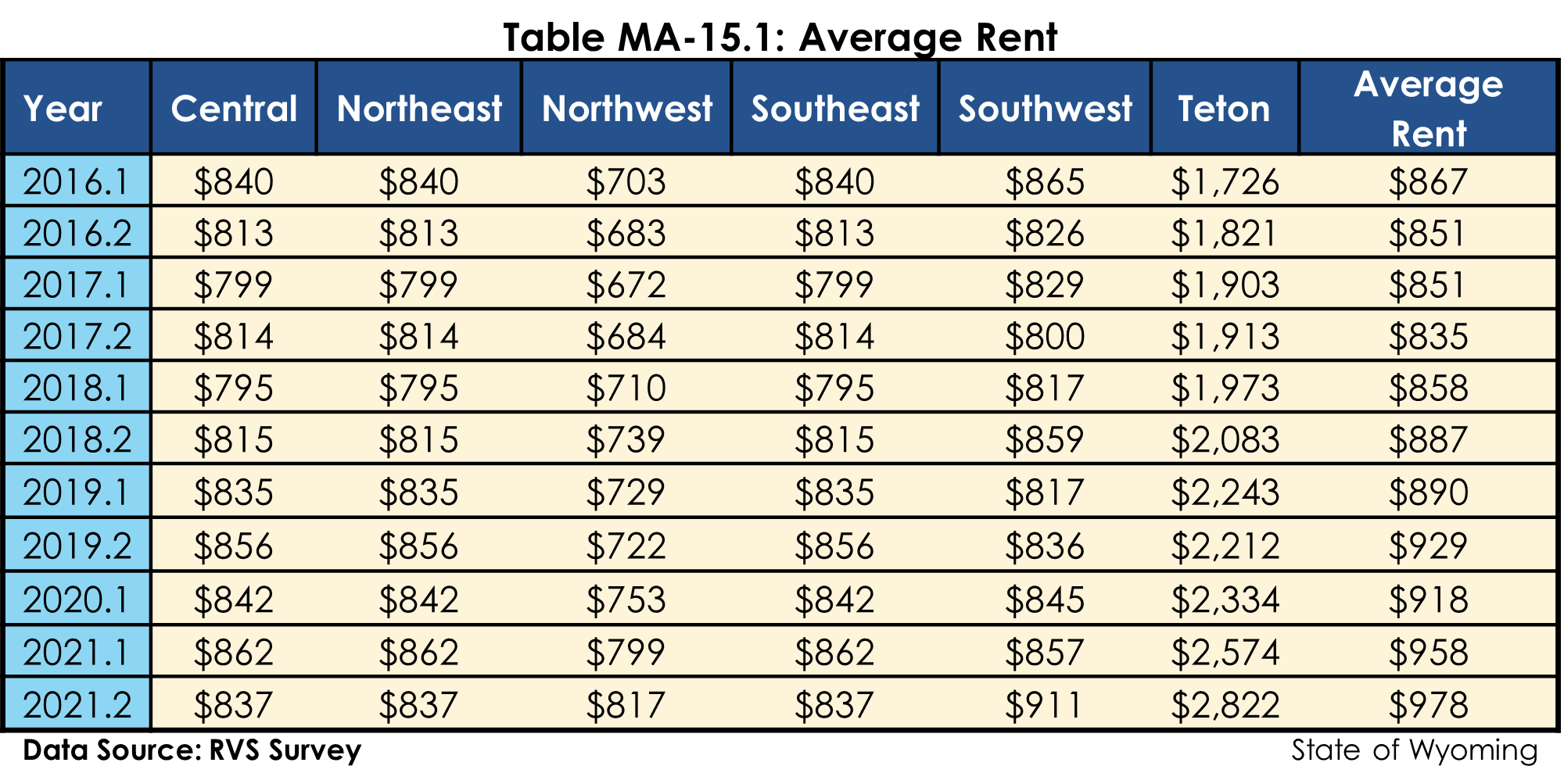
|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 CHAS |

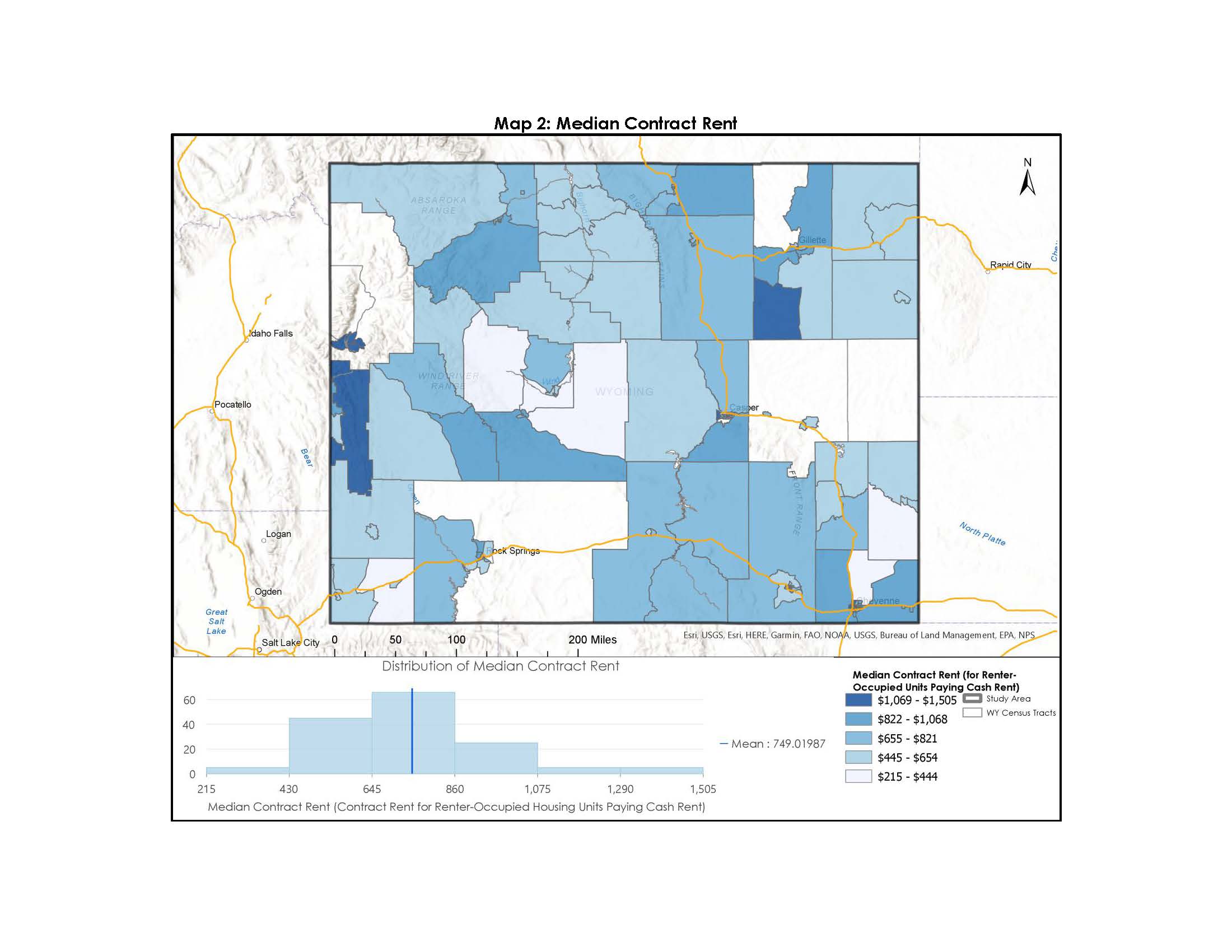
**Monthly Rent**

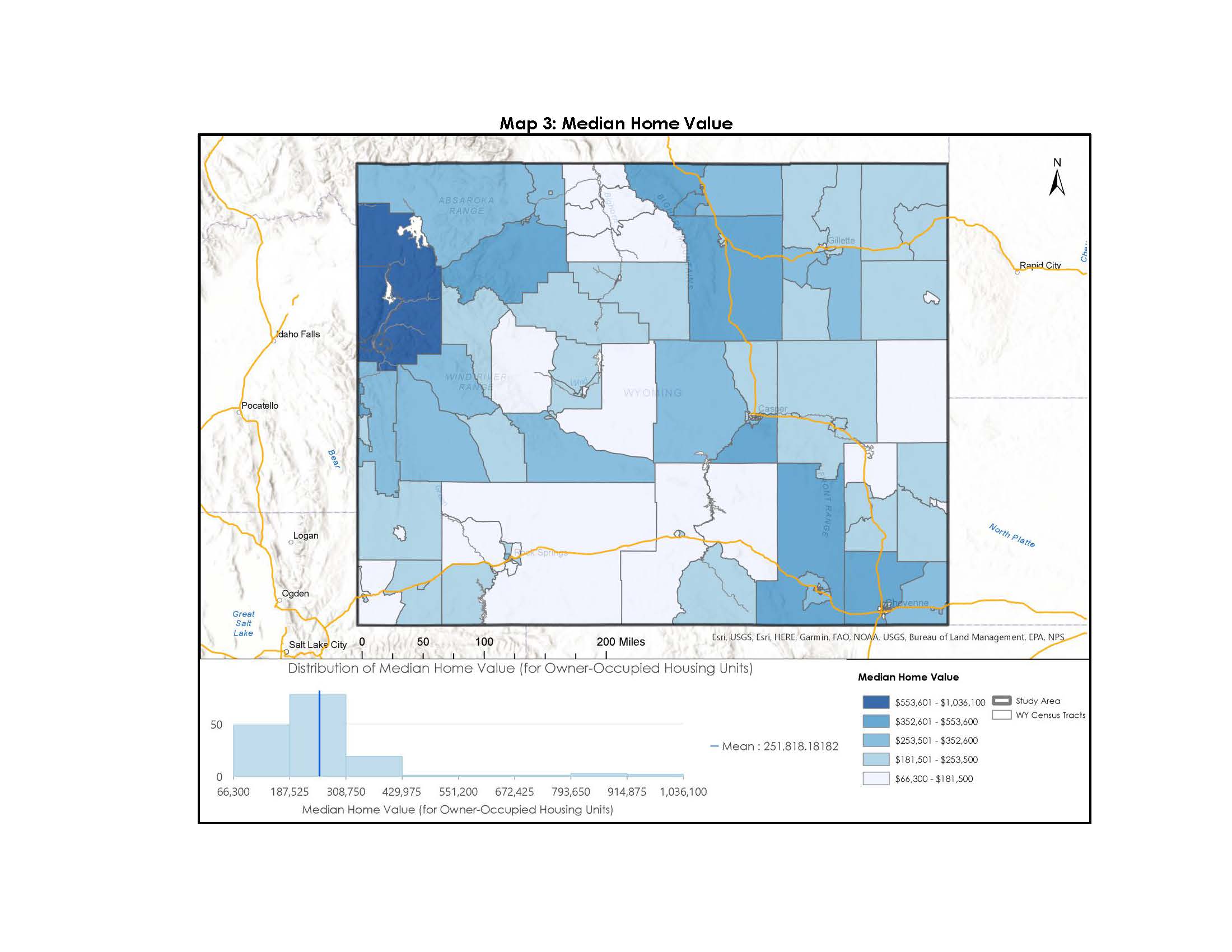
| **Monthly Rent ($)** | **Efficiency (no bedroom)** | **1 Bedroom** | **2 Bedroom** | **3 Bedroom** | **4 Bedroom** |
| --- | --- | --- | --- | --- | --- |
| Fair Market Rent | 0 | 0 | 0 | 0 | 0 |
| High HOME Rent | 0 | 0 | 0 | 0 | 0 |
| Low HOME Rent | 0 | 0 | 0 | 0 | 0 |

Table 35 – Monthly Rent

|  |  |
| --- | --- |
| **Data Source Comments:** |  |

**  
Table MA-15.1**

**  
Map 2**

**  
Map 3**

**Is there sufficient housing for households at all income levels?**

As seen in the Needs Assessment, there is insufficient housing for lower-income households throughout the State. The rate of housing cost burdens for lower-income households shows this. The rates of housing cost burdens vary across the State, with the highest cost burden rates in the Teton and Southeast Regions. In addition, statewide, cost burdens tend to be higher for renters than for homeowners. These rates indicate the greater need for affordable housing for low-to-moderate-income households. This is particularly true in areas where the population is maintaining or growing. As much of the State continues to age, the need for housing to accommodate senior households also becomes a priority.

As seen in Table MA-15.1, the average rent has changed substantially in the Teton Region, but has not seen significant shifts in the other Regions.  However, despite this, renters in all regions face large housing cost burdens at 34.7 percent overall and 71.5 percent for households earning less than 30 percent HAMFI.  A similar pattern is true for the cost of new construction, with prices significantly higher in the Teton Region than in other areas of the State. The Teton Regional Housing Needs Assessment found that the median sales price for Single-Family homes was over $2.9 million in early 2021.[1]  Nevertheless, the rate of housing cost burden for owners, particularly lower-income homeowners, is high with over 67.8 percent of homeowners below 30 percent HAMFI Statewide experiencing cost burdens. The distribution of housing costs is also shown in Maps 2 and 3 on the following pages.

Consultation with outside agencies and local communities suggests that the cost of housing has increased even more significantly in the past two years with prices much higher than those presented in this document.  The American Community Survey (ACS) data presented at the beginning of this section is much lower than the Rental Vacancy Data shown above.  As indicated by this outside input, it is suggested that these rates of cost burdens are probably higher than the available data shows.

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

Housing costs have continued to rise across the State. In areas with the highest housing costs, as shown below, the rate of cost burdens is even higher. As costs continue to rise, the rate of housing cost burdens is expected to rise, and the affordability of housing will continue to be out of reach for many households. Lower-income households are the most heavily impacted by these increasing housing prices. In areas with the highest housing costs, moderate-income households are also facing a lack of availability to access affordable housing.

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

While there are no statewide HOME and Fair Market Rents, these rates in specific areas in the State are substantially lower than the average rents in the area. For instance, in Teton County, the Fair Market Rent is $1,408 for a two-bedroom unit in 2022. In 2021, the average rent in Teton County exceeded $2,800, according to biannually collected rental data. In areas where the Fair Market Rents and HOME rent are significantly lower than the average rent for the area, there is an increased need for affordable housing to accommodate lower-income households.

**Discussion**

As demonstrated in this section as well as previous sections, the cost of housing is the primary barrier for households in the State to find affordable housing. Housing cost burdens impact a large proportion of the population, particularly renters and low-income households. Whlie these rates vary geographically, it is present throughout the State and impacts all communities. WCDA continues to acknowledge the need for affordable housing to alleviate these costs for low-to-moderate-income households throughout the State.

## MA-20 Condition of Housing – 91.310(a)

**Introduction:**

The condition of housing in Wyoming is variable, as with the cost of housing units.  A substantial proportion of statewide housing units were built before 1980 and may require rehabilitation in some cases.  Public input suggested that there is a need for ADA rehabilitation for units, particularly when considering the aging population in the State.  As shown in Table 36, 18 percent of owner-occupied units and 38 percent of renter-occupied units have at least one condition in need of rehabilitation.  This represents over 54,000 units Statewide.  The age of the housing stock also has implications for households with young children and the risk of lead-based paint hazards. Although the State has seen a large decline in the number of children with lead-based paint illnesses, this is mainly attributed to education and screening.

