

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



**Draft for Public Review**  
November 15, 2017



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# **Executive Summary**

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

### **1. Introduction**

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

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

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

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

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

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

- *Providing decent housing* means helping homeless persons obtain appropriate housing and assisting those at risk of homelessness; preserving the affordable housing stock; increasing

availability of permanent housing that is affordable to low- and moderate-income persons without discrimination; and increasing the supply of supportive housing.

- *Providing a suitable living environment* entails improving the safety and livability of neighborhoods; increasing access to quality facilities and services; and reducing the isolation of income groups within an area through integration of low-income housing opportunities.
- *Expanding economic opportunities* involves creating jobs that are accessible to low- and moderate-income persons; making down payment and closing cost assistance available for low- and moderate- income persons; promoting long term economic and social viability; and empowering low-income persons to achieve self-sufficiency to reduce generational poverty in federally-assisted housing.

### **3. Evaluation of past performance**

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

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

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

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

### **5. Summary of public comments**

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

- High need for affordable housing
- Need for a greater variety of housing types, including housing for seniors and disabled
- Rental prices are not affordable in many areas
- NIMBYism is a challenge
- Cost of land and local fees are prohibitive
- Need for rental rehab
- Need for youth, childcare, and treatment facilities
- Need for recruitment and retention of higher paying jobs

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

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

## **7. Summary**

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

## **The Process**

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	WYOMING	Wyoming Business Council
HOPWA Administrator	WYOMING	Wyoming Department of Health
HOME Administrator	WYOMING	WCDA - Federal Programs Department (HOME, NHTF)
ESG Administrator	WYOMING	Wyoming Department of Family Services

**Table 1 – Responsible Agencies**

#### **Narrative**

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

#### **Consolidated Plan Public Contact Information**

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

### **1. Introduction**

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

Agency staff invited all citizens, public agencies and other interested parties to review the 2016 draft AAP and provide comments. Staff emailed notice of the meeting to more than 2,000 business, local government and nonprofit contacts and placed an advertisement in the Casper Star-Tribune on Nov. 16, 2015. The state also emailed the notice to three of the state's largest community-oriented associations; Wyoming Economic Development Association (WEDA), Wyoming Association of Municipalities (WAM) and Wyoming Association County Officials (WACO). There were 3 participants at the public hearing. The program managers for both of the CDBG entitlement communities, Cheyenne and Casper, also attended the public meeting and had no comments.

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

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

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

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

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

Shawn Reese, Chief Executive Officer of the Wyoming Business Council has taken a seat on the Continuum of Care group in an effort to integrate the WBC and its role as the lead for the planning for the State of Wyoming with meeting the needs of the homeless. The WBC offered board training to the continuum of care but it was never scheduled.

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

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

Shawn Reese, Chief Executive Officer of the Wyoming Business Council has taken a seat on the Continuum of Care group in an effort to integrate the WBC and its role as the lead for the planning for the State of Wyoming with meeting the needs of the homeless. The WBC offered board training to the continuum of care but it was never scheduled. The WBC has also established a good relationship with the current chair of the CoC and hopes that will lend to more fruitful interaction.

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

1	<b>Agency/Group/Organization</b>	Wyoming Housing Network Inc.
	<b>Agency/Group/Organization Type</b>	Service -Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the Wyoming Housing Network attended the Public input Meeting.

2	<b>Agency/Group/Organization</b>	Housing Solution
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the Wyoming Housing Network attended the Public input Meeting.
3	<b>Agency/Group/Organization</b>	Community Action Partnership of Natrona County
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Action Partnership of Natrona County worked with the CoC to determine homeless needs within the city of Casper and other populated areas of the state. Anticipated outcomes are an improved referral process with other local agencies to provide outreach and housing need for homeless within Casper and Wyoming.

4	<b>Agency/Group/Organization</b>	Wyoming Family Home Ownership Program
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Other government - County Business and Civic Leaders Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeownership assistance
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

5	<b>Agency/Group/Organization</b>	WY. Assoc. of Realtors
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
6	<b>Agency/Group/Organization</b>	Wyoming Chapter-National Assoc. of Housing and Re-Development Officials
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
7	<b>Agency/Group/Organization</b>	Wyoming Department of Health
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	health assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Assessing health needs of the citizens of the State of Wyoming.

**Table 2 – Agencies, groups, organizations who participated**

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

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

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

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

**Table 3 – Other local / regional / federal planning efforts**

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

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

**Narrative (optional):**

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

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

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/  broad community	To date, the 2017 Community Development survey has received over 400 responses.	Survey responses are an integral part of the needs assessment and priority needs development. The results of the survey are included throughout this plan, as well as additional comments included in the Public Input Appendix, attached.	All comments were accepted	
2	Public Meeting	Non-targeted/ broad community	The public input meeting was held on October 26, 2017 at 1:30pm via Webinar. A total of nine persons attended the webinar.			
3	Public Hearing	Non-targeted/ broad community				

**Table 4 – Citizen Participation Outreach**

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

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

As part of the needs assessment for the State's 2018-2022 Consolidated Plan, the State conducted a Community Survey. This survey helps the State identify needs and prioritize funding throughout the State.

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

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

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

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

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

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

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

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

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

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



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

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

**Table 7.NA-05**  
**HOUSING Needs FOR VULNERABLE POPULATIONS**

State of Wyoming  
2017 Community Survey

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

**Table 8.NA-05**  
**SERVICES AND FACILITIES Needs FOR EACH OF THE FOLLOWING VULNERABLE POPULATION**  
State of Wyoming  
2017 Community Survey

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

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

### Summary of Housing Needs

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

**Table 5 - Housing Needs Assessment Demographics**

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

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

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

Non Entitlement Areas of Wyoming  
2000 & 2010 Census SF1 Data

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

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

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

Non Entitlement Areas of Wyoming  
2000 & 2010 Census SF1 Data

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

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

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

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

**Number of Households Table**

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

**Table 6 - Total Households Table**

**Data Source:** 2009-2013 CHAS

## Housing Needs Summary Tables

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

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

**Table 7 – Housing Problems Table**

## Housing Problems

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

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

2000 Census CTR & 2010 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	104,696	97.9%	1,688	1.6%	580	.5%	106,964
2015 Five-Year ACS	123,830	98.7%	1,235	1.0%	453	.4%	125,518
Renter							
2000 Census	41,677	94.9%	1,464	3.3%	784	1.8%	43,925
2015 Five-Year ACS	49,890	95.2%	1,778	3.4%	735	01.4%	52,403
Total							
2000 Census	146,373	97.0%	3,152	2.1%	1,364	.9%	150,889
2015 Five-Year ACS	173,720	97.6%	3,013	1.7%	1,188	.7%	177,921

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

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

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

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

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

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

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

**Table 8 – Housing Problems 2**

Data 2009-2013 CHAS  
Source:

3. Cost Burden > 30%

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

**Table 9 – Cost Burden > 30%**

Data 2009-2013 CHAS  
Source:



#### 4. Cost Burden > 50%

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

**Table 10 – Cost Burden > 50%**

Data 2009-2013 CHAS  
Source:

#### 5. Crowding (More than one person per room)

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

**Table 11 – Crowding Information – 1/2**

Data 2009-2013 CHAS  
Source:

