

Wyoming's Annual Performance Report for 2014

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During 2014, 8 HOME multifamily rental projects were completed one each in Casper, Cheyenne, Lander and Rock Springs and two each in Cody and Powell. A total of \$4,517,820 of HOME funds were utilized to construct 54 new HOME units in projects with a total of 230 affordable units. Three of these projects were accomplished by the only active CHDO in the State. Currently the State has met and exceeded its CHDO disbursement requirement.

Through the scoring process projects with the highest priorities in the Consolidated Plan, which are need and quality of construction, were awarded. The HOME program has worked extremely well for affordable rental housing for low and very low-income households. Wyoming has seen a decrease in the amount of HOME funds being requested on projects utilizing Low-Income Housing Tax Credits (LIHTC) due to increased syndication proceeds and lower interest rates.

Homeownership levels are up significantly from the goals stated in the Consolidated Plan.

In general HOME, expenditures are progressing as anticipated. According to HUD report PR48, there were 4 open rental projects as of December 31, 2014 all of which have now been completed, are occupied and closed in IDIS. The remaining open 31 projects are single family acquisition rehabilitation projects started February 2014 or later. As WCDA does not have a network of Non-profits to help in the endeavor, WCDA is overseeing hazard testing, mitigation, preparing rehab specifications, soliciting bids, overseeing rehab, processing rehab payments, listing properties with local realtors and underwriting loans for potential buyers. Thus, it may not produce large numbers quickly of rehabilitated units, but homeownership units are getting converted to Safe, Decent and Sanitary units available to qualifying households at or below 80% AMI. WCDA has chosen the recapture provisions for the single-family rehabilitation program. As of December 2014 none of the units were disposed of and thus no recapture requirements were utilized.

CDBG allocated all of their 2014 funds. We awarded 5 planning grants, 9 community development grants and one economic development grant. There were six projects completed.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and

explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
CDBG Child Care Loan Program	Non-Housing Community Development		Jobs created/retained	Jobs	3	16	533.33%	3	31	1,033.33%
CDBG Child Care Loan Program	Non-Housing Community Development		Businesses assisted	Businesses Assisted	5	9	180.00%	5	9	180.00%
CDBG Economic Development	Economic Development		Jobs created/retained	Jobs	15	3	20.00%	5	3	60.00%
CDBG Elimination of Slum and Blight	Non-Housing Community Development		Buildings Demolished	Buildings	3	1	33.33%	1	1	100.00%
CDBG Housing Infrastructure	Affordable Housing	CDBG: \$1038097	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	48	28	58.33%	9	35	388.89%
CDBG Planning	Affordable Housing Planning		Other	Other	8	5	62.50%	8	5	62.50%

CDBG Public Facilites	Non-Housing Community Development		Other	Other	3	9	300.00%			
CDBG Public Facilites- Accessibility	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	9800	65.33%	7000	9000	128.57%
CDBG Public Infrastructure	Affordable Housing Non-Housing Community Development		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	500	112	22.40%	100	23	23.00%
ESG-Emergency Shelter	Homeless		Homeless Person Overnight Shelter	Persons Assisted	15996	3554	22.22%			
ESG-Homeless Prevention	Homeless		Homelessness Prevention	Persons Assisted	238	279	117.23%			
ESG-Supportive Services	Homeless		Other	Other	17500	0	0.00%			
Homeownership Assistance	Affordable Housing		Direct Financial Assistance to Homebuyers	Households Assisted	20	0	0.00%	4	28	700.00%
HOPWA	Non-Homeless Special Needs	HOPWA: \$207706	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		25	0	0.00%