**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 | 28,689 | 18% | 25,189 | 36% |
| With two selected Conditions | 619 | 0% | 1,666 | 2% |
| With three selected Conditions | 122 | 0% | 130 | 0% |
| With four selected Conditions | 4 | 0% | 0 | 0% |
| No selected Conditions | 129,902 | 82% | 43,916 | 62% |
| ***Total*** | ***159,336*** | ***100%*** | ***70,901*** | ***100%*** |

Table 36 - Condition of Units

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 ACS |

**Year Unit Built**

| **Year Unit Built** | **Owner-Occupied** | | **Renter-Occupied** | |
| --- | --- | --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| 2000 or later | 34,845 | 22% | 13,726 | 19% |
| 1980-1999 | 41,718 | 26% | 17,689 | 25% |
| 1950-1979 | 60,648 | 38% | 26,360 | 37% |
| Before 1950 | 22,125 | 14% | 13,126 | 19% |
| ***Total*** | ***159,336*** | ***100%*** | ***70,901*** | ***100%*** |

Table 37 – Year Unit Built

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 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 | 82,773 | 52% | 39,486 | 56% |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  |  |  |  |
| Housing Units build before 1980 with children present | 19,150 | 12% | 12,445 | 18% |

Table 38 – Risk of Lead-Based Paint

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present) |

**Vacant Units**

|  | **Suitable for Rehabilitation** | **Not Suitable for Rehabilitation** | **Total** |
| --- | --- | --- | --- |
| Vacant Units | 0 | 0 | 0 |
| Abandoned Vacant Units | 0 | 0 | 0 |
| REO Properties | 0 | 0 | 0 |
| Abandoned REO Properties | 0 | 0 | 0 |

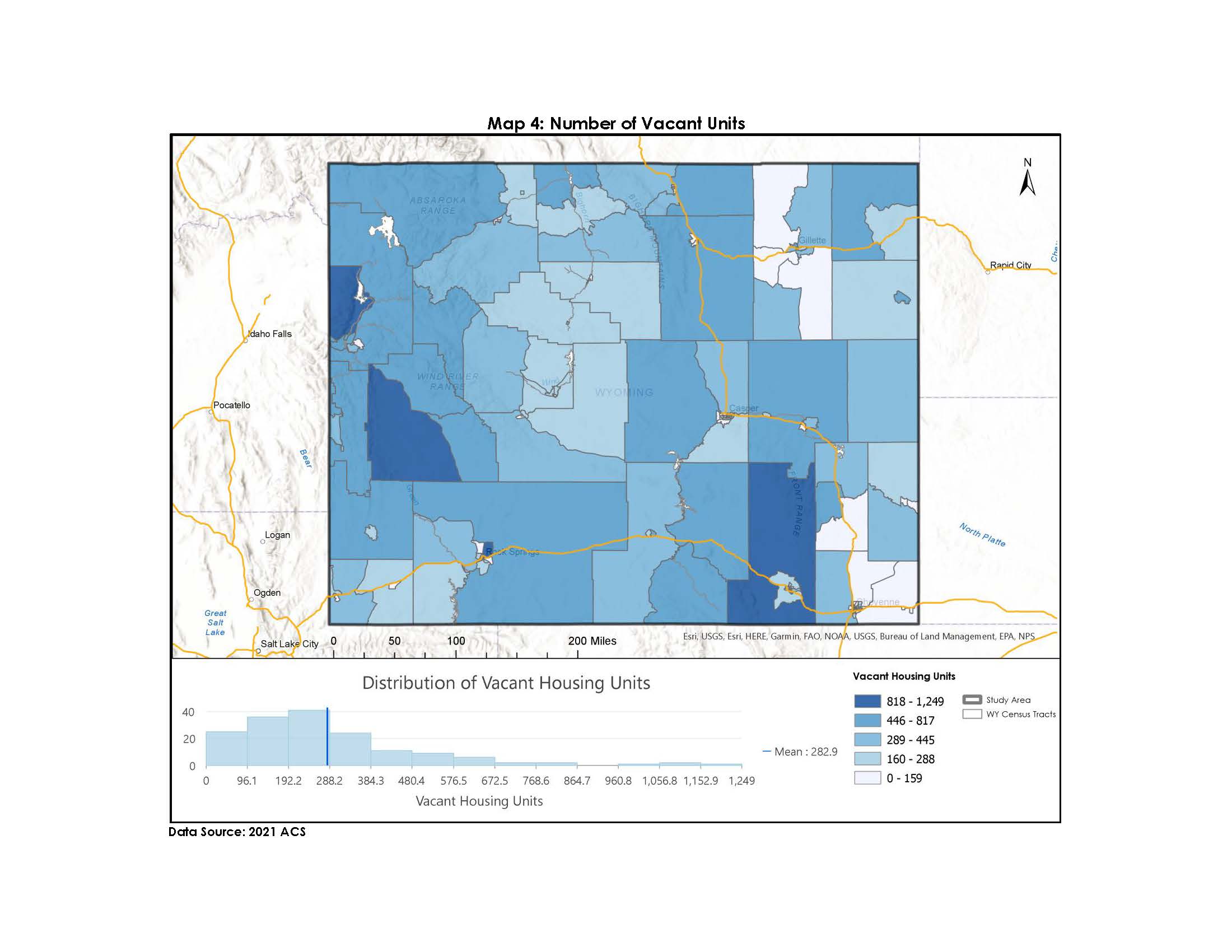
Table 39 - Vacant Units

|  |  |
| --- | --- |
| **Data Source:** | 2005-2009 CHAS |

**Vacant units suitable**

Data is not available at the statewide level for the number of units suitable for rehabilitation. However there an estimated 45,264 vacant units in the State in 2020, according to ACS data. Of these an estimated 19.5 percent were available for rent, 2.0 percent were rented but not yet occupied, 5.9 percent were available for sale, 1.8 percent were sold but not yet occupied, 35.1 percent were for seasonal, recreational or occasional use, 0.8 percent were for migrant workers, and 34.9 percent were “other” vacant. These “other” vacant units are most likely to be in need of rehabilitation as they are typically not available to the marketplace. The proportion of “other” vacant units increased from 30.0 percent in 2010, which represented 11,855 units in 2010 and 15,781 units in 2020.

As seen in Map 4, the largest number of vacant units are found within Teton County, Sublette County, and Albany County. These counties have over 800 vacant units.

**  
Map 4**

**Need for Owner and Rental Rehabilitation**

WCDA consulted with local communities, stakeholders, and residents, as well as reviewed pertinent data to determine the need for owner and renter rehabilitation. The Local Housing and Community Development Survey found that 53 percent of respondents saw a need for rental housing rehabilitation in their communities. In addition, 27.3 percent of respondents saw a need for homeowner rehabilitation. The Resident Survey found that 57.0 percent of respondents saw a need for housing rehabilitation overall. Work groups indicated a need for rehabilitation, but the barriers of reporting requirements made it unattractive to developers to take on in the State.

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

According to 2020 ACS data, 49.9 percent of all units were built prior to 1980, accounting for 136,873 units. Of these, an estimated 48.4 percent of owner-occupied households were built before 1980 and 51.0 percent of renter-occupied units were built before 1980. An estimated 12 percent of owner-occupied units have children under the age of 6 present and 15 percent of renter units were built prior to 1980.

**Discussion:**

Wyoming’s housing stock is consisting of a large proportion of older units, with about half of all units built prior to 1980. The condition of these units varies across the State based on building quality, upkeep, and other factors. However, the need for rehabilitation for these units, both homeowner and renter, may be necessary to maintain the housing stock over a long period of time and to ensure these units can continue to provide safe housing options.

## MA-25 Public and Assisted Housing – (Optional)

**Introduction:**

While there are no public housing authorities that are administered at a statewide level, WCDA does work closely with PHAs across the State.  The information below is representative of all the PHAs in the State.  According to this compiled data, there are over 2,420 vouchers available in the State, including 503 tenant-based and 604 for Veteran Affairs Supported Housing.

**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 40 – Total Number of Units by Program Type

|  |  |
| --- | --- |
| **Data Source:** | PIC (PIH Information Center) |

**Describe the supply of public housing developments:**

**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:**

Not applicable.

## 

## MA-30 Homeless Facilities – 91.310(b)

**Introduction**

The Wyoming Homeless Coalition is a network of agencies statewide that provide not only housing options for households experiencing homelessness but also supportive services.  This network of services is available in most larger cities, but more rural areas of the State have less access to services due to less funding and less demand.  With Coordinated Entry, WHC can help provide targeted services and housing options for households across the State, despite the lack of housing or service options in certain areas. WHC includes a variety of agencies that help encompass the overall needs of households experiencing or at risk of homelessness.

The information in the following table was collected from the 2021 Housing Information Chart (HIC) and is representative of the State as a whole.  This data, however, does not represent small rural organizations that do not participate in HMIS data collection.

**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) | 235 | 0 | 12 | 148 | 0 |
| Households with Only Adults | 344 | 0 | 139 | 155 | 0 |
| Chronically Homeless Households | 0 | 0 | 0 | 45 | 0 |
| Veterans | 0 | 0 | 20 | 224 | 0 |
| Unaccompanied Youth | 7 | 0 | 112 | 5 | 0 |

Table 41 - Facilities Targeted to Homeless Persons

|  |  |
| --- | --- |
| **Data Source Comments:** |  |

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are use 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 childcare, 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.**

There are a large number of service providers in the State of Wyoming that provide services for households experiencing homelessness. These services include: basic needs & financial assistance, childcare and parenting support, job preparation and training, food assistance, health services, legal resources, mental health and addiction resources, transportation assistance, and other services.

There are numerous providers in the State, some of which include:

* Advocacy & Resource Center
* COMEA Housing and Resource Center
* Community Action of Laramie County
* Community Action Partnership of Natron
* Community Safety Network
* Converse Hope Center
* Council of Community Services
* Family Promise
* Fremont County Alliance Against Domestic Violence
* Gillette Abuse Refuge Foundation
* Good Samaritan Mission
* Good Samaritan Mission
* Helpmate Crisis Center
* Interfaith
* Project Safe
* Recover Wyoming
* Safe Project Laramie
* Self Help Center
* Sublette County Sexual Assault Family
* Sweetwater Family Resource Center
* The Turning Point
* Volunteers of America Northern Rockies
* Wyoming Rescue Mission
* YMCA Center for Youth and Children
* Youth Emergency Services, Inc.

The Wyoming Homeless Collaborative include the following partners: Wyoming 211, the Wyoming Department of Family Services, COMEA, Good Samaritan Mission, Youth Emergency Services, Wyoming Rescue Mission, the Wyoming Primary Care Association, Wyoming Department of Health, the Wyoming Business Council, and United Way of Albany County.

The Homelessness Work Group found that some of the greatest strengths of service providers in the State include the coordination and dedication of service providers.  However, the biggest challenge is a lack of available resources to meet all the needs across the State.

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

**Introduction**

Similar to the distribution of homeless services, non-homeless services are found throughout the State, but may not be as available in more rural areas.  There are options in more highly populated areas, however.  These facilities and services serve at-need populations in a variety of functions, including supportive services, health, education, child and elderly services, transportation assistance, education assistance, referrals, and services for people leaving institutions of care.

**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**

There are numerous Statewide programs that offer supportive services to qualified households.  Some are provided by charitable or non-profit providers, and some are provided by the State or other governmental entities.  The availability of these services varies Statewide due to the rural nature of much of the State.  However, all of these services are available to Wyoming residents, including those existing systems of care.  In addition, Wyoming 211 helps direct people to available services.  The Wyoming Department of Family Services lists available State services, and more information can be found at their website:

 http://dfsweb.wyo.gov/child-support-enforcement/homelessness

* 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 childcare
* Economic Security Services, helping those with dependent children find employment opportunities through a program called Personal Opportunities with Employment Responsibilities (POWER)
* Emergency Food Assistance
* Food Stamp information
* Foster Care
* Low Income Energy Assistance Program (LIEAP)
* Medicare
* 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 Homeless Providers.

**For entitlement/consortia grantees: 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. (91.220(2))**

Not applicable.

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

**Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The Local Housing and Community Development Survey found that the primary barriers to the development of affordable housing and residential development include development and permitting fees (85%) and zoning restrictions (75%), followed by the cost of construction (48%) and the cost of labor and materials (44%). Work Groups and consultation efforts found the biggest barriers to the development of affordable housing was the lack of incentives for developers as well as the cost of construction.

In addition, the State conducted an Analysis of Impediments to Fair Housing Choice in 2023. This report outlined the following findings:

This study is the culmination of the study of various components of Fair Housing.  These include Segregation and Racial Concentrations, Disproportionate Housing Needs, Disability and Access, Publicly Supported Housing, Access to Financial Services, and Fair Housing Structure and Complaints. The findings of each section are described below. Each section may also associate with Contributing Factor(s), or an element that contributes to housing discrimination in the State. These Contributing factors are listed within each category below.

**Segregation and Racial Concentrations**

There were no Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) in the State of Wyoming in 2020 or in previous years. There are areas, however, with higher concentrations of poverty and racial and ethnic minorities. Native American households tend to be concentrated in areas adjacent to Reservations and Hispanic households tend to be concentrated in areas with higher population density. These areas also tend to correspond with areas of higher poverty. However, they do not cross the threshold to be considered R/ECAPs (50 percent minority and 40 percent poverty).

Contributing Factors:           Areas with higher rates of poverty

**Disproportionate Housing Needs**

The level of housing needs in Wyoming varies based on a variety of factors. These rates vary by tenure with renter households experiencing cost burdens at a higher rate. Lower-income households also experience housing problems at the highest rate, with renters under 30 percent HAMFI experiencing the highest rate of housing problems in the State. Regionally, households in the Southeast and Teton Regions have higher rates of housing problems than other areas in the State. Some racial and ethnic groups face housing problems at higher rates than the Statewide average, including American Indian / Alaskan Native, Asian, and black / African American households at certain income levels.

Contributing Factors:           Disproportionate housing problems for renters

                                    Disproportionate housing problems for low-income

                                    Disproportionate housing problems for racial minorities

**Fair Housing Findings**

**Disability and Access**

The disability in the State is 12.9 percent with the rate of disability increasing with age. For people over the age of 75, the rate of disability is over 48 percent. Households residing in publicly supported housing units in the State have disabilities at a rate of 30 percent. Considering the aging population and input from stakeholders, there is an expected need for additional accessible housing units in the State to meet current and future needs for households with disabilities.

Contributing Factors:           Unmet need for accessible units

**Publicly Supported Housing**

Publicly supported housing represents over 5,000 units Statewide and accommodates over 8,800 households. These units are found throughout the State but are more likely to be found in areas with higher population densities. These areas also tend to have higher levels of access to services. There are eight Section 8 contracts that are expected to expire in the five years. If these contracts are not renewed, the State will expect to lose approximately 50 publicly supported housing units.

**Access to Financial Services**

The rate of access to mortgages throughout the State varies by race and ethnicity each year. However, the rate of mortgage access is not continuously different by gender. American Indian / Alaskan Native households experience mortgage denial rates that are disproportionately higher than the average for the State. American Indian / Alaskan Native households also apply for mortgages as a disproportionately lower rate than other racial and ethnic groups, indicating a need for more outreach about available mortgage services in certain communities.