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

**Table 12 – Crowding Information – 2/2**

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

**Table 7.NA-10**  
**Households by Income**

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

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

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

**Table 8.NA-10**  
**Poverty by Age**

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

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

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

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

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

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

**Table 9.NA-10**  
**Disability by Age**

Non Entitlement Areas of Wyoming  
2015 Five-Year ACS Data

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

**Table 10.NA-10**  
**Total Disabilities Tallied: Aged 5 and Older**

Non Entitlement Areas of Wyoming  
2015 Five-Year ACS

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

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

### What are the most common housing problems?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Not applicable.

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

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

## **Discussion**

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

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

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

### Introduction

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

### 0%-30% of Area Median Income

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

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2009-2013 CHAS

\*The four housing problems are:

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

### 30%-50% of Area Median Income

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

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2009-2013 CHAS



\*The four housing problems are:

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

#### 50%-80% of Area Median Income

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

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2009-2013 CHAS

\*The four housing problems are:

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

#### 80%-100% of Area Median Income

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

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2009-2013 CHAS

\*The four housing problems are:

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

## Discussion

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

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

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

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

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

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

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

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

### Introduction

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

#### 0%-30% of Area Median Income

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

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2009-2013 CHAS

\*The four severe housing problems are:

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

#### 30%-50% of Area Median Income

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

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2009-2013 CHAS

\*The four severe housing problems are:

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

#### 50%-80% of Area Median Income

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

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2009-2013 CHAS

\*The four severe housing problems are:

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

#### 80%-100% of Area Median Income

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

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2009-2013 CHAS

\*The four severe housing problems are:

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

## Discussion

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

**Table 1.NA-20**  
**Homeowner Households with Severe Housing Problems by Income and Race**  
 Statewide Non-Entitlement Areas  
 2010–2014 HUD CHAS Data

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

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

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

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

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

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

### Introduction

#### Housing Cost Burden

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

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2009-2013 CHAS

### Discussion

See discussion in NA-30



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

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

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

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

No additional needs identified.

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

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

## NA-35 Public Housing – (Optional)

### Introduction

This section is not required for a statewide plan.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				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

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

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

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

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

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				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:**

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

### Introduction:

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

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

### Homeless Needs Assessment

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

Table 26 - Homeless Needs Assessment

Indicate if the homeless population is:

Has No Rural Homeless

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

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

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

The number of homeless households in 2016 included 110 persons in households with children. In addition, there were 80 chronically homeless individuals and eleven chronically homeless families. The State did see an overall decrease between 2016 and 2017 in both the number of homeless households with children and homeless veterans.

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

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

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

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

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

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

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

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

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

**Discussion:**

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



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

### Introduction

#### HOPWA

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

**Table 27 – HOPWA Data**

**Data Source:** CDC HIV Surveillance

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

#### Elderly and Frail Elderly Persons

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

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

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

#### People with Disabilities (Mental, Physical, Developmental)

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

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

Non Entitlement Areas of Wyoming  
2015 Five-Year ACS Data

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

**Table 7.Na-45**

**Total Disabilities Tallied: Aged 5 and Older**

Non Entitlement Areas of Wyoming  
2000 Census SF3 Data

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

## People with Alcohol or other Drug Addictions

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

## Victims of Domestic Violence

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

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

<sup>2</sup> [https://obamawhitehouse.archives.gov/sites/default/files/docs/state\\_profile\\_-\\_wyoming\\_0.pdf](https://obamawhitehouse.archives.gov/sites/default/files/docs/state_profile_-_wyoming_0.pdf)

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

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

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

### **Describe the jurisdiction's need for Public Facilities:**

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

### **How were these needs determined?**

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

### **Describe the jurisdiction's need for Public Improvements:**

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

### **How were these needs determined?**

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

### **Describe the jurisdiction's need for Public Services:**

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

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

### **How were these needs determined?**

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

**Table 1.NA-50**  
**Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in your area.**

State of Wyoming  
2017 Community Survey

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

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

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

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

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

**Table 4.NA-50****Please rate the need for SERVICES AND FACILITIES FOR EACH OF THE FOLLOWING VULNERABLE POPULATION groups in your area.**State of Wyoming  
2017 Community Survey

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



## **Housing Market Analysis**

### **MA-05 Overview**

#### **Housing Market Analysis Overview:**

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

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

### Introduction

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

### All residential properties by number of units

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

Table 28 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

### Unit Size by Tenure

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

Table 29 – Unit Size by Tenure

Data Source: 2009-2013 ACS

### Housing Units by Type and Tenure

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

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

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

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

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

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

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

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

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

Non Entitlement Areas of Wyoming  
2015 Five-Year ACS Data

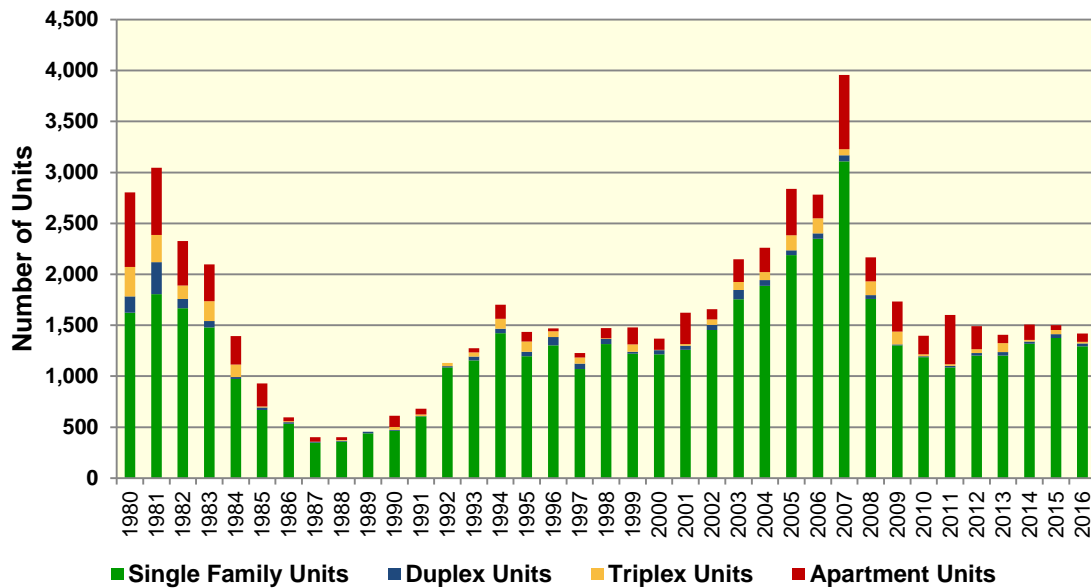
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	72.4%	43.5%	57.6%	59.2%	19.2%	51.6%	59.5%
Duplex	1.9%	2.9%	1.2%	1.4%	.0%	2.5%	3.3%
Tri- or Four-Plex	3.2%	12.0%	7.6%	4.1%	.0%	4.9%	8.8%
Apartment	7.2%	32.8%	9.8%	21.4%	67.2%	7.4%	9.0%
Mobile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