HOPWA	Non-Homeless Special Needs	HOPWA: \$207706	Other	Other	825	0	0.00%			
Non-homeless special needs	Non-Homeless Special Needs		Other	Other	230	169	73.48%			
NSP - Rehab of Existing Owner Units	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	53	39	73.58%	2	3	150.00%
Owner 51-80% Median Family Income	Affordable Housing		Homeowner Housing Added	Household Housing Unit	303	599	197.69%	54	350	648.15%
Owners 0-30% Median Family Income	Affordable Housing		Homeowner Housing Added	Household Housing Unit	5	47	940.00%	1	16	1,600.00%
Owners 31-50% Median Family Income	Affordable Housing		Homeowner Housing Added	Household Housing Unit	65	176	270.77%	11	103	936.36%
Renters 31-50% of Median Family Income	Affordable Housing		Rental units constructed	Household Housing Unit	335	230	68.66%	67	230	343.28%
Renters 51-80% of Median Family Income	Affordable Housing		Rental units constructed	Household Housing Unit	335	128	38.21%	67	23	34.33%
Renters-0-30% of Median Family Income			Rental units constructed	Household Housing Unit	15	6	40.00%			

Renters-0-30% of Median Family Income			Rental units rehabilitated	Household Housing Unit	0	0		3	0	0.00%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The HOME Program has provided a source of funds for rental housing in Wyoming. The program has worked extremely well for affordable housing for low and very low-income households. Wyoming has seen a decrease in the amount of HOME funds being requested by the projects due to higher syndication rates on projects utilizing Low-Income Housing Tax Credits (LIHTC).

Community Development has had the biggest demand for CDBG funds. There are few other funding sources for infrastructure and ADA project. The child care loan program was successful, but with the cut of administrative funds we did not have the staff to administer it. The homeownership assistance projects were not quite as successful, but we worked with the communities and changed some of the requirements and think that it will be more successful this year. The housing infrastructure projects have proven to be very challenging when trying to collect beneficiary information. We have implemented a new requirement that these project must work with a housing authority or similar program to apply for these grants. The planning grants are still very useful and aid with successful projects or deciding if the project is even feasible.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	HOPWA	ESG
White	67	86	0	0
Black or African American	0	5	0	0
Asian	0	0	0	0
American Indian or American Native	23	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
Total	90	91	0	0
Hispanic	5	25	0	0
Not Hispanic	62	66	0	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		7,500,000	2,714,254
HOME		12,700,000	5,899,575
HOPWA		207,705	
ESG		275,855	212,944

Table 3 – Resources Made Available

Narrative

HOME actual expended - The anticipated amount of HOME funding available for the five year Consolidated Plan is \$21.3 million. During 2014, the 2nd year of the Consolidated Plan, a total of \$5,899,575.31 has been expended. This is up \$1.6 million from last year. During FY 2014, WCDA surpassed the \$10 million mark in Program Income generated in the HOME program. However, to repeat this achievement will be a huge challenge with the changes in the accounting method.

Another source of funding available is NSP which is not included in the above table. As of December 2014, 121% of NSP 1 Grant funds were expended and 100% of NSP 3 was expended. Under both the HOME and NSP programs WCDA has taken the position that whenever possible projects should payback the original federal investment thus, allowing the funds to be recycled and help other projects serve those in need. Since the inception of these programs over \$14 million has been generated in Program Income for this very purpose. This shows excellent management of the funding entrusted to WCDA.

Low Income Housing Tax Credits are another resource used to help achieve the established goals. In order to encourage the use of both programs the scoring, underwriting and application deadlines are the same for both programs and applicants can use one application to apply for either or both programs.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

The state has no racial or ethnic concentrations, i.e. no racial or ethnic minority which is greater than 10% of the State population. Therefore, none of the programs allocate resources geographically but consider applications from all over the state based on their urgency, seriousness, integrated effort, ability to create jobs and so on.

HOME Rental projects that were Placed in Service this year included projects in Casper, Cheyenne, 2 in Cody, Lander, 2 in Powell, and Rock Springs. While both Cody and Powell had 2 projects, 12 units each, Cody had never had a HOME project before and the last time Powell had a project was 14 years ago. This shows equitable distribution of HOME funds is being achieved throughout the state.