Contributing Factors:           Lack of access to financial services for racial minorities

**Fair Housing Structure and Complaints**

While there are no Statewide Fair Housing agencies, WCDA serves as the functional agency providing information and outreach materials, as well as monitoring Fair Housing activities within publicly supported housing units that are administered by WCDA. There were 101 Fair Housing Complaints made between 2010 and September 2022. 55 of these were found to be with cause. The most common basis for complaints overall and those with cause, were on the basis of disability. Work Group and public meeting input suggested the need for additional outreach and education for both tenants and landlords.

Contributing Factors:           Unmet need for education and outreach

                                                Discrimination based on disability

                                                Lack of statewide Fair Housing Agency

**Fair Housing Goals**

The Fair Housing Goals for this Consolidated Planning Period are tied to the State of Wyoming’s 2023-2027 Consolidated Plan. As such, these goals are set to be addressed over the next five years. Goal progress will be reported annually in the State of Wyoming’s Consolidated Annual Performance and Evaluation Report (CAPER). Three goals have been identified for this time period, each with corresponding actions and timelines for completion.

The need for affordable housing is demonstrated by the rate of housing problems throughout Wyoming. Renter households in particular face higher rates of housing problems, as well as the State’s low-to-moderate-income households. WCDA should target the development of affordable housing with HOME, HTF, and LIHTC funds.

**Action 1.1:** Continue to utilize HOME, HTF, and LIHTC funds for the development of affordable housing units.

**Action 1.2:** Review Affordable Housing Allocation Plan annually for ways to better address the needs of Wyoming households.

**Action 1.3:** Work with local communities to evaluate funding process and Method of Distribution, as well as new consultation methods.

**Targeted Fair Housing Contributing Factors:** Disproportionate housing problems for renters, Disproportionate housing problems for low-income, Disproportionate housing problems for racial minorities, Unmet need for accessible units

**Timeline and Milestones:** Complete the production of 125 affordable housing units in the next five years. Report any consultation and review efforts in the State’s CAPER annually.

The need for additional Fair Housing Outreach and Education is two-fold: the need for more resident and landlord knowledge about Fair Housing Laws, and more education about the availability of resources for households throughout the State.

**Action 2.1:** Continue to include Fair Housing information on WCDA website. Provide Fair Housing materials on an annual basis to local communities and developers across the State.

**Action 2.2:** Work with local communities to increase Fair Housing educational and outreach opportunities. Reevaluate annually.

**Action 2.3:** Work with local communities to increase education for marginalized communities about available housing resources, including local, State, and federal programs. Continue homebuyer education programs and target advertisements to marginalized communities.

**Targeted Fair Housing Contributing Factors:** Unmet need for education and outreach, Discrimination based on disability, Lack of statewide Fair Housing Agency, Lack of access to financial services for racial minorities

**Timeline and Milestones:** Review outreach and education materials annually, review work with local communities annually. Report progress annually in State’s CAPER.

Increased Fair Housing Coordination will assist in the progress for Goal #2 as well as the need for more education on ADA laws for landlords and communities, which will reduce discrimination Statewide.

**Action 3.1:** Identify partners for Fair Housing across the State.

**Action 3.2:** Continue to provide information on ADA accessibility to developers Statewide. Provide information to community partners.

Action 3.3: Work with local communities to disseminate information on ADA requirements.

Targeted Fair Housing Contributing Factors: Unmet need for accessible units, Discrimination based on disability, Lack of statewide Fair Housing Agency

Timeline and Milestones: Review consultation efforts annually. Report progress annually in State’s CAPER.

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

**Introduction**

This section describes the current availability of economic opportunities and changes in the workforce in Wyoming.  The unemployment rate in Wyoming was 3.5 percent in October 2022, down from 8.6 percent in May, 2020.  However, this spike in the unemployment rate could mainly be attributed to the COVID-19 Pandemic.  The State’s overall unemployment rate is higher than it was in the mid-2000s when it was consistently under three percent.

**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 | 21,719 | 23,291 | 13 | 14 | 1 |
| Arts, Entertainment, Accommodations | 26,730 | 28,740 | 16 | 17 | 1 |
| Construction | 15,780 | 16,921 | 10 | 10 | 0 |
| Education and Health Care Services | 23,942 | 23,197 | 15 | 14 | -1 |
| Finance, Insurance, and Real Estate | 9,379 | 9,261 | 6 | 6 | 0 |
| Information | 2,878 | 2,607 | 2 | 2 | 0 |
| Manufacturing | 8,572 | 8,342 | 5 | 5 | 0 |
| Other Services | 6,190 | 6,242 | 4 | 4 | 0 |
| Professional, Scientific, Management Services | 8,831 | 8,685 | 5 | 5 | 0 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 24,409 | 24,104 | 15 | 14 | -1 |
| Transportation and Warehousing | 7,739 | 7,949 | 5 | 5 | 0 |
| Wholesale Trade | 7,703 | 7,688 | 5 | 5 | 0 |
| Total | 163,872 | 167,027 | -- | -- | -- |

Table 43- Business Activity

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs) |

**Labor Force**

|  |  |
| --- | --- |
|  |  |
| Total Population in the Civilian Labor Force | 274,440 |
| Civilian Employed Population 16 years and over | 298,603 |
| Unemployment Rate | 3.70 |
| Unemployment Rate for Ages 16-24 | 13.30 |
| Unemployment Rate for Ages 25-65 | 3.50 |

Table 44 - Labor Force

|  |
| --- |
| **Alternate Data Source Name:** |
| 2021 5-Year ACS Data |

|  |  |
| --- | --- |
| **Data Source Comments:** |  |

| **Occupations by Sector** | **Number of PeopleMedian Income** |
| --- | --- |
| Management, business and financial | 53,576 |
| Farming, fisheries and forestry occupations | 8,390 |
| Service | 30,400 |
| Sales and office | 53,504 |
| Construction, extraction, maintenance and repair | 40,640 |
| Production, transportation and material moving | 17,541 |

Table 45 – Occupations by Sector

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 ACS |

**Travel Time**

| **Travel Time** | **Number** | **Percentage** |
| --- | --- | --- |
| < 30 Minutes | 199,665 | 82% |
| 30-59 Minutes | 29,691 | 12% |
| 60 or More Minutes | 14,904 | 6% |
| ***Total*** | ***244,260*** | ***100%*** |

Table 46 - Travel Time

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 ACS |

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

| **Educational Attainment** | **In Labor Force** | |  |
| --- | --- | --- | --- |
| **Civilian Employed** | **Unemployed** | **Not in Labor Force** |
| Less than high school graduate | 11,294 | 1,301 | 5,779 |
| High school graduate (includes equivalency) | 56,408 | 3,004 | 17,637 |
| Some college or Associate's degree | 80,859 | 2,861 | 19,571 |
| Bachelor's degree or higher | 60,386 | 1,037 | 9,779 |

Table 47 - Educational Attainment by Employment Status

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 ACS |

Educational Attainment by Age

|  | **Age** | | | | |
| --- | --- | --- | --- | --- | --- |
| **18–24 yrs** | **25–34 yrs** | **35–44 yrs** | **45–65 yrs** | **65+ yrs** |
| Less than 9th grade | 557 | 1,203 | 1,148 | 1,803 | 2,396 |
| 9th to 12th grade, no diploma | 6,026 | 4,134 | 2,717 | 7,486 | 4,765 |
| High school graduate, GED, or alternative | 16,587 | 18,965 | 17,185 | 41,010 | 24,010 |
| Some college, no degree | 20,267 | 18,989 | 16,890 | 36,143 | 19,081 |
| Associate's degree | 3,944 | 8,408 | 8,118 | 15,038 | 5,238 |
| Bachelor's degree | 2,878 | 14,464 | 11,588 | 21,641 | 11,826 |
| Graduate or professional degree | 182 | 4,391 | 6,020 | 13,500 | 7,273 |

Table 48 - Educational Attainment by Age

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 ACS |

Educational Attainment – Median Earnings in the Past 12 Months

| **Educational Attainment** | **Median Earnings in the Past 12 Months** |
| --- | --- |
| Less than high school graduate | 3,193,170 |
| High school graduate (includes equivalency) | 7,193,290 |
| Some college or Associate's degree | 7,640,330 |
| Bachelor's degree | 8,475,280 |
| Graduate or professional degree | 7,702,835 |

Table 49 – Median Earnings in the Past 12 Months

|  |  |
| --- | --- |
| **Data Source:** | 2013-2017 ACS |

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

The three largest employment sectors in the State, according to Table 43 include Arts, Entertainment, & Accommodations with 15% of workers, Retail Trade with 14% of workers, and Agriculture, Mining, Oil & Gas Extraction with 13% of workers.  This compares to the 2017 Consolidated Plan, which showed Agriculture, Mining, Oil & Gas Extraction accounting for 19% of workers.  Another shift is the decrease in the rate of construction workers, which accounted for 12% of workers in the 2017 report and 9% in this report.

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

As indicated by consultation efforts, one of the biggest needs for businesses in the State is the lack of available and affordable workforce housing.  While there may be opportunities to retain or recruit new businesses, the lack of housing is the primary barrier to businesses that need to attract and retain a workforce in the State.  This may be due to a lack of overall inventory or a lack of inventory for the workforce income range.

**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.**

The Wyoming Business Council is promoting the Wyoming Main Street program, which coordinates with Main Street America. This program builds community capacity and fosters economic resilience by partnering with grassroots organizations to revitalize downtowns and create genuine place-based experiences. (https://wyomingbusiness.org/communities/community-services/main-street/).

In addition, the Business Ready Community (BRC) grant and loan program provides financing for publicly owned infrastructure that serves the needs of businesses and promotes economic development within Wyoming communities. (https://wyomingbusiness.org/communities/financing/business-ready-community/)

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

With numerous job training and business supports in the State, the skills and education of the workforce mesh with the employment opportunities in the State. As mentioned above, the biggest barrier to connecting workers with available jobs is the lack of suitable housing for all income types.

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

The Wyoming Department of Workforce Services has the Workforce Development Training Fund (WDTF) is a unique Wyoming-based program connecting employers with professional development opportunities to increase employee skill attainment. Grant options include Business Training Grants, Pre-Hire Grants, Internship Grants, and Apprenticeship Grants.[1]  The Wyoming Workforce Development Council works with Construction, Finance and Insurance, Healthcare and Social Assistance, Manufacturing, Technology, and the Hospitality and Tourism industries.

At this time, WCDA does not intend to use these initiatives to support the Consolidated Plan as economic development is not a current goal for the 2023-2027 Consolidated Plan. However, WCDA may consider these initiatives in the future.

**Describe any other state efforts to support economic growth.**

As described in the various Work Groups, Wyoming has ample opportunities to help businesses throughout the State.  These include programs through Wyoming Workforce Services, the Wyoming Workforce Development Council, the Wyoming Business Council, among others.  The Wyoming Business Council offers numerous resources for businesses, including financing and incentives.

**Discussion**

There are numerous opportunities in the State for business and economic development.  While past Consolidated Plans have utilized Economic Development as a need and a goal, the funds for this purpose were underutilized and can be met with other funding entities in the State.

## MA-50 Needs and Market Analysis Discussion

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

Housing problems exist throughout the State of Wyoming with particular prevalence among lower-income households. While overall housing problems impact almost a quarter of Wyoming residents, the rate of severe housing problems is much less. These housing problems, which include severe cost burden, higher rates of overcrowding, and more severe limitations in kitchen and plumbing facilities, are more likely to have larger detrimental impacts on households. As such, this section explores areas with higher concentrations of severe housing needs. As discussed, Sections NA-10 through NA-30, the most common housing problems are cost burdens, or in the instance of Map 5, severe cost burdens. Areas with concentrations of housing problems are considered in this instance to mean areas above the average rate of severe housing problems. These areas include parts of Albany County, Teton County, and Niobrara County and are shown in the map on the following page.

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

Just as with the discussion of severe housing problems above, low-income households, and racial or ethnic minorities are considered to be concentrated in certain areas when they exist in an area at a higher rate than the Statewide area. There are higher concentrations of households living in poverty in parts of Hot Springs, Fremont, Sweetwater, Carbon, Campbell, and Niobrara Counties, as well as in areas with higher population densities, such as Casper, Laramie, and Cheyenne. These are shown in Map 6.

The concentration of racial and ethnic minorities are shown in Maps 7 and 8. Hispanic or Latino households are more likely to be concentrated in the southwestern part of the State and in areas with higher population densities. American Indian or Alaskan Native households are more likely to be concentrated in around Reservations in the State.

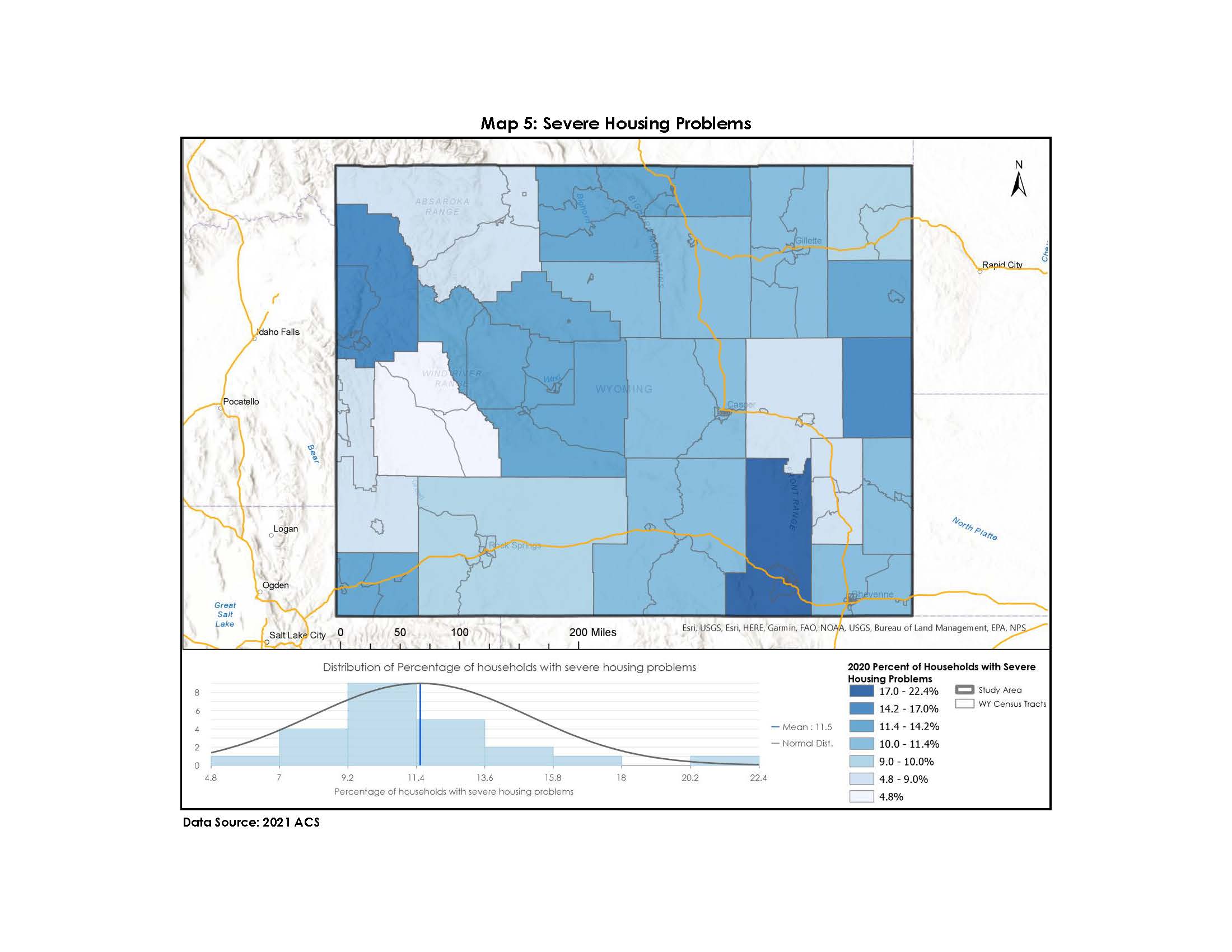
**What are the characteristics of the market in these areas/neighborhoods?**