## Unit Production

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

### Diagram 1.MA-10 Housing Permits

Non Entitlement Area of Wyoming  
1990-2015 Census Data



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

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

**Table 4.MA-10**  
**Housing Problems by Income and Tenure**

Statewide Non-Entitlement Areas  
2010-2014 HUD CHAS Data

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

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

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

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

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

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

State of Wyoming  
2017 Community Development Survey

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

## Discussion

## MA-15 Cost of Housing – 91.310(a)

### Introduction

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

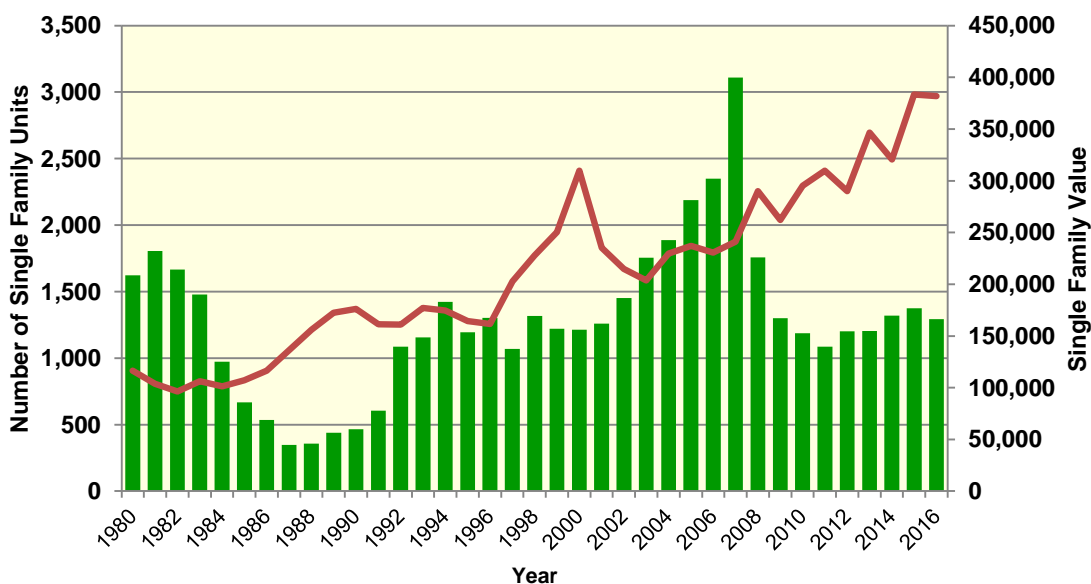
### Cost of Housing

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

Table 30 – Cost of Housing

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

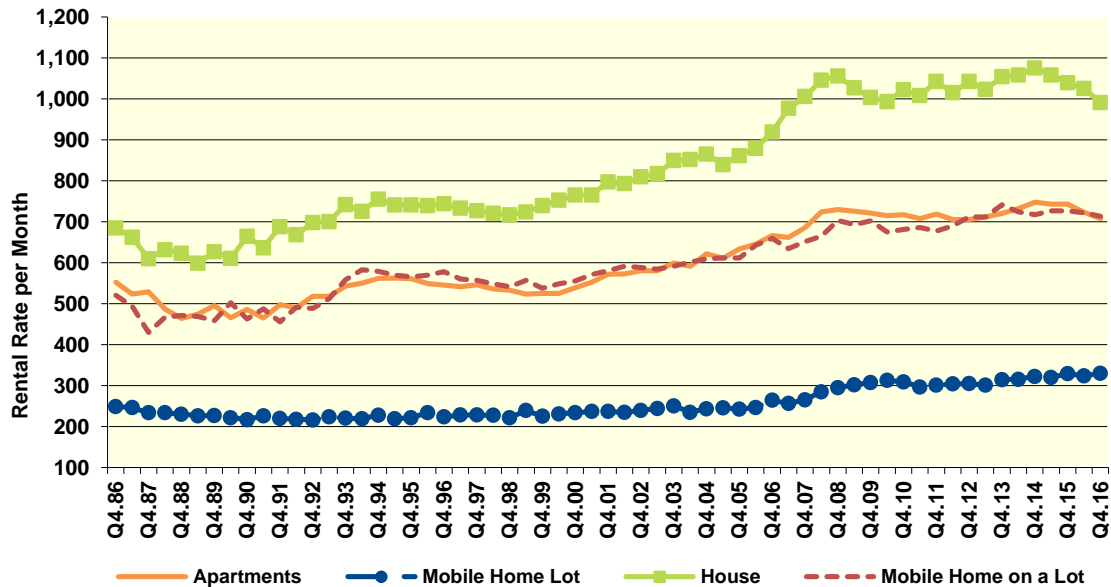
**Diagram 1.MA-15**  
**Single Family Permits and Value of Construction**  
 Non Entitlement Area of Wyoming  
 1980-2015 Census



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

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

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



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

**Table 31 - Rent Paid**

Data Source: 2009-2013 ACS

### Housing Affordability

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

**Table 32 – Housing Affordability**

Data Source: 2009-2013 CHAS

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



## Monthly Rent

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

**Table 33 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

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

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

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

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

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

There are no statewide FMRs.

## **Discussion**

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

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

### Introduction:

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

### Definitions

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

### Condition of Units

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

Table 34 - Condition of Units

Data Source: 2009-2013 ACS

### Year Unit Built

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

Table 35 – Year Unit Built

Data Source: 2009-2013 CHAS

### Risk of Lead-Based Paint Hazard

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

Table 36 – Risk of Lead-Based Paint

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

## Vacant Units

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

**Table 37 - Vacant Units**

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

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

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

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

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

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

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

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

## Need for Owner and Rental Rehabilitation

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

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

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

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

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

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

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

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

Statewide Non-Entitlement Areas  
2010–2014 HUD CHAS Data

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

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

### Introduction:

This section is not required for a statewide plan.

### Totals Number of Units

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

**Table 38 – Total Number of Units by Program Type**

Data PIC (PIH Information Center)

Source:

### Describe the supply of public housing developments:

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

### Discussion:

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

### Introduction

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

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

### Facilities Targeted to Homeless Persons

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

Table 39 - Facilities Targeted to Homeless Persons



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

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

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

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

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

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

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

**Interfaith** - Clothing Closet, Homeless Shelter & Homeless Families

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

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

**Carbon County Counseling Center** – Mental, Community, Individual

**Carbon County Emergency Management Coordinator**

**Goshen County Victims Assistance**

**Clothing Cottage** – Clothing, Shoes, Household Items

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

**Central Region – Natrona, Converse, Niobrara**

**12<sup>th</sup> Street Clinic**-Healthcare for the Homeless/Community Clinic

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

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

**Glenrock Community Food Bank**

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

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

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

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

**Self-Help Center** – transitional housing for the homeless

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

**Sheridan Senior Center** – Noon Meal/Soup Kitchen

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

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

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

**Salvation Army** – Utility, Rent, Emergency Shelter/Vouchers

**Emergency Rent/Utility Assistance Program**

**Crook County Family Violence Center**

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

**RENEW in Sheridan** – housing for the mentally ill

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

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

**Big Horn Counseling Services** – Community Mental Health

**Community Resource Center** – Emergency Assistance and Poverty Prevention

**Fremont County Good Samaritan Center** – Homeless Shelter, Soup Kitchen

**La Barge Community Center** – Food Bank

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

**One Stop Help Center** – Rent Assistance, Utility Assistance

**SW Wyoming Recovery Access Program (SWWrap)** – Rent/Utilities, Emergency Shelter, Resources

**Good Samaritan Shelter** in Jackson

**Washakie Mental Health Center** in Worland

**Pioneer Counseling Center** in Evanston

**Statewide Services – All Counties in Wyoming**

**Low Income Energy Assistance Program (LIEAP)** – Utility Assistance

**ADRC** – Wyoming Aging and Disability Resource Center

**Legal Aid of Wyoming**

**Tobacco Quit WYO** – Smoking Cessation

**Supportive Services for Multiple Counties in Wyoming**

**Wyoming 2-1-1**

**Red Cross**

**Supportive Services for Veterans and Families**

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

### Introduction

#### HOPWA Assistance Baseline Table

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

**Table 40 – HOPWA Assistance Baseline**

**Data Source:** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

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

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

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

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

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

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

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

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

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

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

State of Wyoming  
2017 Community Development Survey

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

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

### Introduction

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

### Economic Development Market Analysis

#### Business Activity

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

**Table 41- Business Activity**

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

## Labor Force

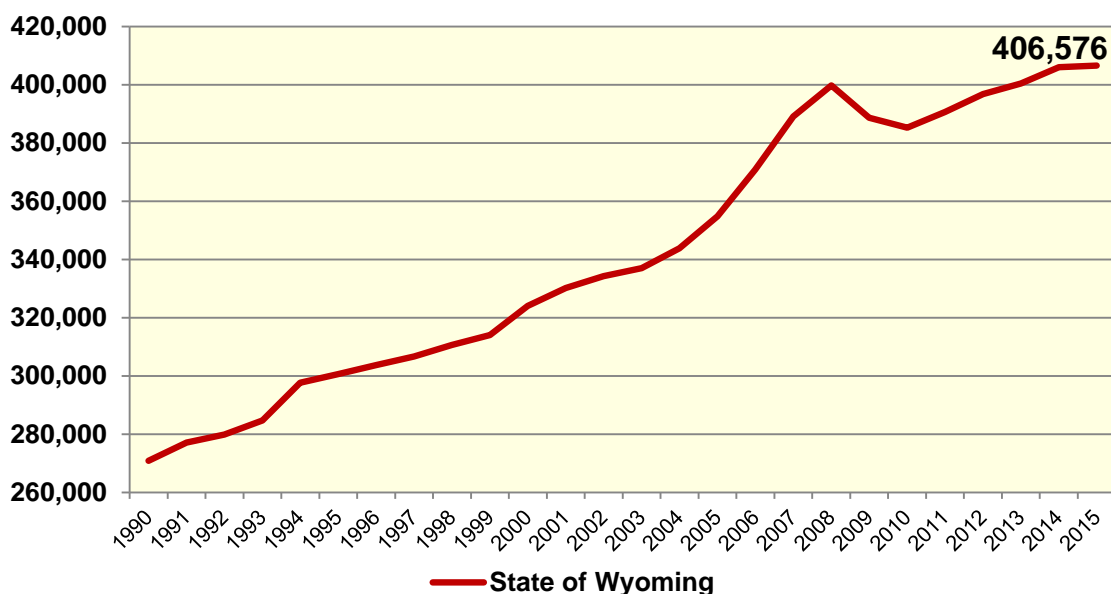
Total Population in the Civilian Labor Force	243,567
Civilian Employed Population 16 years and over	230,417
Unemployment Rate	5.40
Unemployment Rate for Ages 16-24	17.28
Unemployment Rate for Ages 25-65	3.47

**Table 42 - Labor Force**

Data Source: 2009-2013 ACS

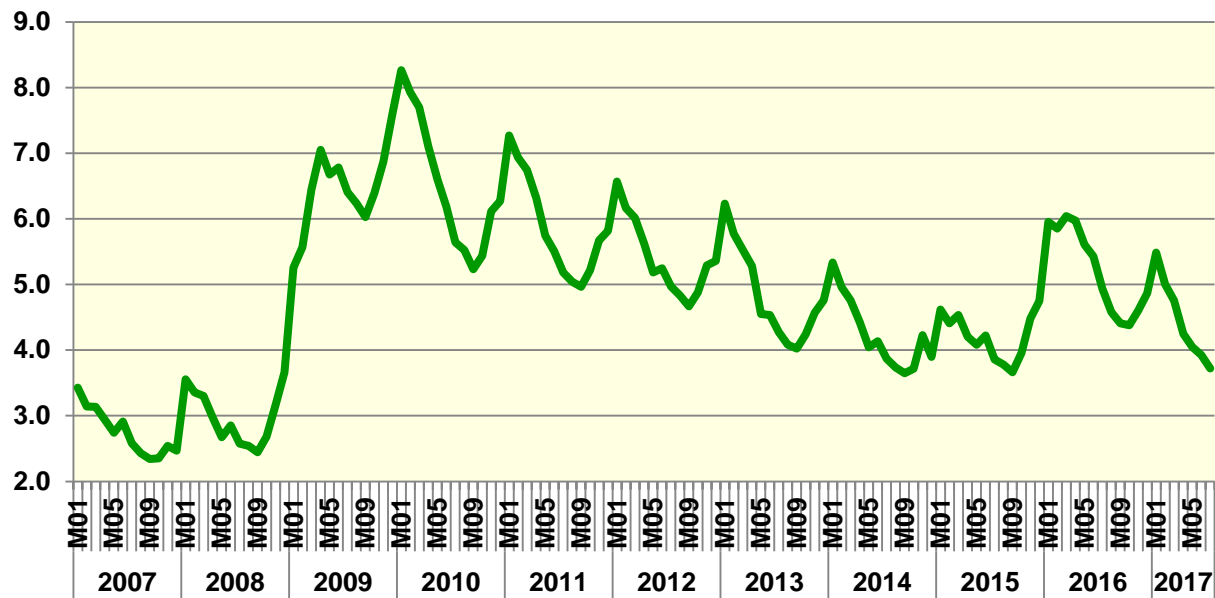
Full- and part-time Employment in the State of Wyoming has grown through 2015 to reach over 406,000. Employment did, however, experience a sharp decrease starting in 2009. Employment dipped by almost 20,000, but has since grown to higher than the level reached in 2009 by 2014.

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



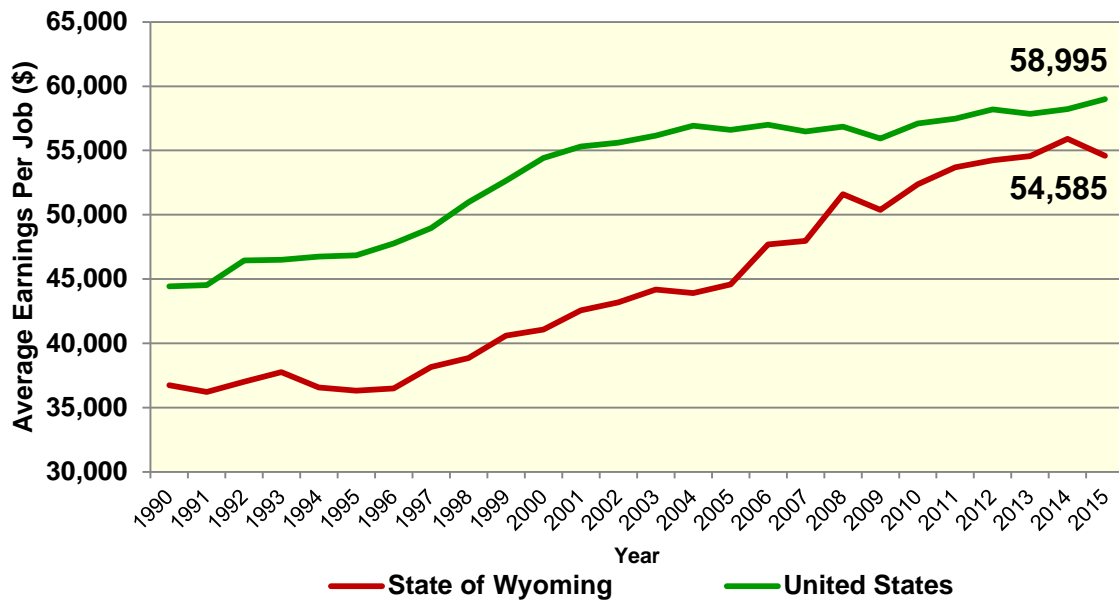
Unemployment reached a peak, recently, during the first quarter of 2010. This is shown in Diagram 2.MA-45. At this point, unemployment reached over 8 percent. This was a sharp rise from the unemployment rate that was dipping below 3 percent in 2007 and 2008. This rise in unemployment is reflective of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