Wyoming has not set specific geographic areas in which assistance will be directed over the coming year.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The WCDA Board of Directors voted to set up a HOME Match Pool for program years FY93 through FY99. From this pool, WCDA permanently committed \$3,711,650 of WCDA funds to the HOME program. The ranking criteria for HOME projects, awards points to projects that have matching funds and/or significant contributions from local government and the community. Since FY 1999, Match requirements have been met without the use of any additional funding from WCDA.

In prior years the majority of Match obligations were met by banks and lending institutions reducing their interest rates and/or fees as well as the cities and counties offering tax and fee reductions or waivers. Due to current economic conditions and the lower interest rates that are available, in 2014 very little of the Match obligations were met in this way. Almost all Match obligations were met by Architects reducing their fees. Architects, in general, have always been supportive of affordable housing and willing to reduce their fees on these projects. Occasionally, we still see Cities and Counties reducing taxes or fees but only primarily on projects with a non-profit owner.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	10,703,997
2. Match contributed during current Federal fiscal year	790,999
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	11,494,996
4. Match liability for current Federal fiscal year	349,024
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	11,145,972

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
410600187	07/26/2013	0	0	0	0	88,000	0	55,000
410600190	01/30/2014	0	153,874	0	10,000	45,500	0	209,374
410600192	12/09/2013	0	0	0	0	45,500	0	45,500
410600193	09/17/2013	0	0	0	0	45,500	0	45,500
410600195	06/30/2014	0	0	0	0	29,890	0	29,890
410600196	08/28/2014	0	68,623	0	0	54,248	0	122,872
410600197	09/25/2014	0	0	0	0	57,617	0	57,617
410600198	05/30/2014	0	0	0	0	27,497	0	27,497
MRB	0	0	0	0	0	0	0	197,750

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
619,837	2,077,625	2,447,650	0	188,931

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	278	0	0	0	2	276
Dollar Amount	21,576,779	0	0	0	348,595	21,228,184
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	278	31	247			
Dollar Amount	21,576,779	1,698,581	19,878,198			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	119	722
Number of Special-Needs households to be provided affordable housing units	28	54
Total	147	776

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	117	253
Number of households supported through Rehab of Existing Units	20	0
Number of households supported through Acquisition of Existing Units	10	0
Total	147	253

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Rental production has doubled from last year and we are well ahead of our goal. More units were produced for households between 31 to 50% of MFI (almost double) but no units were produced to serve households between 50 and 80% FMI. Homeownership has increased by 75%

Discuss how these outcomes will impact future annual action plans.

No adjustment to future annual action plans is anticipated.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	6	230
Moderate-income	0	23
Total	6	253

Table 13 – Number of Persons Served

Narrative Information

Total Rental production has doubled from last year and we have more than met our goal in total units, exceeding the goal by 185% or 116 units. Most of the units produced in 2014 were for households between 30% and 50% MFI. There were no units produce for serving below 30 MFI. However, last year we produced enough units to meet our goal for three years. The goal for 50% to 80% MFI renter units fell short by 44 units.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

Rapid Re-Housing has helped immensely in getting individuals and families relocated into permanent housing in a timely manner. Being able to provide wrap around services for long term with case management helps to provide the support necessary for the families to be successful.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

There is a need for more "income based" housing in the City of Rock Springs. Letters of support for tax credit units to be built within the city limits have been issued by the Mayor and the Housing Authority.

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

Rock Springs Housing Authority has passed on information about WCDA to their residents including WCDA's homeownership programs. The Housing Authority does not have or administer a program geared towards homeownership at this time.

Actions taken to provide assistance to troubled PHAs

There are no known Housing Authorities that have been assigned the designation from HUD as a trouble PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