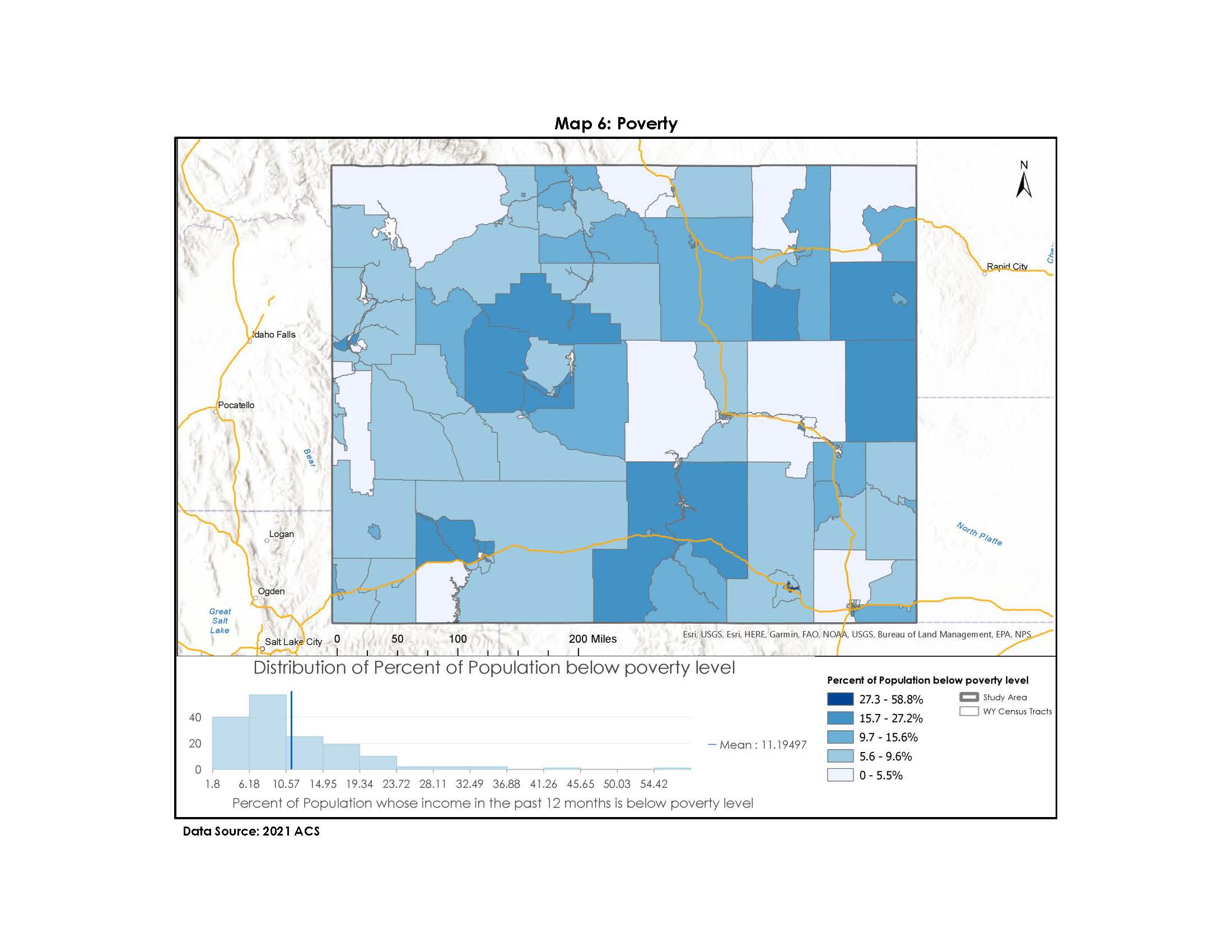
Areas with higher concentrations of poverty tend to either be more rural parts of the State or in larger city centers. The same is true for higher concentrations of racial or ethnic minorities. The opposite market conditions are at play in these areas. The more densely populated areas have higher costs of housing, as seen in Section MA-15, while the more rural areas have lower costs of housing. In areas with higher rates of severe housing problems, there are also two market conditions at play. In the Teton Region, the high cost of housing is resulting in high rates of severe housing problems. In the other areas of the State with higher rates of severe housing problems, such as Niobrara and Albany Counties, there are higher rates of poverty, which leave households with less resources for housing costs and resulting in higher rates of housing problems.

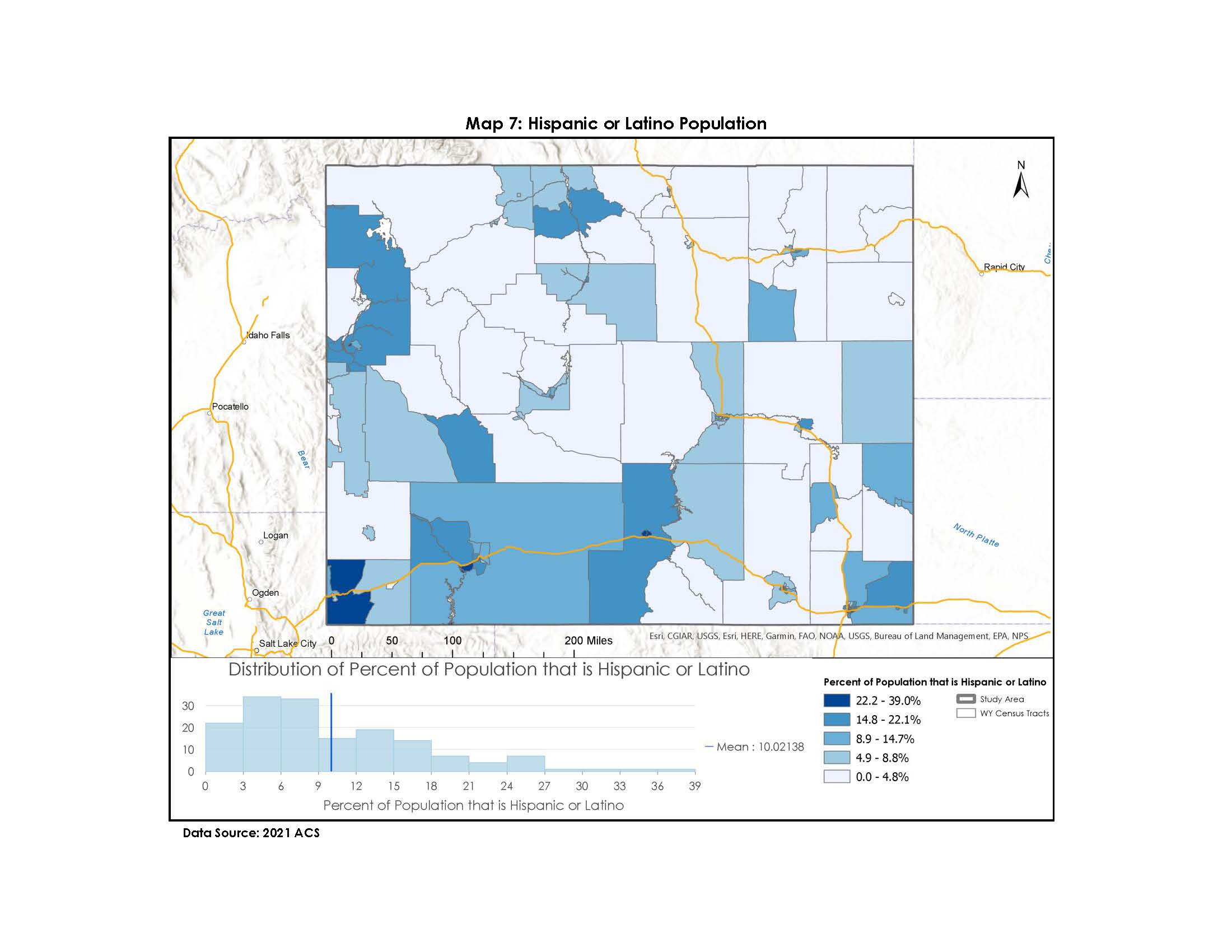
**Are there any community assets in these areas/neighborhoods?**

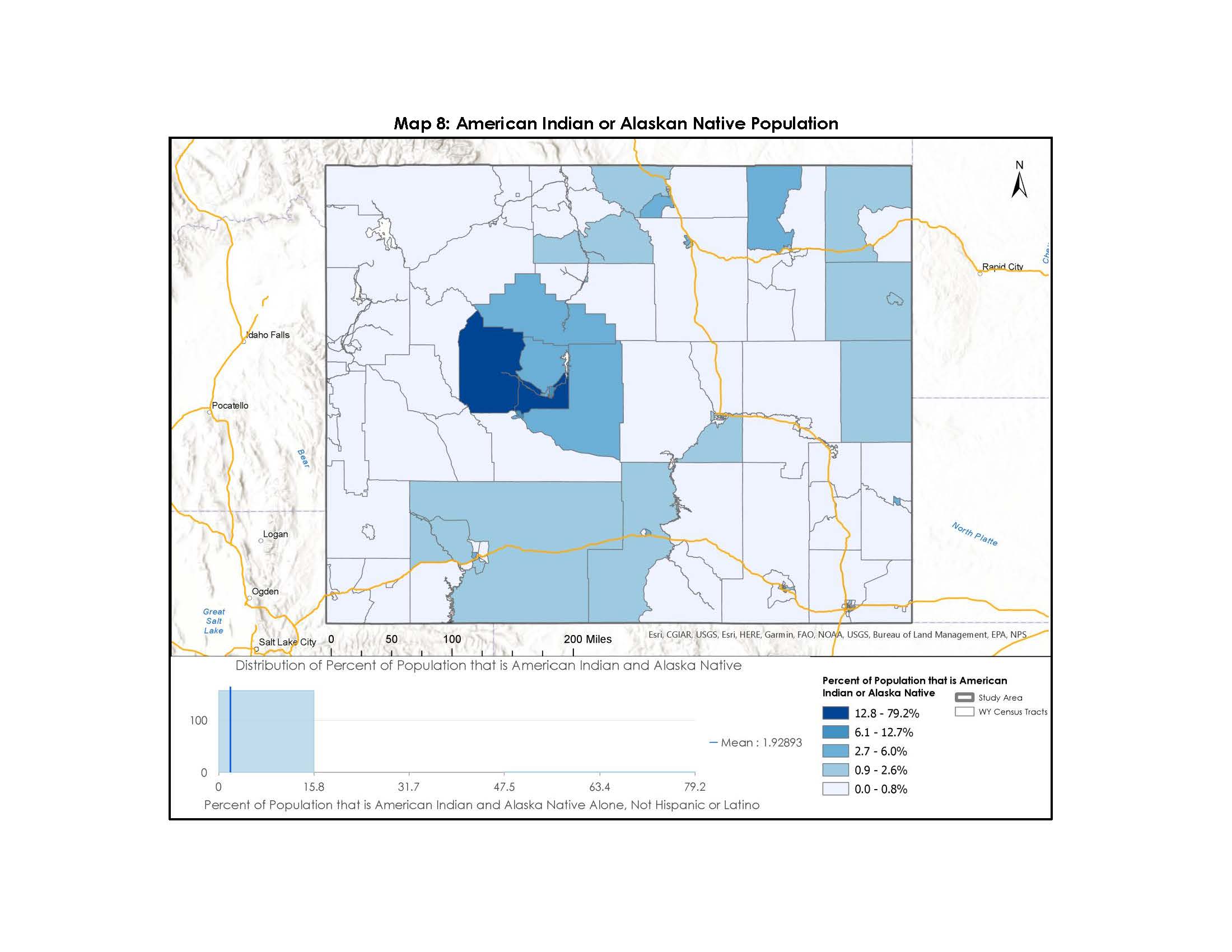
There is no data available on the amount of community assets for a Statewide generalization of these areas. However, the areas with higher population density also tend to have more access to services and employment opportunities, as well as better access to transportation.

**Are there other strategic opportunities in any of these areas?**

**  
Map 5**

**  
Map 6**

**  
Map 7**

**  
Map 8**

## MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Wyoming Governor Mark Gordon has authorized federal America Rescue Plan Act (ARP) dollars to initialize the first phase of Drive #4 focused on Broadband infrastructure initiative across Wyoming. The goal of the Connect Wyoming program is to bring faster, more reliable internet to "unserved and underserved" areas.[1] The Broadband Survey found that 74.2 percent of respondents have broadband. Most results from this study that found households without broadband access were located in more rural areas of the State. Although information is not available by income level for the level of access to broadband in Wyoming, it has been found that nationally lower-income households have lower access to broadband overall.[2]  In the wake of COVID-19, broadband access has been widened in the State through the use of the Emergency Broadband Benefit (EBB) Program and Affordable Connectivity Program Providers.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

The Wyoming State Broadband Program is administered by the Wyoming Business Council. The Wyoming Business Council’s broadband program was built to ensure every citizen and business has access to affordable, reliable, redundant and future-proof broadband.[1]  The Broadband Program lists over fifty available Broadband providers in the State. These providers are all included in the Affordability Connectivity Program. The Broadband program is working to increase connectivity and affordability of broadband for all communities in the state.

## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

**Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

According to the State of Wyoming’s Homeland Security Department, every community in the State now has an approved Hazard Mitigation Plan. These Plans prepare communities in Wyoming to handle natural and man-made disasters. Due to the size of Wyoming, the level and type of natural hazards vary widely across the State. The Wyoming State Mitigation Plan found the following natural hazards in the State: Avalanche, Dam Failure, Drought, Earthquake, Expansive Soil, Flood, Hail, Landslides, Tornados, Wildfire, Wind,  and Winter Storms.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The Wyoming State Mitigation Plan calculated vulnerability across the State using a scale that integrated Median Household Income and total household poverty into the rating. The tabulation provided a geographical assessment of which communities are most socially vulnerable to hazards based on socio-economic factors. As seen in the map below, with the darkest red areas having the highest rate of vulnerability and the blue with the lowest rate of vulnerability, the areas with the highest rates of vulnerability vary across the State, but generally coincide with high-poverty areas. These areas with higher concentrations of low-to-moderate income households have higher presumed vulnerability for hazards.

# Strategic Plan

## SP-05 Overview

**Strategic Plan Overview**

The following Priority Needs were identified in this Plan:

* Affordable Housing
* Homelessness
* Public Facilities
* Infrastructure
* Public Services

These will be addressed with CDBG, HOME, HFT, and ESG funds with the following goals:

* Increase Availability of Housing
* Invest in infrastructure and Public Facilities
* Fund Public Services
* Support Homeless Providers

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

**Geographic Area**

Table 50 - Geographic Priority Areas

|  |  |  |
| --- | --- | --- |
| **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.** |  |
| **What are the opportunities for improvement in this target area?** |  |
| **Are there barriers to improvement in this target area?** |  |

**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 where the assessed need is greatest, and no competing agencies exist. Grants are awarded on a competitive basis; applications are taken annually.