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



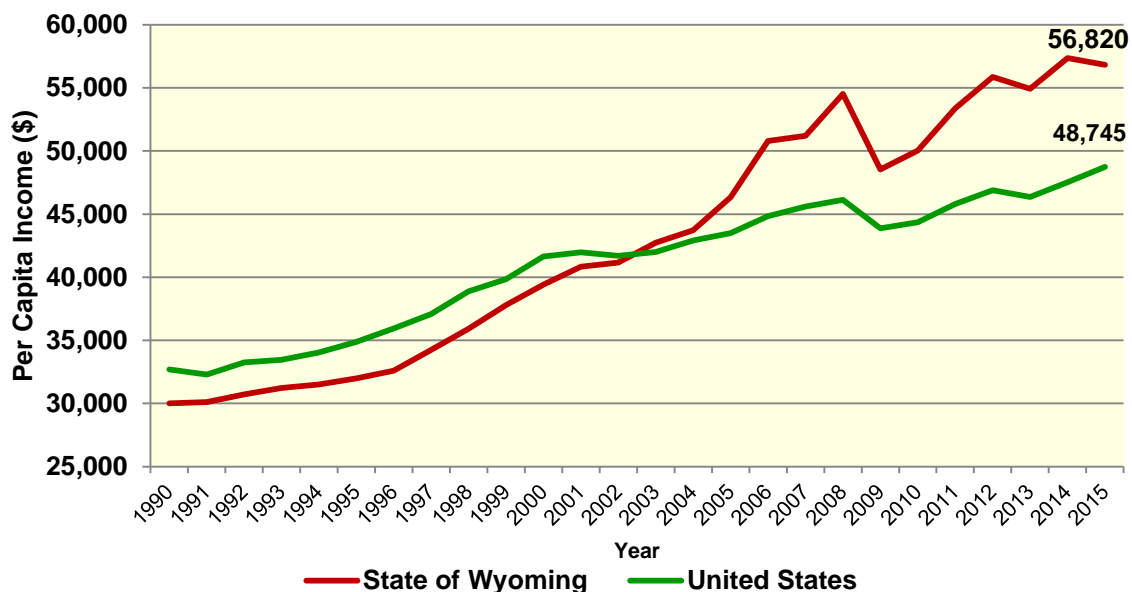
Average earnings per job in Wyoming are less than the national average, as seen in Diagram 3.MA-45. In 2015, the national average earning per job was \$58,995, compared to \$54,585 for the State of Wyoming. The State's average earnings have increased steadily since 1990, but experienced a slight drop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

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



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

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





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

**Table 43 – Occupations by Sector**

Data Source: 2009-2013 ACS

### Travel Time

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

**Table 44 - Travel Time**

Data Source: 2009-2013 ACS

### Education:

#### Educational Attainment by Employment Status (Population 16 and Older)

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

**Table 45 - Educational Attainment by Employment Status**

Data Source: 2009-2013 ACS

#### Educational Attainment by Age

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

**Table 46 - Educational Attainment by Age**

Data Source: 2009-2013 ACS

**Table 1.MA-45**  
**BUSINESS AND ECONOMIC DEVELOPMENT ACTIVITIES BENEFITING VULNERABLE POPULATIONS**

State of Wyoming  
2017 Community Survey

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

## Educational Attainment – Median Earnings in the Past 12 Months

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

**Table 47 – Median Earnings in the Past 12 Months**

Data Source: 2009-2013 ACS

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

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

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

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

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

Carbon capture and sequestration is the process of “dramatically reducing carbon dioxide (CO<sub>2</sub>) emissions from power generation and returning it underground into formations that have naturally trapped elements for millions of years.”<sup>4</sup> Officials are currently studying where to place a laboratory to test out carbon-capture technology at a Wyoming coal-fire plant.<sup>5</sup> The Integrated Test Center in under construction Basin Electric Power Cooperative’s Dry Fork Station near Gillette, Wyoming and is slated to be completed in Fall of 2017.<sup>6</sup>

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

<sup>4</sup> <http://ccs-education.org/>

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

<sup>6</sup> <http://www.wyomingitc.org/about/>

<sup>7</sup> [http://billingsgazette.com/news/state-and-regional/wyoming/article\\_a8a2c671-88b1-5c71-a5a5-e6a06a343754.html](http://billingsgazette.com/news/state-and-regional/wyoming/article_a8a2c671-88b1-5c71-a5a5-e6a06a343754.html)

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

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

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

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

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

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

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

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

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

<sup>9</sup> [http://trib.com/business/energy/wyoming-searches-for-location-for-potential-energy-park/article\\_3a160a8f-0ae0-58fb-a20b-09b2f2d9632b.html](http://trib.com/business/energy/wyoming-searches-for-location-for-potential-energy-park/article_3a160a8f-0ae0-58fb-a20b-09b2f2d9632b.html)

<sup>10</sup> [http://www.jhnewsandguide.com/news/environmental/massive-gas-field-studied-near-pinedale/article\\_800df834-a8f6-5c4f-9170-f58c195069d3.html](http://www.jhnewsandguide.com/news/environmental/massive-gas-field-studied-near-pinedale/article_800df834-a8f6-5c4f-9170-f58c195069d3.html)