WCDA joins with other partners, RD, Lenders, Realtor's etc to explain the programs available for their specific goal. In an effort to eliminate barriers to affordable housing WCDA has incorporated into the scoring process available points if a project is located in a community that is also actively seeking ways to reduce barriers to affordable housing. The biggest barrier seems to be the cost associated with creating projects with 12 or fewer units in locations with low population. Because of actions taken in the past few years we have seen some progress in this area. In 2012, three projects were placed in service that have 12 units and are in small towns. In 2013 one small project was placed in service and in 2014 four projects were placed in service all in a small communities. For 2010 and 2011 funding, the Allocation Plan was modified allowing a 130% boost in the amount of LIHTC awarded if a project was located in a small community with a population under 7,500 and no communities with a population over 7,500 within 20 miles of the project, AND the project had 12 or fewer units. In 2012 the Allocation Plan was changed to include communities with a population of 10,000 or less and projects with 24 or less units. This change has increased the number of applications submitted under this set-aside which has resulted in 8 projects in communities under 10,000 in population.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

In an effort to address spiraling building costs, WCDA has, as part of the scoring criteria for HOME and LIHTC, a criteria and limitation of the Total Project Costs. Points are awarded for reduced project costs but only if the quality of construction is not compromised. In an effort to maintain affordable housing, WCDA does outreach and developer training for communities, organizations and developers with a common goal of creating affordable housing.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

As there are so few Lead Certified workers in the State of Wyoming, WCDA has paid for several of our staff members to become certified. WCDA staff do not perform the work but they do produce complete Lead Hazard reports on all Single Family rehabilitation projects that are funded with either HOME or NSP. This reduces the costs to the project as well as the time it takes to complete the project.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The HOME and LIHTC Allocation Plan outlines the competitive process under which funding is awarded. Under the category Affordability Levels, points are awarded for proposals if 4% or more of the units are set aside for transitioning homeless households. This would include Gross rent under \$200.00 a

month and working with other organizations to provide payment of utilities. These points are for projects applying for HOME or LIHTC.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Wyoming Business Council (WBC) has taken the lead on the Con Plan and as a state agency will be able to enhance coordination with other state agencies administering HUD programs.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In May 2013, WCDA conducted a free training where a good deal of time was spent discussing Fair Housing rules and regulations. Also, WCDA partnered with Wyo-NAHRO in securing Fair Housing Training for its 2013 Conference.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

At every on-site visit the WCDA is reviewing denials for occupancy to make sure that tenants are not being denied in violation of the Fair Housing Act.

In May 2014 WCDA conducted a training where we spent a good deal of time discussing Fair Housing rules and regulations. Also, WCDA partnered with Wyo-NAHRO in securing Fair Housing Training for its 2014 Conference. On a regular basis the WCDA Compliance Officer sends Fair Housing "information and reminders" via email to all Owners, Developers, Management Companies and On-site Managers.

WCDA has totally re-vamped their website and now has Fair Housing information available to the public in multiple places. This information includes how to report a claim of discrimination.

Information on how to maintain good credit and where to file a fair housing complaint is made available by the Wyoming Housing Network (WHN) counseling efforts. WHN is a HUD-approved housing counseling agency that provides housing counseling on a statewide basis. WHN provides one-on-one counseling sessions and an on-line homebuyer education class which is primarily funded by WCDA. WCDA requires both the on-line class and the one-on-one counseling for all first time homebuyers getting a WCDA first mortgage. This on-line homebuyer education class provides a module for Fair Housing and where to file a Fair Housing complaint and equal opportunity credit.

A copy of our HOME Monitoring Report for 2014 is included. In 2013, WCDA brought all HOME project monitoring responsibilities back in house and this is now done by WCDA's Compliance Officer. WCDA sponsors an annual compliance workshop for Wyoming owners/developers and managers. Managers are required to attend a compliance workshop at least once every three years and owners/developers must attend at least once every five years.

CR-40 - Monitoring 91.220 and 91.230

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

A minimum threshold has been established for all HOME projects that requires all owners and managers must attend a nationally recognized Compliance Training, once every five years for owners, and once every three years for Managers. And prior to applying potential owners must attend a Compliance Training informing them of on-going requirements throughout the Affordability Period. All projects are monitored according the frequency required in the HOME Regulations.

We schedule at least one training annually. The grantees are required to send at least one person to the training. We conduct a site visit for every application we receive (except for planning grants). We rank all the projects against each other and recommend funding for the qualified projects. We require that they complete quarterly reports which the program manager reviews and either denies it or accepts it in our data base. If the grantee does not have current accurate reports no draw downs will be processed. When the project is complete a close out will be conducted at the site.