**HOME:**

Due to the state’s small population, approximately 580,000 in total, the WCDA does not prioritize its allocations geographically. The WCDA looks at the state as a whole and uses the level of need in a community as its priority.

**NHTF:**

WCDA does not target assistance to specific geographic areas of the state, as NHTF funding is competitive. However, negative points are assessed for projects where funding has been previously awarded during the last four years.

**CDBG**

CDBG funding is distributed on an application basis.  Projects are ranked and funded by the severity of need and quality of the project. 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.

## SP-25 Priority Needs – 91.315(a)(2)

**Priority Needs**

Table 51 – Priority Needs Summary

|  |  |  |
| --- | --- | --- |
| **1** | **Priority Need Name** | Affordable Housing |
| **Priority Level** | High |
| **Population** | Extremely Low Low Moderate Middle Large Families Families with Children Elderly |
| **Geographic Areas Affected** | Statewide |
| **Associated Goals** | Increase Availability of Affordable Housing |
| **Description** | Affordable housing, in this instance, is housing that is available and affordable to low-to-moderate-income households. This includes rental housing, as well as single-family and multi-family units. |
| **Basis for Relative Priority** | As found by the data and reinforced by public input, affordable housing is the number one need in the State. This is primarily marked by a lack of access for low-to-moderate-income households, either due to an overall lack of inventory or a lack of available units within their income range. In addition to the rate of housing cost burdens shown in the Needs Assessment, consultations with outside agencies and local communities consistently noted the lack of housing available for low-to-moderate-income households. As such, WCDA continues to place a high priority on affordable housing throughout the State. |
| **2** | **Priority Need Name** | Homelessness |
| **Priority Level** | High |
| **Population** | Rural 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 Homeless Providers |
| **Description** | Although the PIT numbers have not seen significant changes in recent years, homelessness is a pressing issue throughout the State as households continue to experience homelessness and are at risk of homelessness. It remains a high priority for the use of ESG funds. |
| **Basis for Relative Priority** | Homeless Service Providers provide vital services for households in that State that are experiencing or at risk of homelessness. As long as homelessness continues to be present in Wyoming communities, it will remain a high priority for funding within the Consolidated Plan. |
| **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 areas. Infrastructure, particularly in rural and underserved areas, is a need to promote livable communities throughout the State. |
| **Basis for Relative Priority** | The needs assessment, public input, and State evaluation defined the need for infrastructure improvement. These efforts identified the ongoing need to support housing development and low-to-moderate-income households with reliable infrastructure. |
| **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 State 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. |
| **5** | **Priority Need Name** | Public Services |
| **Priority Level** | High |
| **Population** | Non-housing Community Development |
| **Geographic Areas Affected** | Statewide |
| **Associated Goals** | Fund Public Services |
| **Description** | Public Services include services that meet the needs of low-to-moderate-income and in-need households. These services help ensure livable communities throughout the State. |
| **Basis for Relative Priority** | The priority for public services is based on community input and the Needs Assessment, which found growing special needs populations within the State. These include the elderly population, which is the fastest-growing age group, persons with substance abuse disorders, children and youth, and people with mental health needs. In taking on issues such as homelessness and affordable housing, public services also offer vital services to keep Wyoming residents supported to help achieve healthy and thriving communities within the State. |

**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 continues to 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 age of the housing stock, with approximately half built prior to 1980 indicates the need for rehabilitation. However, the cost of rehabilitation in terms of material and labor can pose a challenge for both residents and the for the use of federal funds. The number of vacant housing units indicate an opportunity for rehabilitation. |
| Acquisition, including preservation | The same is true for acquisition as it is for rehabilitation.  The number of vacant housing presents more opportunities for acquiring units throughout the State. |

Table 52 – Influence of Market Conditions

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

**Introduction**

This section outlines the expected resources for the first year of this Consolidated Plan (FY 2023).  The State of Wyoming receives four federal resources outlined by this Consolidated Plan.  These include the Community Development Block Grant (CDBG), the HOME Investment Partnership (HOME), the National Housing Trust Fund (HTF), and the Emergency Solutions Grant (ESG).

**Anticipated Resources**

| **Program** | **Source of Funds** | **Uses of Funds** | **Expected Amount Available Year 1** | | | | **Expected Amount Available Remainder 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 | 3,536,351 | 0 | 2,967,714 | 6,504,065 | 14,145,404 | Uses of Funds: Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 3,500,000 | 3,204,209 | 5,369,173 | 12,073,382 | 14,000,000 | Uses of Funds: Acquisition, Multifamily rental new construction, Multifamily rental rehab |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 349,762 | 0 | 0 | 349,762 | 1,399,762 | Uses of Funds: Conversion and rehab for transitional housing, Financial Assistance, Overnight shelter, Rapid re-housing (rental assistance), Rental Assistance Services, Transitional housing |
| HTF | public - federal | Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership | 3,066,413 | 0 | 2,632,624 | 5,699,037 | 12,265,652 | Uses of Funds: Acquisition, Admin and Planning, Multifamily rental new construction, Multifamily rental rehab |

Table 53 - 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**

**ESG:** ESG matching requirements will be satisfied by each agency through cash donations; donated labor, food, and 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 an administrative match. Additionally, projects leverage other state programs, including but not limited to: US Environmental Protection Agency (EPA) grants, Wyoming Business Council’s Business Ready Communities funds, Mineral Royalty grants, and Wyoming Department of Transportation funds. Other grants or philanthropic contributions are often included in project budget structures.  Some housing projects include HOME, National Housing Trust Fund (NHTF), and/or Low-Income Housing Tax Credit (LIHTC) as a  match.

**HOME:** Most often, LIHTCs and/or NHTF are combined with HOME, allowing more units at lower rent levels to be produced. The HOME program requires a 25 percent match obligation. Developers will not be required to provide the full 25 percent match and will only be required to provide a five percent match for projects submitted in 2023 due to WCDA having accumulated sufficient “banked” (i.e. excess match from prior years) match in past years. Typically, sources of match have included waiver of professional fees, reduced interest rates and origination points by lending institutions, and reduced property taxes and concessions by local governments. The aforementioned forms of match reduce project costs, allowing the funding to provide more affordable housing.

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

**NHTF:** The state leverages its NHTF allocation against its LIHTC and HOME allocations through a competitive process governed by the Affordable Housing Allocation Plan.

**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**

**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** |
| --- | --- | --- | --- |
| COMEA House and Resource Center | Non-profit organizations | Homelessness Non-homeless special needs Rental | Region |
| COMMUNITY ACTION OF LARAMIE COUNTY | Non-profit organizations | Homelessness Non-homeless special needs Ownership Rental public facilities public services | Region |
| Community Action Partnership of Natrona County | Non-profit organizations | Homelessness Non-homeless special needs Public Housing Rental public services | Region |
| GLENROCK EARLY CHILDHOOD CENTER | Non-profit organizations | public facilities | Jurisdiction |
| HABITAT FOR HUMANITY, THE HEART OF WYOMING | Non-profit organizations | Ownership | Region |
| HABITAT FOR HUMANITY | Non-profit organizations | Ownership | Region |

Table 54 - 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 |  |  |  |
| Legal Assistance | X | 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 |  |
| Child Care | X | X |  |
| Education | X | X |  |
| Employment and Employment Training | X | X |  |
| Healthcare | X | X | X |
| HIV/AIDS | X | X |  |
| Life Skills | X | X | X |
| Mental Health Counseling | X | X | X |
| Transportation | X |  |  |

| **Other** | | | |
| --- | --- | --- | --- |
|  |  |  |  |

Table 55 - 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 rural nature requiring clients to 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** | Increase Availability of Affordable Housing | 2023 | 2027 | Affordable Housing | Statewide | Affordable Housing | CDBG: $4,420,439 HOME: $20,704,209 HTF: $15,332,065 | Rental units constructed: 225 Household Housing Unit   Rental units rehabilitated: 50 Household Housing Unit   Other: 5 Other |
| **2** | Invest in infrastructure and Public Facilities | 2023 | 2027 | Non-Housing Community Development | Statewide | Infrastructure Public Facilities | CDBG: $11,493,141 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted |
| **3** | Fund Public Services | 2023 | 2027 | Non-Homeless Special Needs | Statewide | Public Services | CDBG: $1,768,175 | Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted |
| **4** | Support Homeless Providers | 2023 | 2027 | Homeless | Statewide | Homelessness | ESG: $1,748,810 | Homeless Person Overnight Shelter: 35000 Persons Assisted   Homelessness Prevention: 16000 Persons Assisted |

Table 56 – Goals Summary

**Goal Descriptions**

|  |  |  |
| --- | --- | --- |
| **1** | **Goal Name** | Increase Availability of Affordable Housing |
| **Goal Description** | Identify opportunities for affordable housing developments; construct or rehab 275 such units over this next five years.  **NHTF Funding:** Funds allocated under this goal will be used to construct and/or acquire/rehabilitate affordable rental housing for ELI households.  Funds will be awarded competitively via the WCDA Affordable Housing Allocation Plan and may be expended under the Open Competitive category. NHTF funds are distributed on a competitive basis and WCDA cannot guarantee that sufficient applications will be received and score high enough to utilize all funds set-aside under this goal.  **HOME:** Funds allocated under this goal will be used to construct and/or acquire/rehabilitate affordable rental for LMI households. Funds will be awarded competitively via the WCDA Affordable Housing Allocation Plan and may be expended under the Open Competitive or CHDO Set-Aside. HOME funds are distributed on a competitive basis and WCDA cannot guarantee that sufficient applications will be received and score high enough to utilize all funds set-aside under this goal.  **CDBG:** CDBG funds will be used to encourage improvements and/or renovations of substandard housing for low- and moderate-income owner-occupants and renters, provide support for the development of emergency shelters, transitional housing, and permanent housing for the homeless, repurpose existing structures into affordable housing for low and moderate-income persons, including special population groups, and engage in the development and expansion of public infrastructure, with an emphasis on rural and underserved areas.  See AP-30 for Method of Distribution.  HOME: $11,000,000 Rental unit construction: 95  HOME: $6,598,57730 rental units rehabilitated: 30  HOME: $3,105,632 “Other” CHDO Set-Aside: 5  HTF: $15,332,065 rental housing construction: 130  CDBG: $4,420,439 housing rehabilition:20 |
| **2** | **Goal Name** | Invest in infrastructure and Public Facilities |
| **Goal Description** | The state will promote community development by enhancing the state's infrastructure and public facilities to meet the needs of residents. This will also include the ADA compliance upgrade, planning grants, and economic development. WCDA will also use linear feet and/or unit quantity of infrastructure improvements as a measure for this goal. |
| **3** | **Goal Name** | Fund Public Services |
| **Goal Description** | CDBG funds will be made available for public and social services that serve LMI areas and/or populations. These public service activities may vary depending on applicants for funding but will address public service needs in the community. This includes food insecurity, childcare, access to substance abuse services, health services, education programs, services for the elderly, employment and job services, and recreational services. WCDA will also use the type and quantity (service hours) of public services delivered as a measure for this goal. |
| **4** | **Goal Name** | Support Homeless Providers |
| **Goal Description** | The state will support homeless service providers throughout the state with ESG funds.  See AP-30 for Method of Distribution. |

**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)**

WCDA estimates they will provide affordable housing for 275 low-to-moderate income households in the next five years. This is estimated to include 137 very-low income households, 83 low-income households, and 55 moderate-income 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?**

N/A

**Plan to remove the ‘troubled’ designation**

Not applicable.

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

**Barriers to Affordable Housing**

The Local Housing and Community Development Survey found that the primary barriers to the development of affordable housing and residential development include development and permitting fees (85%) and zoning restrictions (75%), followed by the cost of construction (48%) and the cost of labor and materials (44%). Work Groups and consultation efforts found the biggest barriers to the development of affordable housing was the lack of incentives for developers as well as the cost of construction.

In addition, the State conducted an Analysis of Impediments to Fair Housing Choice in 2023. This report outlined the following findings:

This study is the culmination of the study of various components of Fair Housing.Â  These include Segregation and Racial Concentrations, Disproportionate Housing Needs, Disability and Access, Publicly Supported Housing, Access to Financial Services, and Fair Housing Structure and Complaints. The findings of each section are described below. Each section may also associate with Contributing Factor(s), or an element that contributes to housing discrimination in the State. These Contributing factors are listed within each category below.

**Â**

**Segregation and Racial Concentrations**

There were no Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) in the State of Wyoming in 2020 or in previous years. There are areas, however, with higher concentrations of poverty and racial and ethnic minorities. Native American households tend to be concentrated in areas adjacent to Reservations and Hispanic households tend to be concentrated in areas with higher population density. These areas also tend to correspond with areas of higher poverty. However, they do not cross the threshold to be considered R/ECAPs (50 percent minority and 40 percent poverty).

Contributing Factors: Â Â Â Â Â Â Â Â Â  Areas with higher rates of poverty

**Disproportionate Housing Needs**

The level of housing needs in Wyoming varies based on a variety of factors. These rates vary by tenure with renter households experiencing cost burdens at a higher rate. Lower-income households also experience housing problems at the highest rate, with renters under 30 percent HAMFI experiencing the highest rate of housing problems in the State. Regionally, households in the Southeast and Teton Regions have higher rates of housing problems than other areas in the State. Some racial and ethnic groups face housing problems at higher rates than the Statewide average, including American Indian / Alaskan Native, Asian, and black / African American households at certain income levels.

Contributing Factors: Â Â Â Â Â Â Â Â Â  Disproportionate housing problems for renters

Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â  Disproportionate housing problems for low-income

Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â  Disproportionate housing problems for racial minorities

**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.

The project is eligible for 5 points if the current project involves use of existing housing as part of a Community Revitalization Plan or 5 points until Community Revitalization Plan has been formally defined by HUD the IRS the community is actively reducing barriers associated with Affordable Housing i.e.:

a. Reducing or waiving fees or real estate tax concessions for Affordable Housing.

b. 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.

c. Within the last year the Jurisdiction has initiated regulatory reforms as a result of the above.

d. 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.

e. Reduction or waiver of parking or green space requirements for all affordable housing developments.

f. 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. Lower cost land development requirements for Affordable Housing developments, i.e. higher density, narrower streets, sidewalks on only one side of the street etc.

**Barriers Cont.**

**Disability and Access**

The disability in the State is 12.9 percent with the rate of disability increasing with age. For people over the age of 75, the rate of disability is over 48 percent. Households residing in publicly supported housing units in the State have disabilities at a rate of 30 percent. Considering the aging population and input from stakeholders, there is an expected need for additional accessible housing units in the State to meet current and future needs for households with disabilities.

Contributing Factors:           Unmet need for accessible units

**Publicly Supported Housing**

Publicly supported housing represents over 5,000 units Statewide and accommodates over 8,800 households. These units are found throughout the State but are more likely to be found in areas with higher population densities. These areas also tend to have higher levels of access to services. There are eight Section 8 contracts that are expected to expire in the five years. If these contracts are not renewed, the State will expect to lose approximately 50 publicly supported housing units.

**Access to Financial Services**

The rate of access to mortgages throughout the State varies by race and ethnicity each year. However, the rate of mortgage access is not continuously different by gender. American Indian / Alaskan Native households experience mortgage denial rates that are disproportionately higher than the average for the State. American Indian / Alaskan Native households also apply for mortgages as a disproportionately lower rate than other racial and ethnic groups, indicating a need for more outreach about available mortgage services in certain communities.