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

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

## **MA-50 Needs and Market Analysis Discussion**

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

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

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

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

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

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

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

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

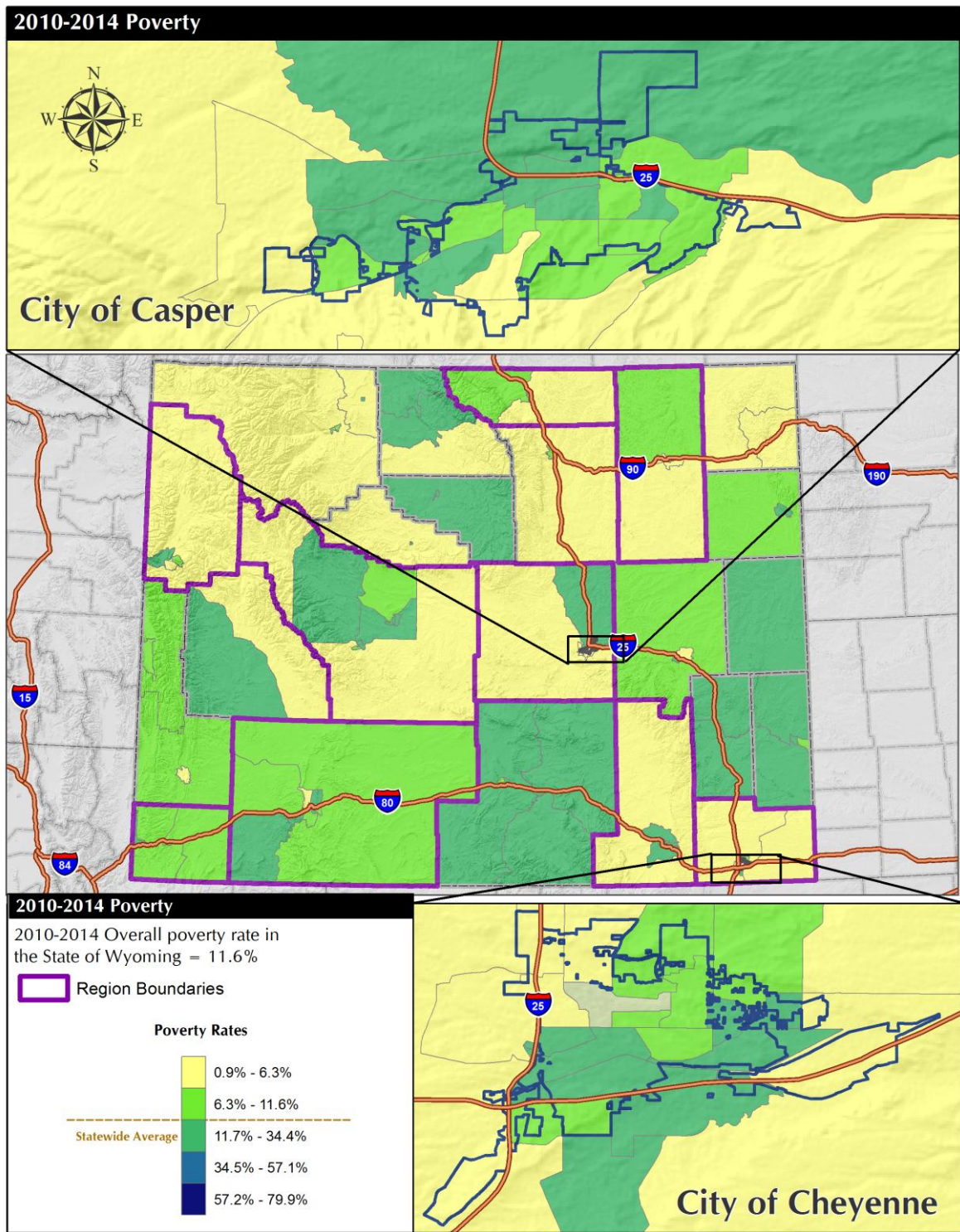
### **Are there any community assets in these areas/neighborhoods?**

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

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

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

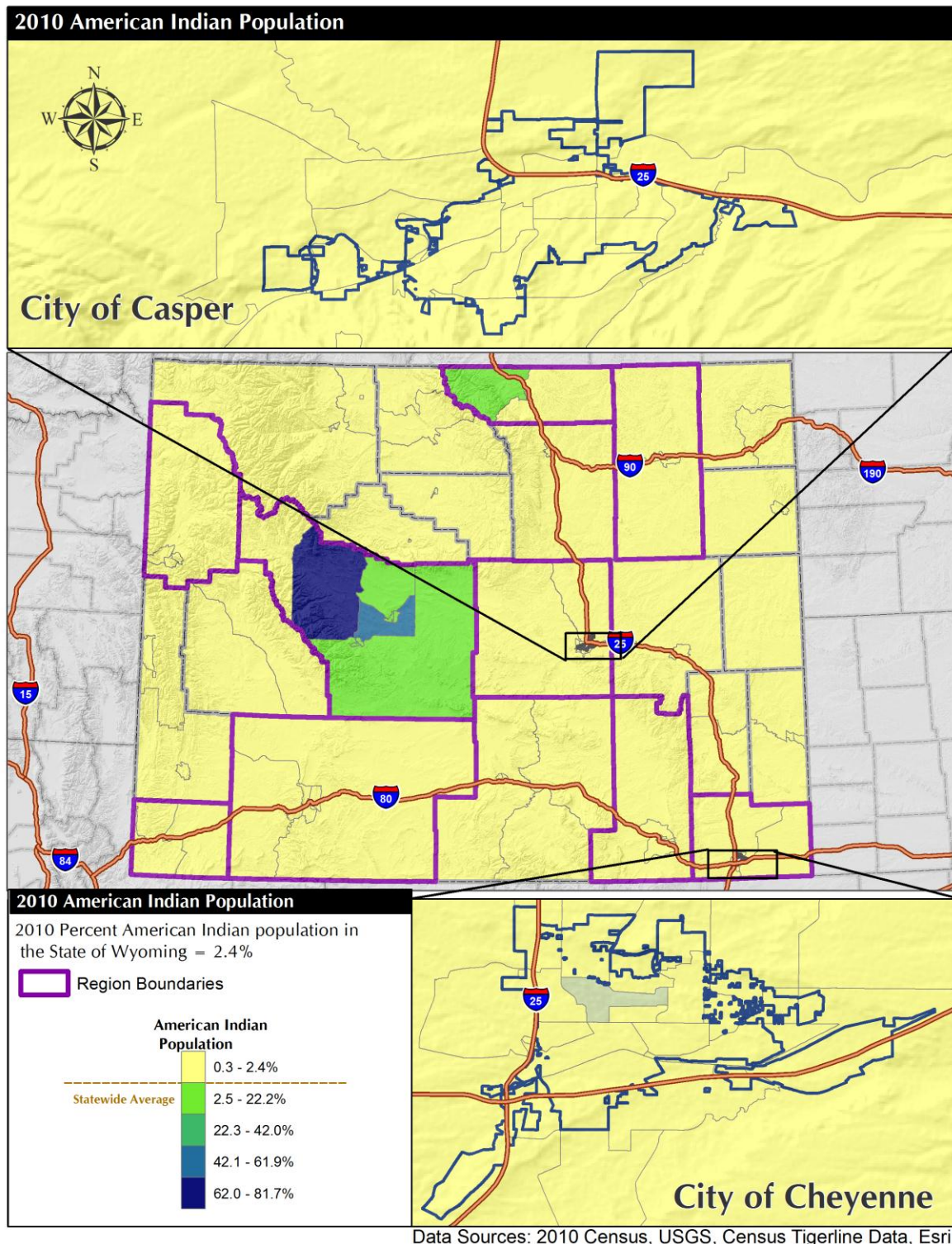
**Map 1.MA-50**  
**Poverty**  
 State of Wyoming  
 2010-2014 ACS, USGS Census Tigerline