In our training we inform the grantees of the minority business listing on the WYDOT website http://www.dot.state.wy.us/files/live/sites/wydot/files/shared/Civil_Rights_Coordinator/DBE/DBE%20Alpha%20Directory%20-%20June%2026%202013.pdf. If there are any businesses in their area listed they are to forward project information on to them so they can bid on the project.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

We will advertise the PER by March 15th and there will be 15 day comment period.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The only change that CDBG had was for the homeownership assistance projects. We had allocated \$40,000 for Albany and Laramie County. We ended up only allocating \$15,000. It proved difficult to find housing for \$160,000 or less. We have taken the cap of \$160,000 stipulation off of the program. Albany County has decided not to pursue future funding and Laramie County is applying for the \$40,000 and already has 9 families qualified for the funding.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

WCDA monitors all HOME projects per HUD requirements based on the number of units, either every 1, 2 or 3 years. We did an on-site inspection with a tenant file review for all of the projects that were required in 2014. Every unit was available for inspection. Some non-compliance issues were discovered most of which were corrected within the 30 day correction period allowed by Wyoming's QAP. One project still has some open physical issues that they are working to correct. We consider this project to be out of compliance and will be extending the original compliance period to cover this period of time.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

All projects are required to have and follow an Affirmative Marketing Plan. When projects are reviewed for compliance, one area monitored includes compliance with Affirmative Marketing.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Under the Wyoming Affordable Housing Allocation Plan the LIHTC and HOME funds can be applied for with one application and the scoring and ranking of the projects is the same allowing a smooth process for project which choose to utilize both funding sources. This allows for lower rents and units affordable for the lower income households.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	15	12
Tenant-based rental assistance	25	13
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 14 – HOPWA Number of Households Served

Narrative

CY 2014 was the final year for the 2013-2014 grant cycle. In CY2014 the program served 13 households with tenant-based rental assistance (TBRA). The program goal was to serve 25 households. We fell short of our goal due to limited TBRA funds available. The program is requesting a budget modification to provide adequate funding for TBRA. The program served 12 households with short-term, rent, mortgage, utility (STRMU) assistance which falls short by 3 households of our yearly goal. The program does not operate or lease use any facilities for housing. The program also served households with case management, emergency shelter, permanent housing assistance such as security deposits and transportation to and from medical visits. Housing trends for enrolled clients has not significantly changed from prior years. The program will submit their annual progress report by March 30, 2015.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	WYOMING
Organizational DUNS Number	809915796
EIN/TIN Number	830208667
Identify the Field Office	DENVER
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix
First Name
Middle Name
Last Name
Suffix
Title

ESG Contact Address

Street Address 1
Street Address 2
City
State
ZIP Code 82002-0490
Phone Number
Extension
Fax Number
Email Address

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2014
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CAPER

25

Program Year End Date

06/30/2015

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: COUNCIL OF COMMUNITY SERVICES