Contributing Factors:           Lack of access to financial services for racial minorities

**Fair Housing Structure and Complaints**

While there are no Statewide Fair Housing agencies, WCDA serves as the functional agency providing information and outreach materials, as well as monitoring Fair Housing activities within publicly supported housing units that are administered by WCDA. There were 101 Fair Housing Complaints made between 2010 and September 2022. 55 of these were found to be with cause. The most common basis for complaints overall and those with cause, were on the basis of disability. Work Group and public meeting input suggested the need for additional outreach and education for both tenants and landlords.

Contributing Factors:           Unmet need for education and outreach

                                                Discrimination based on disability

                                                Lack of statewide Fair Housing Agency

## SP-60 Homelessness Strategy – 91.315(d)

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

The Wyoming Homeless Collaborative will work toward expanding the supply of housing for homeless persons. Among the approaches to be pursued includes doubling Casper’s transitional housing capacity for families in need. The WHC 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 provides 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**

The WHC has established a goal of increasing the PSH beds for chronic homeless people from 14 beds 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 WHC 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 WHC has developed 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 WHC works closely with foster care providers around the State of Wyoming to ensure youth do not become homeless when they age out of the foster care 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. Additionally, 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, set up internships and job shadowing, help with obtaining a GED, teaching budgeting and financial management, assisting with renting an apartment, getting a driver’s license, and assisting with college tuition. The foster care and independent living staff work together in helping youth sign up for college, trade school or to successfully transition into the workforce. The WHC agencies and foster care staff fully understand youth that age out of foster care may need many extra supports in order for them to continue with a successful transition to independent living. 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 WHC partners 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 providers, housing and employment. The procedures have been in place since 2002.

## 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 (WCDA) is a TSCA Title IV Cooperative Agreement with EPA (Environmental Protection Agency), Region VIII.  WCDA 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.

WCDA has established 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?**

WCDA 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.

WCDA 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**

WCDA coordinates with WDFS and the Wyoming Homeless Coalition to pursue joint 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; initiating a major effort to 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. WCDA continues to promote the development of affordable housing options to increase access to housing options at all income levels.

**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.

WCDA continues to work with communities to develop housing options for extremely-low income households through the HTF and HOME programs. Through developing housing options, WCDA is helping to meet the needs of poverty-level families and integrates these efforts into its affordable housing plan.

## 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 Wyoming Community Development Authority “WCDA” is required by HUD’s HOME Investment Partnership Program at 24 CFR Part 92 and HUD’s NHTF program at 24 CFR Part 93 to monitor HOME and NHTF projects for noncompliance. WCDA is also required by Section 42 of the Internal Revenue Code of 1986, as amended ("IRC 42"), to monitor Low-Income Housing Tax Credit ("LIHTC") projects for noncompliance with the provisions of IRC 42, and to notify the Internal Revenue Service ("IRS") of such noncompliance of which the Authority becomes aware. In addition, WCDA will monitor the projects during the remaining term of the Land Use Restrictive Covenants Agreement, as all restrictions continue for the full term of affordability.

WCDA has established certain Compliance requirements that are more restrictive than the IRS, the HOME Investment Partnerships Program and the NHTF program. Project Owners agree to follow these more restrictive requirements when they apply for funding. Non-compliance with any of these restrictions may be reported to IRS, may be reported to HUD, may be taken into account when ranking any future projects for funding, and WCDA has the right to enforce any of these restrictions as allowed by law.

Maximum monthly rents and utility allowances must be recalculated annually by the Owner. They are reviewed and approved by WCDA. Rent increases may be permitted, but tenants must be given at least thirty (30) days written notice before increases are implemented. Any increases are also subject to other provisions of the lease agreements and subject to approval by WCDA.

WCDA may delegate the compliance monitoring function to an Authorized Delegate. WCDA has prepared this Compliance Monitoring Plan (the “plan”), and has prepared a Compliance Monitoring Manual (the “Manual”), which sets forth the procedures that WCDA shall follow, and those procedures that an Owner of a HOME, NHTF, and/or LIHTC project is required to follow. It is important to note, however, that the Plan and Manual are to be used only as a supplement to compliance with 24 CFR Part 92 for HOME projects, 24 CFR Part 93 for NHTF projects, and Section 42 of the Internal Revenue Code of 1986 and the Treasury Regulations there under for Tax Credit projects. The Plan and Manual should not be considered a complete guide on compliance. The responsibility for compliance lies with the owner of the project. Because of the complexity of these Programs and the necessity to consider its applicability to specific circumstances, Owners are urged to seek competent professional legal and accounting advice regarding compliance issues. WCDA’s and/or the Authorized Delegate’s obligation to monitor for compliance with the requirements of the Regulations does not make WCDA and/or the Authorized Delegate liable for an Owner’s noncompliance.

As a condition to the allocation of HOME funds, NHTF funds, and/or Low-Income Housing Tax Credits, Project Owners are required to enter into a binding agreement to comply with the terms and conditions of the Plan and do so upon submission of an application. The Plan is part of the Agency’s Affordable Housing Allocation Plan for the State of Wyoming. The Owner also agrees to abide by all WCDA Compliance Requirements, which can be found in the Wyoming Affordable Housing Compliance Manual located on the WCDA website at www.wyomingcda.com.

# Expected Resources

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

**Introduction**

This section outlines the expected resources for the first year of this Consolidated Plan (FY 2023).  The State of Wyoming receives four federal resources outlined by this Consolidated Plan.  These include the Community Development Block Grant (CDBG), the HOME Investment Partnership (HOME), the National Housing Trust Fund (HTF), and the Emergency Solutions Grant (ESG).

**Anticipated Resources**

| **Program** | **Source of Funds** | **Uses of Funds** | **Expected Amount Available Year 1** | | | | **Expected Amount Available Remainder 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 | 3,536,351 | 0 | 2,967,714 | 6,504,065 | 14,145,404 | Uses of Funds: Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 3,500,000 | 3,204,209 | 5,369,173 | 12,073,382 | 14,000,000 | Uses of Funds: Acquisition, Multifamily rental new construction, Multifamily rental rehab |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 349,762 | 0 | 0 | 349,762 | 1,399,762 | Uses of Funds: Conversion and rehab for transitional housing, Financial Assistance, Overnight shelter, Rapid re-housing (rental assistance), Rental Assistance Services, Transitional housing |
| HTF | public - federal | Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership | 3,066,413 | 0 | 2,632,624 | 5,699,037 | 12,265,652 | Uses of Funds: Acquisition, Admin and Planning, Multifamily rental new construction, Multifamily rental rehab |

Table 57 - 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**

**ESG:** ESG matching requirements will be satisfied by each agency through cash donations; donated labor, food, and 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 an administrative match. Additionally, projects leverage other state programs, including but not limited to: US Environmental Protection Agency (EPA) grants, Wyoming Business Council’s Business Ready Communities funds, Mineral Royalty grants, and Wyoming Department of Transportation funds. Other grants or philanthropic contributions are often included in project budget structures.  Some housing projects include HOME, National Housing Trust Fund (NHTF), and/or Low-Income Housing Tax Credit (LIHTC) as a  match.

**HOME:** Most often, LIHTCs and/or NHTF are combined with HOME, allowing more units at lower rent levels to be produced. The HOME program requires a 25 percent match obligation. Developers will not be required to provide the full 25 percent match and will only be required to provide a five percent match for projects submitted in 2023 due to WCDA having accumulated sufficient “banked” (i.e. excess match from prior years) match in past years. Typically, sources of match have included waiver of professional fees, reduced interest rates and origination points by lending institutions, and reduced property taxes and concessions by local governments. The aforementioned forms of match reduce project costs, allowing the funding to provide more affordable housing.

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

**NHTF:** The state leverages its NHTF allocation against its LIHTC and HOME allocations through a competitive process governed by the Affordable Housing Allocation Plan.

**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.

**Discussion**

# 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** | Increase Availability of Affordable Housing | 2023 | 2027 | Affordable Housing | Statewide | Affordable Housing | CDBG: $884,088 HOME: $12,073,382 HTF: $5,699,037 | Rental units constructed: 80 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit |
| **2** | Invest in infrastructure and Public Facilities | 2023 | 2027 | Non-Housing Community Development | Statewide | Infrastructure Public Facilities | CDBG: $2,298,628 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 400 Households Assisted |
| **3** | Fund Public Services | 2023 | 2027 | Non-Homeless Special Needs | Statewide | Public Services | CDBG: $353,635 | Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted |
| **4** | Support Homeless Providers | 2023 | 2027 | Homeless | Statewide | Homelessness | ESG: $39,762 | Homeless Person Overnight Shelter: 700 Persons Assisted Homelessness Prevention: 300 Persons Assisted |

Table 58 – Goals Summary

**Goal Descriptions**

|  |  |  |
| --- | --- | --- |
| **1** | **Goal Name** | Increase Availability of Affordable Housing |
| **Goal Description** | Identify opportunities for affordable housing developments; construct or rehab 50 such units over this next year. NHTF Funding: Funds allocated under this goal will be used to construct and/or acquire/rehabilitate affordable rental housing for ELI households. Funds will be awarded competitively via the WCDA Affordable Housing Allocation Plan and may be expended under the Open Competitive category. NHTF funds are distributed on a competitive basis and WCDA cannot guarantee that sufficient applications will be received and score high enough to utilize all funds set-aside under this goal.  HOME: Funds allocated under this goal will be used to construct and/or acquire/rehabilitate affordable rental for LMI households. Funds will be awarded competitively via the WCDA Affordable Housing Allocation Plan and may be expended under the Open Competitive or CHDO Set-Aside. HOME funds are distributed on a competitive basis and WCDA cannot guarantee that sufficient applications will be received and score high enough to utilize all funds set-aside under this goal.  CDBG: CDBG: CDBG funds will be used to encourage improvements and/or renovations of substandard housing for low- and moderate-income owner-occupants and renters, provide support for the development of emergency shelters, transitional housing, and permanent housing for the homeless, repurpose existing structures into affordable housing for low and moderate-income persons, including special population groups, and engage in the development and expansion of public infrastructure, with an emphasis on rural and underserved areas. See AP-30 for Method of Distribution.  HTF: $5,699,037 Rental Housing Construction: 24 units  HOME: $12,073,382 Rental Housing Construction: 56 units  CDBG: Rental housing rehabilitation |
| **2** | **Goal Name** | Invest in infrastructure and Public Facilities |
| **Goal Description** | The state will promote community development by enhancing the state's infrastructure and public facilities to meet the needs of residents. This will also include the ADA compliance upgrade, planning grants, and economic development. WCDA will also use linear feet and/or unit quantity of infrastructure improvements as a measure for this goal. |
| **3** | **Goal Name** | Fund Public Services |
| **Goal Description** | CDBG funds will be made available for public and social services that serve LMI areas and/or populations. These public service activities may vary depending on applicants for funding but will address public service needs in the community. This includes food insecurity, childcare, access to substance abuse services, health services, education programs, services for the elderly, employment and job services, and recreational services. WCDA will also use the type and quantity (service hours) of public services delivered as a measure for this goal. |
| **4** | **Goal Name** | Support Homeless Providers |
| **Goal Description** | The state will support homeless service providers throughout the state with ESG funds.  See AP-30 for Method of Distribution. |

## AP-25 Allocation Priorities – 91.320(d)

**Introduction:**

This section describes the allocation priorities for the State for 2023.  These allocation priorities are based on the relative needs of each goal and funding type, as well as the capacity of the WCDA and WDFS to achieve these goals. These priorities will be enacted with the Method of Distribution as described in AP-30.

**Funding Allocation Priorities**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | **Increase Availability of Affordable Housing (%)** | **Invest in infrastructure and Public Facilities (%)** | **Fund Public Services (%)** | **Support Homeless Providers (%)** | **Total (%)** |
| CDBG | 25 | 10 | 65 | 0 | **100** |
| HOME | 100 | 0 | 0 | 0 | **100** |
| ESG | 0 | 0 | 0 | 100 | **100** |
| HTF | 100 | 0 | 0 | 0 | **100** |

Table 59 – 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 2023-2027 Consolidated Plan. These priorities include affordable housing, homelessness, public facilities, infrastructure, and public services.

**CDBG:** WCDA will identify needs throughout the state which, this program year, are water line replacements, public facility improvements to benefit the low-income and elderly, housing infrastructure, homeownership assistance, accessibility upgrades and safe public access. One-quarter of CDBG funds is anticipated to be allocated towards housing activities.

**HOME and NHTF:** WCDA will allocate 100% of its HOME and NHTF funding towards the development and/or preservation of affordable housing. Specific strategies may include new construction or acquisition/rehabilitation of multi-family rental housing.

**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 at-risk of homelessness.

2023 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 shelter for the night 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 LMI renter households, LMI homeowner households, infrastructure, public facilities, homelessness, and special needs populations.

**CDBG:** CDBG funding is determined based on the applications received and prioritization through scoring and the amount of funding per category may change during the project selection phase. CDBG funds are used to address LMI households, infrastructure, public facilities, and special needs populations. 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.

**HOME:** HOME funding will be utilized to develop and/or preserve affordable housing options for LMI households in the state, including rental and homeowner opportunities. WCDA’s highest priorities for HOME funding approval are need, quality of construction, project location, sponsor/applicant characteristics and financials. While the highest priority is need, WCDA also places a preference on acquisition/rehabilitation projects with a 25 percent set-aside for those activities. Funds not allocated under the acquisition/rehabilitation set-aside are carried over to the general funding pool.

**NHTF**: WCDA’s highest priorities for NHTF funding approval are need, quality of construction, project location, sponsor/applicant characteristics and financials. While the highest priority is need, WCDA also places a preference on acquisition/rehabilitation projects with a 25 percent set-aside for those activities. WCDA will allocate 100% of NHTF non-administrative program funds to rental housing production for ELI renter households.