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



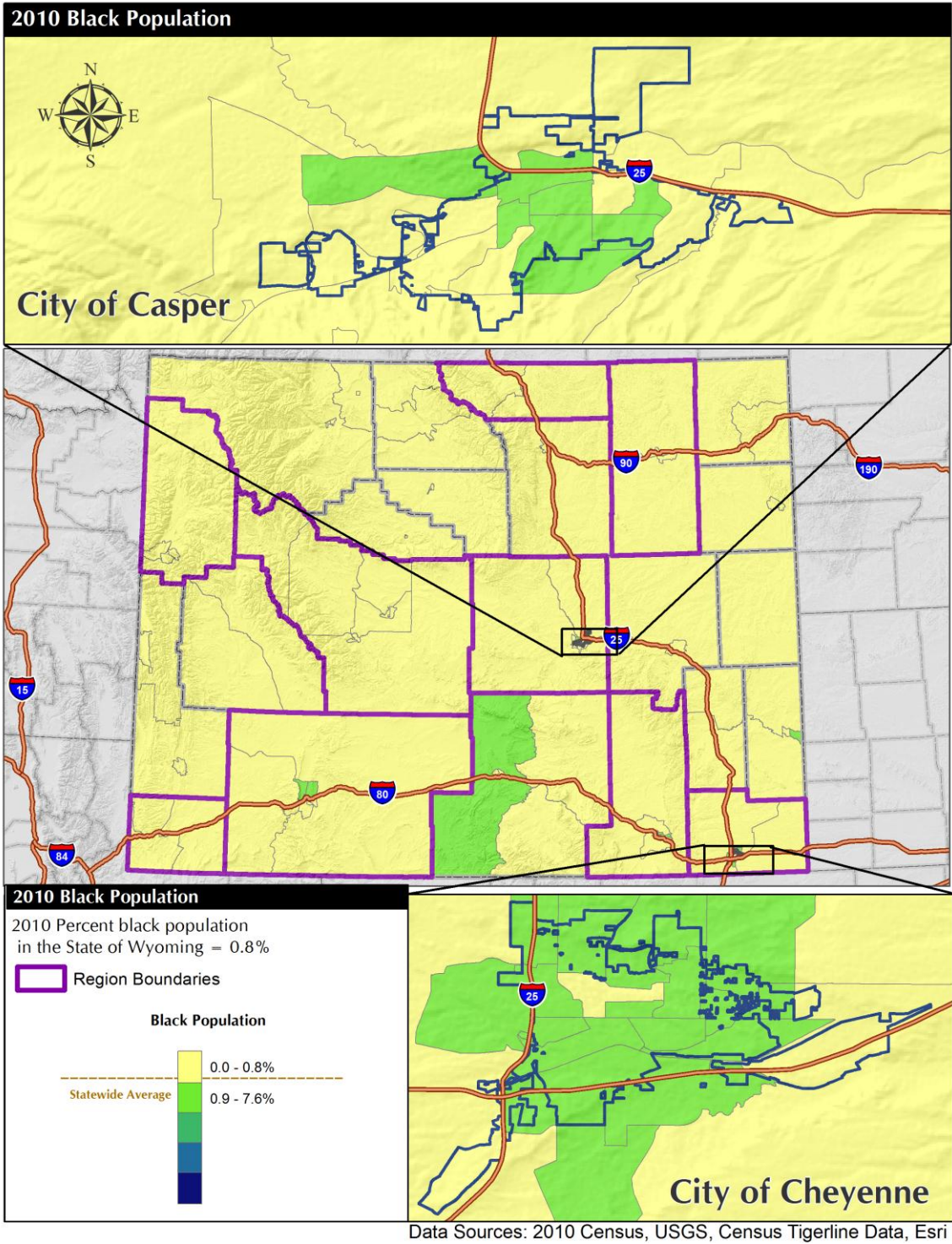
**Map 2.MA-50**  
**American Indian Population**  
 State of Wyoming  
 2010 Census, USGS Census Tigerline