City: Gillette

State: WY

Zip Code: 82716, 3621

DUNS Number:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 25850

Subrecipient or Contractor Name: Fremont County Good Samaritan Center

City: Riverton

State: WY

Zip Code: 82501, 3741

DUNS Number: 961151370

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 15290

Subrecipient or Contractor Name: Interfaith Good Samaritan

City: Laramie

State: WY

Zip Code: 82070, 3985

DUNS Number: 847693694

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 21880

Subrecipient or Contractor Name: Interfaith of Natrona County

City: Casper

State: WY

Zip Code: 82601, 1936

DUNS Number: 626438725

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 28420

Subrecipient or Contractor Name: Volunteers of America Northern Rockies

City: Sheridan

State: WY

Zip Code: 82801, 6136

DUNS Number: 078518690

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 23260

Subrecipient or Contractor Name: COMEA House and Resource Center

City: Cheyenne

State: WY

Zip Code: 82001, 3319

DUNS Number: 171514763

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 32450

Subrecipient or Contractor Name: Community Action of Laramie County

City: Cheyenne

State: WY

Zip Code: 82001, 4479

DUNS Number: 040722035

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 15500

Subrecipient or Contractor Name: Community Action Partnership of Natrona County

City: Casper

State: WY

Zip Code: 82601, 1362

DUNS Number: 861065210

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 29625

Subrecipient or Contractor Name: Good Samaritan Mission

City: Jackson

State: WY

Zip Code: 83001, 8406

DUNS Number: 742518929

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 15050

Subrecipient or Contractor Name: Sweetwater Family Resource Center

City: Rock Springs

State: WY

Zip Code: 82901, 5369

DUNS Number: 129896333

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 12950

Subrecipient or Contractor Name: Uinta BOCES 1 Foundation

City: Evanston

State: WY

Zip Code: 82930, 5518

DUNS Number: 965817880

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 7000

Subrecipient or Contractor Name: Youth Emergency Services, Inc.

City: Gillette

State: WY

Zip Code: 82716, 2109

DUNS Number: 106582992

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 24660

Subrecipient or Contractor Name: Recover Wyoming
City: Cheyenne
State: WY
Zip Code: 82001, 4562
DUNS Number: 057716173
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 7525

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	21
Children	8
Don't Know/Refused/Other	0
Missing Information	0
Total	29

Table 15 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	17
Children	20
Don't Know/Refused/Other	0
Missing Information	0
Total	37

Table 16 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	1,263
Children	162
Don't Know/Refused/Other	5
Missing Information	19
Total	1,449

Table 17 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	54
Children	11
Don't Know/Refused/Other	0
Missing Information	0
Total	65

Table 18 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	1,324
Children	200
Don't Know/Refused/Other	5
Missing Information	19
Total	1,548

Table 19 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	1,098
Female	441
Transgender	0
Don't Know/Refused/Other	9
Missing Information	0
Total	1,548

Table 20 - Gender Information

6. Age—Complete for All Activities

	Total
Under 18	200
18-24	166
25 and over	1,158
Don't Know/Refused/Other	5
Missing Information	19
Total	1,548

Table 21 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	177	1	1	174
Victims of Domestic Violence	174	1	4	167
Elderly	70	0	0	70
HIV/AIDS	1	0	0	1
Chronically Homeless	358	0	5	349
Persons with Disabilities:				
Severely Mentally Ill	174	0	0	104
Chronic Substance Abuse	134	0	0	133
Other Disability	127	0	5	119
Total (Unduplicated if possible)	777	7	11	755

Table 22 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	267
Total Number of bed-nights provided	267
Capacity Utilization	100.00%

Table 23 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

267 Emergency Shelter Beds / 227 Transitional Shelter Beds Available

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
Expenditures for Rental Assistance	33,378	29,617	30,056
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	47,756	21,680	8,358
Expenditures for Housing Relocation & Stabilization Services - Services	12,941	2,961	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	12,360	0	0
Subtotal Homelessness Prevention	106,435	54,258	38,414

Table 24 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
Expenditures for Rental Assistance	13,609	3,831	28,884
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	12,705	17,062	4,658
Expenditures for Housing Relocation & Stabilization Services - Services	15,204	2,891	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	41,518	23,784	33,542

Table 25 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
Essential Services	15,007	37,427	33,421
Operations	151,773	78,643	80,677
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	166,780	116,070	114,098

Table 26 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
HMIS	0	10,000	10,000
Administration	0	0	17,085
Street Outreach	0	6,667	9,804

Table 27 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2012	2013	2014
731,984	314,733	204,112	213,139

Table 28 - Total ESG Funds Expended

11f. Match Source

	2012	2013	2014
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0
Private Funds	1,067,618	686,313	290,245
Other	614,063	372,507	71,975
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	1,681,681	1,058,820	362,220

Table 29 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2012	2013	2014
3,834,705	1,996,414	1,262,932	575,359

Table 30 - Total Amount of Funds Expended on ESG Activities