**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 at-risk of homelessness. 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**

Table 60 - Distribution Methods by State Program

|  |  |  |
| --- | --- | --- |
| **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 Community Development Authority (WCDA) addresses the Community Development Block Grant funds for the balance of the state. That is, for Wyoming's cities, towns and counties except Cheyenne, which is an entitlement community. 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.  More information is available on the WCDA website: http://www.wyomingcda.com |
| **Describe all of the criteria that will be used to select applications and the relative importance of these criteria.** | 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."  Applications are ranked according to various factors such as need and percentage of LMI populations served.  Points are awarded for each category and then applications are ranked against one another. |
| **If only summary criteria were described, how can potential applicants access application manuals or other**  **state publications describing the application criteria? (CDBG only)** | A letter of intent is required. If a proposed project is found to be eligible then an application is required. The MOD, letter of intent and application form are all available on the WCDA website. Hard copies are available upon request. WCDA’s CDBG staff are also available to provide additional information and guidance to applicants.  More information is available on the WCDA website: http://www.wyomingcda.com |
| **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)** | Not Applicable |
| **Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other**  **community-based organizations). (HOPWA only)** |  |
| **Describe how resources will be allocated among funding categories.** | The allocation for 2023 is approximately $2.5 million. The funding will be directed toward community development and set aside as follows:   * $200,000 for administration   $3 million for community development projects |
| **Describe threshold factors and grant size limits.** | Each proposed project must meet a national objective, be an eligible activity and from an eligible applicant.  Community development allows applications for public facilities and infrastructure, public services, and housing activities with a maximum of a $500,000 award. |
| **What are the outcome measures expected as a result of the method of distribution?** | The state expects applications that meet the program criteria from informed applicants.  Projects should result in improved housing or living conditions, improved access and/or new homeowners. |
| **2** | **State Program Name:** | Emergency Solutions Grant |
| **Funding Sources:** | ESG |
| **Describe the state program addressed by the Method of Distribution.** | Emergency Solution Grant (ESG) is a statewide program designed to aid homeless and potentially homeless persons in obtaining and/or retaining housing. |
| **Describe all of the criteria that will be used to select applications and the relative importance of these criteria.** | The application scoring tool emphasized collaboration within agencies and between agencies in their communities, the use of HMIS, and participation in Coordinated Entry and the statewide CoC. The guidance received from HUD has led to an understanding of the importance of the use of data, collaboration, and participation. Funded programs are based on the criteria that meet these above-described statewide goals. |
| **If only summary criteria were described, how can potential applicants access application manuals or other**  **state publications describing the application criteria? (CDBG only)** | Not Applicable |
| **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)** | Not Applicable 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. |
| **Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other**  **community-based organizations). (HOPWA only)** |  |
| **Describe how resources will be allocated among funding categories.** | HUD has established firm guidelines that ESG follows. However, we will use maximum allocation for Rapid Re-housing because there is a strong emphasis to prioritize Homeless Prevention and Rapid Re-housing. The ESG program provides grant funding to engage homeless individuals and families living on the street, rapidly re-house homeless individuals and families, help operate and provide essential services in emergency shelters for homeless individuals and families and prevent individuals and families from becoming homeless. Funds are allocated to these resources based on the programs implemented by service providers. |
| **Describe threshold factors and grant size limits.** | Threshold factors include last fiscal year operating budget, most recent fiscal year audit, most recent Annual Performance Report (APR) from HMIS or comparable HUD compliant database, current organizational chart, fair housing policy, proof of 501(c)(3), if applicable, good standing certificate from WY Secretary of State, Wyoming Workers Compensation certificate, Articles of Incorporation, Organization Bylaws, list of board members and officers, Governing Board information, if applicable and 100% match proposal with commitment letter. Previously, grant size limits were based on previous year’s allocation from HUD and estimated accordingly. In the most recent competitive cycle, there was no dollar limit placed on the request for funding. |
| **What are the outcome measures expected as a result of the method of distribution?** | Expected measures are compliance with HUD regulations and HMIS data collected to measure each subrecipient outcome in their community. The overall outcome is expected to be an increase of utilization of services throughout the state. |
| **3** | **State Program Name:** | State of Wyoming HOME Program |
| **Funding Sources:** | HOME |
| **Describe the state program addressed by the Method of Distribution.** | The affordable housing goals of the 2023 HOME allocation are based upon the priority of needs laid out in the 2023-2027 Consolidated Plan. WCDA has allocated its largest percentage of its 2023 HOME funds towards rental housing and anticipates supporting the new construction and rehabilitation of affordable rental housing. This prioritization towards rental housing is also reflected in the WCDA Affordable Housing Allocation Plan.  Based on the level of need for rental housing, as well as low amounts of interest in past years for homeowner housing redevelopment, the 2023 Program Year is focusing on rental housing. Rental housing can be accomplished through rehabilitation (including rehabilitation, conversion, reconstruction, or rehabilitation and refinance), acquisition and rehabilitation, and new construction.  In sum total, HOME anticipates assisting 30 households with the provision of affordable housing in 2023. |
| **Describe all of the criteria that will be used to select applications and the relative importance of these criteria.** | WCDA will review all applications in each cycle for completeness and eligibility based on federal requirements and selection criteria. Proposed projects will be ranked based on the following 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.  Rental Applications: 1. Housing Needs Characteristics a. Need: income levels, affordability, saturation, absorption rate,  b. Vacancy in community c. Historical Vacancy d. Vacancy in Low-Income Projects 2. Quality of Construction a. Construction/Energy Efficiency Standards Exceeded 3. Project Location a. Geographic Distribution b. Proximity to Services c. Concentration of Low-Income Housing d. Environmental Items/Inappropriate Location e. Community Revitalization in Qualified Census Tracts And/or Community Revitalization Plan 4. Project Characteristics a. Project and Unit Amenities b. Site Control c. Proper Zoning d. Rehabilitation with Project Based Rental Assistance 5. Sponsor/Applicant Characteristics a. Property Management Team b. Development Team 6. Financials a. Loan Terms b. Subsidy c. Donations, Grants & Waived Fees d. Total Project Costs |
| **If only summary criteria were described, how can potential applicants access application manuals or other**  **state publications describing the application criteria? (CDBG only)** | Not applicable |
| **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)** | Not applicable |
| **Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other**  **community-based organizations). (HOPWA only)** |  |
| **Describe how resources will be allocated among funding categories.** | CHDO - Approximately fifteen percent (15%) of the Fiscal Year HOME funding allocation will be set aside for CHDOs. Ten percent of the CHDO set aside may be available to CHDOs for project specific technical assistance and site control loans for items such as feasibility studies, consulting fees, architectural and engineering fees, etc. This is estimated to be $525,000 in 2023.  CDHO Operating Costs - A CHDO may apply to WCDA for HOME funding for any fiscal year for organizational operating funds in an amount that provides not more than $50,000 or fifty percent (50%) of the CHDO organization’s total operating expenses, whichever is less, in that fiscal year. No CHDO may receive funding for more than 3 years. CHDOs must use HOME funds to construct or rehabilitate affordable housing units within 24 months of receiving operating expense award. This is estimated to be $100,000 in 2023.  Open Category – WCDA – The approximate amount of funding set aside for direct administration is outlined in the Current Year Summary. This set-aside is available for rental housing production programs under which non-profit developers, for-profit developers, Local Governments, and public housing authorities may apply. This is estimated to be $8,028,899 in 2023.  Administration and Contingency Reserve - Approximately 10% of Fiscal Year HOME allocation will be set-aside for WCDA administrative costs, and for a reserve for project over-runs that cannot be met from other funding sources. This is estimated to be $350,000 in 2023.  After the first round of funding, WCDA reserves the right to re-allocate funds between categories as needed to most expeditiously commit and spend the funding, provided the minimum CHDO set aside is maintained. |
| **Describe threshold factors and grant size limits.** | The following outlines the WCDA’s allocation priorities to maximize state-wide impact and responsible utilization of federal resources. A. WCDA in its sole discretion reserves the right to limit funding to no more than sixty percent (60%) of available credits, HOME, and/or NHTF funds to any one project. WCDA reserves the right to redirect funds within a project between LIHTC, HOME, NHTF and/or other resources available to WCDA which best utilizes the available resources. B. Federal law mandates that, although a proposed development may be eligible for a 9% or a 4% tax credit amount, WCDA may not allocate more credit than is necessary for the financial feasibility of the project and its viability as a qualified low-income housing project throughout the compliance period. The acquisition price on which Housing Credits are allocated will be limited to the lesser of the sale price or the appraised value of the property prior to rehabilitation. Accordingly, WCDA may designate a lesser amount of credits than otherwise permissible, as it solely determines. |
| **What are the outcome measures expected as a result of the method of distribution?** | WCDA anticipates assisting 30 LMI households as a result of the 2023 planned HOME activities. |
| **4** | **State Program Name:** | State of Wyoming National Housing Trust Fund |
| **Funding Sources:** | HTF |
| **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 ELI households, while reserving the majority of HOME funds for 30-80% AMI rental households.  The affordable housing goals of the 2023 NHTF allocation are based upon the priority of needs laid out in the 2023-2027 Consolidated Plan. Due to the established priority need and the ELI income-targeting requirements of the NHTF program, WCDA has allocated 100% of its NHTF funds toward rental housing development. Eligible rental housing production includes rehabilitation (including rehabilitation, conversion, reconstruction, or rehabilitation and refinance), acquisition and rehabilitation, and new construction.  In sum total, NHTF anticipates assisting 20 households with the provision of affordable housing in 2023. |
| **Describe all of the criteria that will be used to select applications and the relative importance of these criteria.** | WCDA will review all applications in each cycle for completeness and eligibility based on federal requirements and selection criteria. Proposed projects will be ranked based on the following 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.  Rental Applications: 7. Housing Needs Characteristics e. Need: income levels, affordability, saturation, absorption rate,  f. Vacancy in community g. Historical Vacancy h. Vacancy in Low-Income Projects 8. Quality of Construction b. Construction/Energy Efficiency Standards Exceeded 9. Project Location f. Geographic Distribution g. Proximity to Services h. Concentration of Low-Income Housing i. Environmental Items/Inappropriate Location j. Community Revitalization in Qualified Census Tracts And/or Community Revitalization Plan 10. Project Characteristics e. Project and Unit Amenities f. Site Control g. Proper Zoning h. Rehabilitation with Project Based Rental Assistance 11. Sponsor/Applicant Characteristics c. Property Management Team d. Development Team 12. Financials e. Loan Terms f. Subsidy g. Donations, Grants & Waived Fees a. Total Project Costs |
| **If only summary criteria were described, how can potential applicants access application manuals or other**  **state publications describing the application criteria? (CDBG only)** | Not applicable |
| **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)** | Not applicable |
| **Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other**  **community-based organizations). (HOPWA only)** |  |
| **Describe how resources will be allocated among funding categories.** | WCDA anticipates $3.1 million in NHTF dollars in FY 2023, with $404,695.60 available from the 2022 FY balance.  Open Category –A majority of NHTF dollars will be in the Open Allocation category in FY2023, allowing for open competition based on ranking results. This will account for approximately 90% of funds, or an estimated $3196,391 in FY2023.  Administration and Contingency Reserve - Approximately 10% of Fiscal Year HOME allocation will be set-aside for WCDA administrative costs, and for a reserve for project over-runs that cannot be met from other funding sources. This is estimated to be $310,188  in 2023.  After the first round of funding, WCDA reserves the right to re-allocate funds between categories as needed to most expeditiously commit and spend the funding, provided the minimum CHDO set aside is maintained. |
| **Describe threshold factors and grant size limits.** | The following outlines the WCDA’s allocation priorities to maximize state-wide impact and responsible utilization of federal resources. A. WCDA in its sole discretion reserves the right to limit funding to no more than sixty percent (60%) of available credits, HOME, and/or NHTF funds to any one project. WCDA reserves the right to redirect funds within a project between LIHTC, HOME, NHTF and/or other resources available to WCDA which best utilizes the available resources. B. Federal law mandates that, although a proposed development may be eligible for a 9% or a 4% tax credit amount, WCDA may not allocate more credit than is necessary for the financial feasibility of the project and its viability as a qualified low-income housing project throughout the compliance period. The acquisition price on which Housing Credits are allocated will be limited to the lesser of the sale price or the appraised value of the property prior to rehabilitation. Accordingly, WCDA may designate a lesser amount of credits than otherwise permissible, as it solely determines. |
| **What are the outcome measures expected as a result of the method of distribution?** | WCDA anticipates assisting 20 LMI households as a result of the 2023 planned NHTF activities. |

**Discussion:**

## AP-35 Projects – (Optional)

**Introduction:**

The following are the projects that the State of Wyoming will undertake during the 2023 Program Year. Individual activities will be selected based on 2023 applications.

| **#** | **Project Name** |
| --- | --- |
| 1 | 2023 Emergency Solutions Grant |
| 2 | 2023 CDBG Infrastructure & Public Facilities |
| 3 | 2023 CDBG Public Services |
| 4 | 2023 Housing Development |

Table 61 – Project Information

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

The following projects are representative of the priority needs and goals established in the 2023-2027 Consolidated Plan and support: Increasing Availability of Housing, Investing in infrastructure and Public Facilities, Funding Public Services, and Supporting Homeless Providers. These allocation priorities are based on the relative needs of each goal and funding type, as well as the capacity of the WCDA and WDFS to achieve these goals. These priorities will be enacted with the Method of Distribution as described in AP-30.

The primary obstacle to meeting underserved needs is a lack of sufficient funds to meet all needs. As such, WCDA is directing funds where they can be most effective at addressing needs throughout the State.

## AP-38 Project Summary

**Project Summary Information**

|  |  |  |
| --- | --- | --- |
| **1** | **Project Name** | 2023 Emergency Solutions Grant |
| **Target Area** | Statewide |
| **Goals Supported** | Support Homeless Providers |
| **Needs Addressed** | Homelessness |
| **Funding** | ESG: $349,762 |
| **Description** | The state will support homeless service providers throughout the state with ESG funds. |
| **Target Date** | 12/31/2023 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Estimated to assist 1,000 persons with homeless prevention or shelter options |
| **Location Description** | Statewide |
| **Planned Activities** | The state will support homeless service providers throughout the state with ESG funds. |
| **2** | **Project Name** | 2023 CDBG Infrastructure & Public Facilities |
| **Target Area** | Statewide |
| **Goals Supported** | Invest in infrastructure and Public Facilities |
| **Needs Addressed** | Infrastructure Public Facilities |
| **Funding** | CDBG: $2,298,628 |
| **Description** | The state will promote community development by 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.Selected activities for 2023 include: City of Rawlins â¿¿ Replacement of Water Transmission Line$998,400 Public Facilities and ImprovementsCity of Rawlins â¿¿ SCADA System replacement$962,954 Public Facilities and ImprovementsPlatte County â¿¿ 16 th Street Reconstruction$1,000,000 Public Facilities and ImprovementsTown of Wheatland â¿¿ 16 th Street Reconstruction$1,000,000 Public Facilities and ImprovementsTown of Evansville â¿¿ Sidewalks installation$981,142 Public Facilities and Improvements |
| **Target Date** | 12/31/2023 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 400 households |
| **Location Description** | Statewide |
| **Planned Activities** | The state will promote community development by 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. |
| **3** | **Project Name** | 2023 CDBG Public Services |
| **Target Area** | Statewide |
| **Goals Supported** | Fund Public Services |
| **Needs Addressed** | Public Services |
| **Funding** | CDBG: $353,635 |
| **Description** | CDBG funds will be made available for public and social services that serve LMI areas and/or populations. These public service activities may vary depending on applicants for funding but will address public service needs in the community. This includes food insecurity, childcare, access to substance abuse services, health services, education programs, services for the elderly, employment services, and recreational services |
| **Target Date** | 12/31/2023 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 200 people |
| **Location Description** | Statewide |
| **Planned Activities** | CDBG funds will be made available for public and social services that serve LMI areas and/or populations. These public service activities may vary depending on applicants for funding but will address public service needs in the community. This includes food insecurity, childcare, access to substance abuse services, health services, education programs, services for the elderly, employment services, and recreational services |
| **4** | **Project Name** | 2023 Housing Development |
| **Target Area** | Statewide |
| **Goals Supported** | Increase Availability of Affordable Housing |
| **Needs Addressed** | Affordable Housing |
| **Funding** | CDBG: $884,088 HOME: $3,500,000 ESG: $2,919,921 |
| **Description** | NHTF Funding: Funds allocated under this goal will be used to construct and/or acquire/rehabilitate affordable rental housing for ELI households. Funds will be awarded competitively via the WCDA Affordable Housing Allocation Plan and may be expended under the Open Competitive category. NHTF funds are distributed on a competitive basis and WCDA cannot guarantee that sufficient applications will be received and score high enough to utilize all funds set-aside under this goal. HOME: Funds allocated under this goal will be used to construct and/or acquire/rehabilitate affordable rental for LMI households. Funds will be awarded competitively via the WCDA Affordable Housing Allocation Plan and may be expended under the Open Competitive or CHDO Set-Aside. HOME funds are distributed on a competitive basis and WCDA cannot guarantee that sufficient applications will be received and score high enough to utilize all funds set-aside under this goal. CDBG: Approximately one-quarter of CDBG funds are anticipated to be used for housing. CDBG funds are distributed on a competitive basis and WCDA cannot guarantee that sufficient applications will be received and score high enough to utilize all funds set-aside under this goal.Identified 2023 Activities include: rental construction projects in Cody, Gillette, and Powell. These will produce 80 units and use $2,659,774 HOME funds and $400,000 HTF. |
| **Target Date** | 12/31/2023 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 80 households |
| **Location Description** | Statewide |
| **Planned Activities** | **NHTF Funding:** Funds allocated under this goal will be used to construct and/or acquire/rehabilitate affordable rental housing for ELI households.  Funds will be awarded competitively via the WCDA Affordable Housing Allocation Plan and may be expended under the Open Competitive category. NHTF funds are distributed on a competitive basis and WCDA cannot guarantee that sufficient applications will be received and score high enough to utilize all funds set-aside under this goal.  **HOME:** Funds allocated under this goal will be used to construct and/or acquire/rehabilitate affordable rental for LMI households. Funds will be awarded competitively via the WCDA Affordable Housing Allocation Plan and may be expended under the Open Competitive or CHDO Set-Aside. HOME funds are distributed on a competitive basis and WCDA cannot guarantee that sufficient applications will be received and score high enough to utilize all funds set-aside under this goal.  **CDBG:** CDBG funds will be used to encourage improvements and/or renovations of substandard housing for low- and moderate-income owner-occupants and renters, provide support for the development of emergency shelters, transitional housing, and permanent housing for the homeless, repurpose existing structures into affordable housing for low and moderate-income persons, including special population groups, and engage in the development and expansion of public infrastructure, with an emphasis on rural and underserved areas. |

## 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**

Not applicable.

**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 of assistance specifically for geographic areas. Grant funds are allocated and awarded on a competitive basis. The opportunity to submit applications is publicized annually.

**HOME:** Due to the small population of the state, approximately 580,000 in total, WCDA does not prioritize its allocations geographically. WCDA looks at the state as a whole and uses need in a community as its priority.

**NHTF:** WCDA does not target assistance to specific geographic areas of the state, as NHTF funding is awarded on a competitive basis.

**CDBG:** Funding is distributed on a competitive basis. Projects are ranked by severity of need and percentage of ELI and LMI populations served. 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.

**Geographic Distribution**

| **Target Area** | **Percentage of Funds** |
| --- | --- |
| Statewide | 100 |

Table 62 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

The state does not distribute funds geographically.

**Discussion**

# Affordable Housing

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

**Introduction:**

The following review is of the number of households expected to be supported with FY 2023 Funds for affordable housing.

| **One Year Goals for the Number of Households to be Supported** | |
| --- | --- |
| Homeless | 0 |
| Non-Homeless | 50 |
| Special-Needs | 0 |
| Total | 50 |

Table 64 - One Year Goals for Affordable Housing by Support Requirement

| **One Year Goals for the Number of Households Supported Through** | |
| --- | --- |
| Rental Assistance | 0 |
| The Production of New Units | 30 |
| Rehab of Existing Units | 15 |
| Acquisition of Existing Units | 5 |
| Total | 50 |

Table 65 - One Year Goals for Affordable Housing by Support Type

**Discussion:**

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

**Introduction:**

The State does not own or manage any public housing units.  WCDA does collaborate with Housing Authorities across the State, but does not directly impact their actions or policies.

**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:**

Not applicable.

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

**Introduction**

This 2023 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's 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 Wyoming Homeless Collaborative will work toward expanding the housing supply for homeless persons. Among the approaches to be pursued is doubling Casper’s transitional housing capacity for needy families. The WHC will use the annual Point-in-Time Count to reach out and identify 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 provides the opportunity to assess the needs of homeless veterans and refer them to appropriate services and housing entities.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The WHC has established a goal of increasing the PSH beds for chronic homeless people from 14 beds to 30 beds in the next 10 years. The WHC 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 WHC has developed 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 WHC works closely with foster care providers around the State of Wyoming to ensure youth do not become homeless when they age out of the foster care 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 system. Additionally, 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, set up internships and job shadowing, help with obtaining a GED, teaching budgeting and financial management, assisting with renting an apartment, getting a driver’s license, and assisting with college tuition. The foster care and independent living staff work together in helping youth sign up for college, trade school or to successfully transition into the workforce. The WHC agencies and foster care staff fully understand youth that age out of foster care may need many extra supports in order for them to continue with a successful transition to independent living. 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 WHC partners 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 providers, housing and employment. The procedures have been in place since 2002.

**Discussion**

**Coordinated Entry**

Wyoming Coordinated Entry began October of 2016 with agencies sharing client information within HMIS. The Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) for individuals and families was chosen to be the common assessment and Chronic Homelessness status for prioritization for Publicly Supported Housing and Rapid Re-Housing. The CoC, WDFS and ESG worked together to create the policies and procedures for Coordinated Entry (CE).

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 Veteran’s Administration (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-75 Barriers to affordable housing – 91.320(i)

**Introduction:**

**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**

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.

The project is eligible for 5 points if the current project involves use of existing housing as part of a Community Revitalization Plan or 5 points until Community Revitalization Plan has been formally defined by HUD the IRS the community is actively reducing barriers associated with Affordable Housing i.e.:

a. Reducing or waiving fees or real estate tax concessions for Affordable Housing.

b. 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.

c. Within the last year the Jurisdiction has initiated regulatory reforms as a result of the above.

d. 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.

e. Reduction or waiver of parking or green space requirements for all affordable housing developments.

f. 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. Lower cost land development requirements for Affordable Housing developments, i.e. higher density, narrower streets, sidewalks on only one side of the street etc.

**Discussion:**

## AP-85 Other Actions – 91.320(j)

**Introduction:**

**ESG** opens its application process each 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, NHTF, and ESG Programs will address obstacles to meeting underserved needs.

WCDA continually provides technical assistance and planning resources to help communities engage in comprehensive planning, downtown master planning, business development planning, and market studies. 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 such as 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 2023AAP and communicate regularly to ensure all of the agencies can work together to serve underserved families and persons who are ELI, LMI, or have cognitive, physical and/or mental disabilities or impairments, including frail elderly persons.

**ESG:** ESG 2023 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. WDFS identified homeless prevention as an underserved population throughout Wyoming.

**Actions planned to foster and maintain affordable housing**

WCDA is continuing to devote funds and staff resources to the development of affordable housing in the State of Wyoming.  These efforts both increase the number of affordable housing units and maintain existing units through rehabilitation.

**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 2023 application format. Monitoring inspections conducted this year will include this on their inspection list.

**Actions planned to reduce the number of poverty-level families**

**CDBG** is available to fund housing rehabilitation, purchase assistance, and housing-related infrastructure for LMI housing for families. Furthermore, CDBG funds may be used for community services, disability access improvements, and other public service-related community development projects.

**Actions planned to develop institutional structure**

WCDA and WDFS are working closely with outside agencies to continue to develop the institutional delivery structure to more effectively deliver federal funds to Wyoming residents. This has included outreach to outside agencies and on-going discussions to enhance communication and coordination.

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

**ESG** – A WDFS staff member who works primarily with the ESG and the CoC has been designated as the person who will conduct inspections and monitor agencies receiving ESG funds during 2023. 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 2023. 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 subrecipient on a quarterly basis. CE participation is also required.

**CDBG** - WCDA partnered with the Wyoming Business Council’s to develop 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 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.

**Discussion:**

**Fair Housing**

The state identified several fair housing goals as part of its assessment of fair housing, conducted in 2023. These goals are listed below:

* Increase Access to Affordable Housing
* Increase Fair Housing Education and Outreach
* Increase Fair Housing Coordination throughout the State

The state is using CPD funds to address the goal of promoting development of affordable housing units in the state, as outlined in the 2023 Analysis of Impediments, during FY 2023 through the Action Plan goal. In addition, the state requires CDBG recipients to follow fair housing practices.

# 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 | 0 |
| 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. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 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 | 0 |
| 5. The amount of income from float-funded activities | 0 |
| **Total Program Income:** | **0** |

**Other CDBG Requirements**

|  |  |
| --- | --- |
|  | |
| 1. The amount of urgent need activities | 0 |

|  |  |
| --- | --- |
|  |  |
| 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 two sources. Other forms of assistance used to help meet the goals in the Annual Action Plan include Low Income Housing Tax Credits.

1. 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 does not intend to fund any homebuyer actvities in the 2023 Program Year.

1. 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:

WCDA does not intend to fund any homebuyer actvities in the 2023 Program Year.

1. 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 funds.

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

1. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

1. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

*WCDA requires applicants for HOME and HTF funds to give preference for prospective tenants that are currently on public housing waiting lists. WCDA scoring for proposals may give additional points to projects that are located on tribal land. WCDA does not give preferential scoring for low-to-moderate income subpopulations in its funding determinations. However, individual developers may give preference to subpopulations, such as senior households.*

**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.

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

WHC began a pilot program in July 2016 in select 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.

1. 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.

1. 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 2023, 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.

1. Describe performance standards for evaluating ESG.

Attached.

**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”.

Applications may be submitted to WCDA for NHTF funds.

The following must be submitted for all initial and supplemental funding applications.

1. Completed Letter of Intent sent to housingdev@wyomingcda.com on or before the submission deadline outlined in the respective Notice of Available Funding;

2. Application Fee, received in the WCDA office by the application deadline; and

3. Application

Additional details are included in the Allocation Plan attached.

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 non-profit entity) that receives Tax Credit, HOME and/or NHTF assistance from a grantee as an owner or developer to carry out a Tax Credit, HOME and/or NHTF-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 NHTF 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 NHTF 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. This includes compliance with 24 CFR Part 93 as detailed in the WCDA NHTF Program Description. 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 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.

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”.

Applicant will be selected using the following categories:

HOUSING NEEDS CHARACTERISTICS (Maximum 208 points; up to negative 28 points; minimum score needed of 100 points)

QUALITY OF CONSTRUCTION (Maximum 65 points)

PROJECT LOCATION (Maximum 87 points; up to a negative 200 points)

PROJECT CHARACTERISTICS (Maximum 28 points)

SPONSOR/APPLICANT CHARACTERISTICS (Maximum 40 points)

FINANCIALS (Maximum 45 points; up to negative -1200 points)

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”.

PROJECT LOCATION (Maximum 87 points; up to a negative 200 points)

Geographic Distribution (Maximum 40 points)

In an effort to equitably distribute funding throughout the state, 10 points will be awarded per year if the community has not received funding within the last four (4) years. For example, if a community has not received any funding in the last three (3) years, the proposed project would receive 30 points. Funding includes all new construction, acquisition, and/or rehabilitation projects. This information is found on the WCDA website.

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)

Property Management Team (Maximum 20 points)

WCDA will consider the capabilities of the entire property management team. Compliance issues, property manager experience, financial performance of existing portfolio and existing site conditions will all be taken into consideration.

Development Team (Maximum 20 points)

WCDA will consider the capabilities of the entire development team, including at minimum the project sponsor, developer, general contractor, architect, and key consultants.

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”.

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.

Affordability (40 points)

Proposed monthly net rent vs. monthly average market rate rents by bedroom size as defined in the Market Study. An Excel template with formulas for self-scoring is located on the WCDA website. The template calculates correct points awarded for Affordability. Developers are encouraged to use this resource to determine how WCDA scores this section.

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”.

Federal law mandates that, although a proposed development may be eligible for a 9% or a 4% tax credit amount, WCDA may not allocate more credit than is necessary for the financial feasibility of the project and its viability as a qualified low-income housing project throughout the compliance period. The acquisition price on which housing credits are allocated will be limited to the lesser of the sale price or the appraised value of the property prior to rehabilitation. Accordingly, WCDA may designate a lesser amount of credits than otherwise permissible, as it solely determines.

Section 102(d) of the 1989 HUD Reform Act requires HUD to certify that any new or additional HUD assistance for a project is "not more than is necessary to provide affordable housing" after taking into account any other governmental support. Therefore, WCDA reserves the right to disclose a project's application information to appropriate federal, state or local authorities and take the necessary actions to accomplish the intent of the subsidy layering rules. Projects needing the Subsidy Layering Review may need to be submitted to HUD.

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 CHARACTERISTICS (Maximum 69 points)

Including Project and Unit Amenities (Maximum 48 points), Site Control (Maximum 3 points), Proper Zoning (Maximum 3 points), and Rehabilitation with Project Based Rental Assistance (Maximum 15 points).

Unit Amenities includes proximity to services, such as grocery, retail shopping, pharmacy, healthcare, public school, recreation center or park, and senior center.

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”.

Donations, Grants & Waived Fees (Maximum 35 points)

A proposal will receive up to 35 points for contributions 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. In order to receive points, documentation from the provider of the contribution must be provided showing award and specifics (i.e. grant award notification, firm commitment of below market interest rate loan, letter from architect waiving fees). All contributions will be measured in monetary form. Points are awarded at a rate of 3 points per 1% in waivers and/or contributions. For example, if total project costs equal $10,000,000 and your proposals receives $1,000,000 in waived architect fees and property tax abatement (or a 10% reduction in total project costs), the proposal will be awarded 30 points.

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 $132,000

1 $151,000

2 $185,000

3 $237,500

4 $263,000

WCDA bases NHTF subsidy amounts on 2023 HOME maximums. WCDA also utilizes statewide per-unit development subsidies to streamline the approval process. These subsidy amounts are evaluated against the most recent years' development practices and are evaluated annually based on production, applications, and developer feedback, as well as close looks at the changing market. Using standardized maximum subsidies encourages developers to utilize outside funding options with NHTF dollars and provides equitable access to funds across the State. In the 2023 Program Year, WCDA does not intend to adopt other federal program limits but may reevaluate this in the future.

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; Capital Needs Assessments (if applicable); and broadband infrastructure (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 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.

Rehabilitation standards are attached in the Appendix.

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.

*WCDA requires applicants for HOME and HTF funds to give preference for prospective tenants that are currently on public housing waiting lists. WCDA scoring for proposals may give additional points to projects that are located on tribal land. WCDA does not give preferential scoring for low-to-moderate income subpopulations in its funding determinations. However, individual developers may give preference to subpopulations, such as senior households.*

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**

|  |  |
| --- | --- |
| **1** | **Data Source Name**  Surveillance Data |
| **List the name of the organization or individual who originated the data set.** |
| **Provide a brief summary of the data set.** |
| **What was the purpose for developing this data set?** |
| **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?** |
| **What time period (provide the year, and optionally month, or month and day) is covered by this data set?** |
| **What is the status of the data set (complete, in progress, or planned)?** |
| **2** | **Data Source Name**  2021 5-Year ACS Data |
| **List the name of the organization or individual who originated the data set.** |
| **Provide a brief summary of the data set.** |
| **What was the purpose for developing this data set?** |
| **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?** |
| **What time period (provide the year, and optionally month, or month and day) is covered by this data set?** |
| **What is the status of the data set (complete, in progress, or planned)?** |