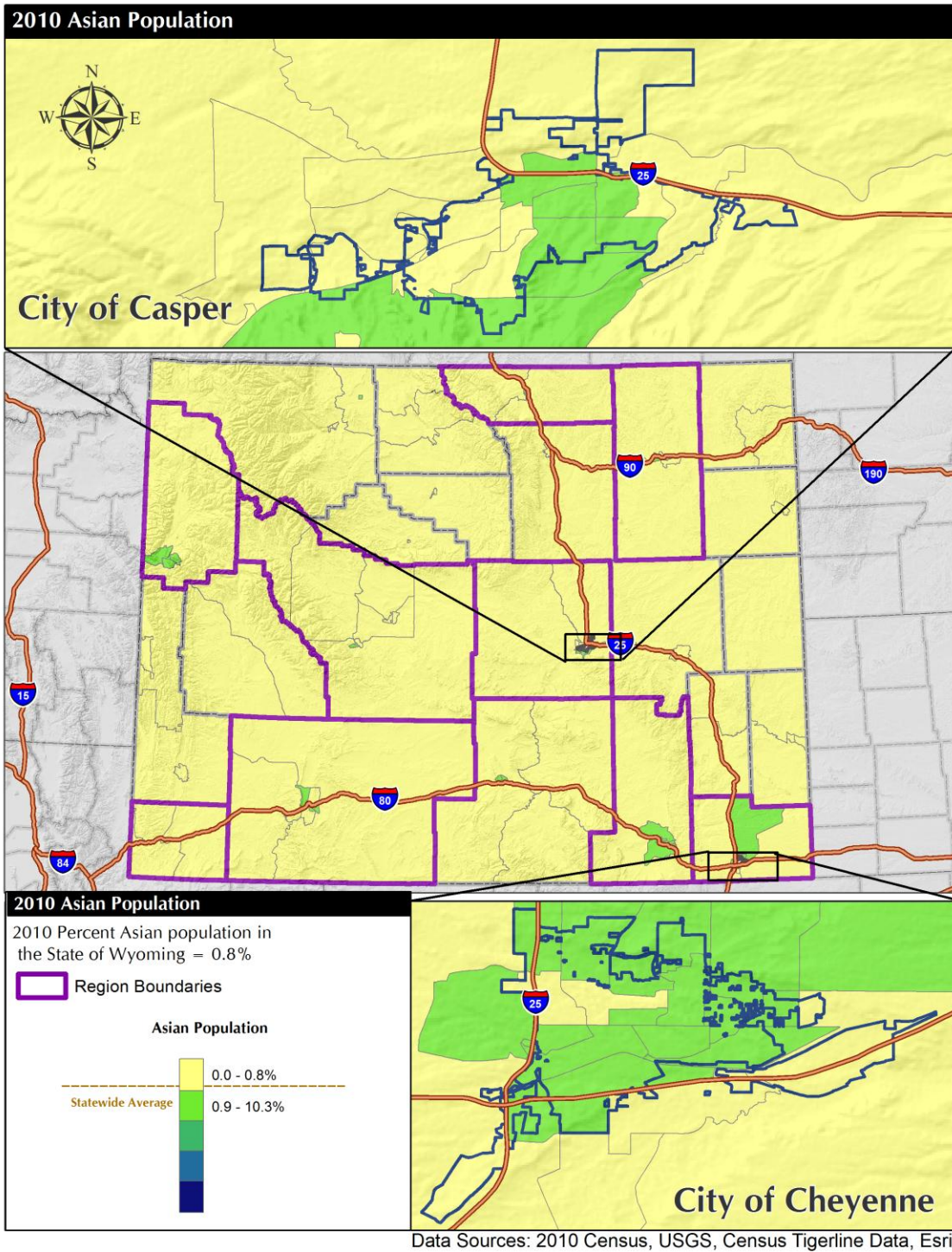
# **Map 3.MA-50** **Black Population**

State of Wyoming  
 2010 Census, USGS Census Tigerline



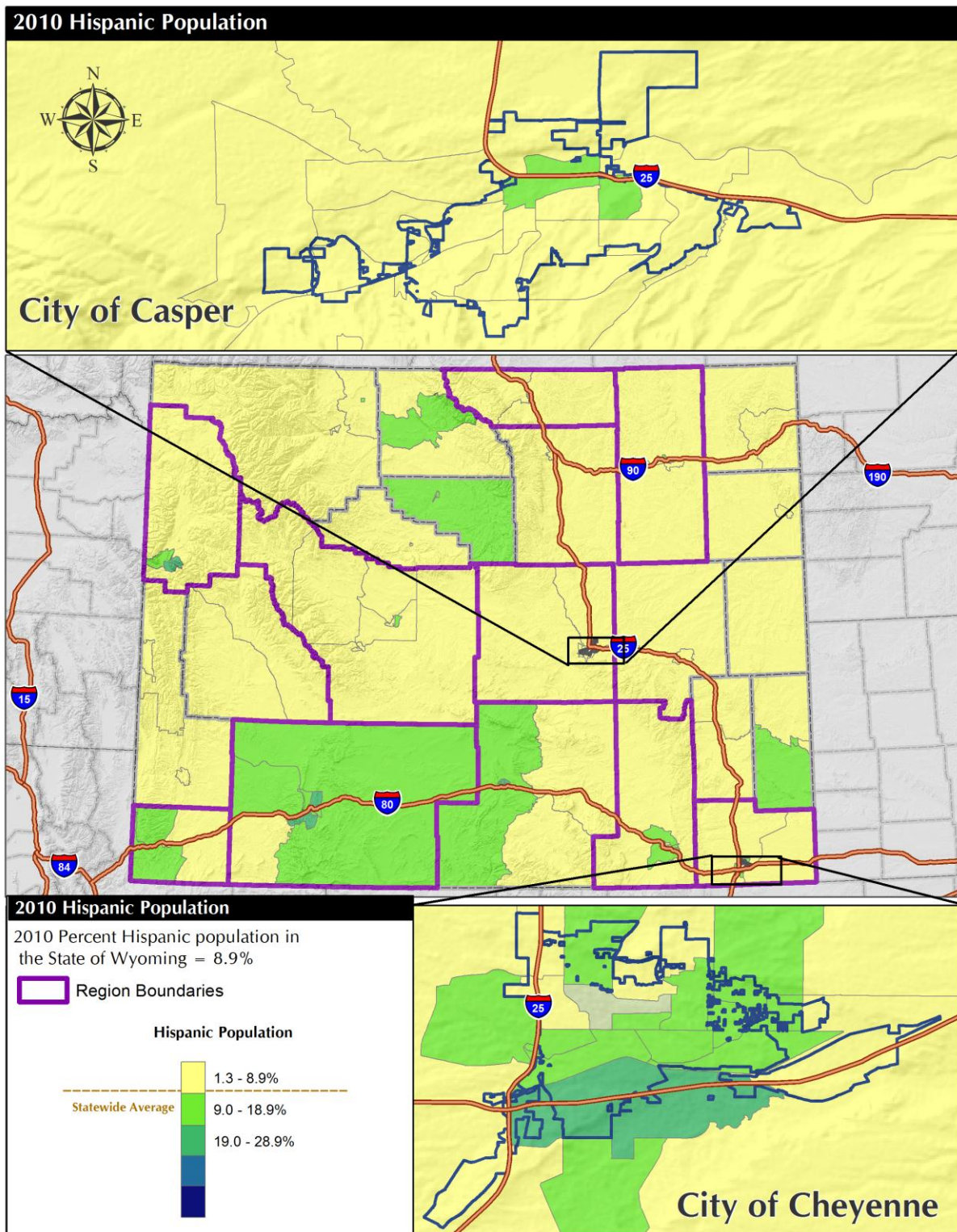
# Map 4.MA-50 Asian Population

State of Wyoming  
2010 Census, USGS Census Tigerline





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



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



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

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

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

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

### Geographic Area

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

Table 48 - Geographic Priority Areas

### General Allocation Priorities

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

#### ESG

The ESG program has not set aside or reserved dollar amounts of assistance specifically for geographic areas. Grant funds are allocated where need is greatest and there are no other competing agencies. Grants are awarded on a competitive basis; applications are taken annually.

#### HOPWA

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

#### HOME:

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

in a community as its priority.

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

NHTF:

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

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

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

### Priority Needs

1	<b>Priority Need Name</b>	Low to moderate Income renter households
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Statewide
	<b>Associated Goals</b>	AFH Goal: Promote development of affordable housing
	<b>Description</b>	Low to moderate income renters are a high priority in the State due to housing costs and the rate of cost burdens. In addition, public input revealed a high level of need for assistance to low income renter households.
	<b>Basis for Relative Priority</b>	The level of need is based on the Market Analysis, as well as public input.
2	<b>Priority Need Name</b>	Low to moderate Income homeowner households
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Statewide



	<b>Associated Goals</b>	AFH Goal: Promote development of affordable housing
	<b>Description</b>	Low to moderate income first time home buyers are a priority need in the State, as housing costs limit access to housing units.
	<b>Basis for Relative Priority</b>	The level of need is based on the Market Analysis, as well as public input.
3	<b>Priority Need Name</b>	Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Statewide
	<b>Associated Goals</b>	Invest in infrastructure and Public Facilities
	<b>Description</b>	There is a high level of need for infrastructure improvements that serve low to moderate income households.
	<b>Basis for Relative Priority</b>	The need for infrastructure improvement was defined by the needs assessment, public input, and State evaluation.
4	<b>Priority Need Name</b>	Public Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Statewide
	<b>Associated Goals</b>	Invest in infrastructure and Public Facilities
	<b>Description</b>	The City has found the need for public facilities, such as youth centers, childcare facilities, and community centers
	<b>Basis for Relative Priority</b>	The need for public facilities is based on the Needs Assessment and public input.

5	<b>Priority Need Name</b>	Homelessness
	<b>Priority Level</b>	High
	<b>Population</b>	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Statewide
	<b>Associated Goals</b>	Support efforts to combat homelessness
	<b>Description</b>	Homelessness continues to be a need in communities throughout the State, as the State has seen a steady homeless population
	<b>Basis for Relative Priority</b>	The priority for homelessness was established through the Needs Assessment, public input, and consultation with other agencies.
6	<b>Priority Need Name</b>	Special Needs Populations
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	<b>Geographic Areas Affected</b>	Statewide
	<b>Associated Goals</b>	Enhance access to public services
	<b>Description</b>	The growing special needs populations in Wyoming, including the elderly, persons with disabilities, youth, veterans, and victims of domestic violence are a high need for the State of Wyoming. This also includes persons living with HIV/AIDS.
	<b>Basis for Relative Priority</b>	The priority for special needs populations is based on community input and the Needs Assessment.
7	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Non-housing Community Development
	<b>Geographic Areas Affected</b>	Statewide
	<b>Associated Goals</b>	Encourage Economic Development
	<b>Description</b>	Economic development activities, such as the attraction of new businesses, startup business assistance, and retention of existing businesses were some of the highest rated priorities for the State.
	<b>Basis for Relative Priority</b>	This priority was rated based on the CD survey, as well as additional public input received during the planning process.
8	<b>Priority Need Name</b>	AFH Factor: Lack of availability of affordable units in a range of sizes
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly

	<b>Geographic Areas Affected</b>	Statewide
	<b>Associated Goals</b>	AFH Goal: Promote development of affordable housing
	<b>Description</b>	There is a need for additional assisted housing throughout the state. Racial or ethnic minority households are more likely to be experiencing a disproportionate need due to cost burdens, incomplete plumbing or kitchen facilities, or overcrowding. This contributing factor has been assigned a medium level of priority based on the extent of the need and the state's ability to respond to this need. The ability of the state to respond to this need is limited in some cases by scarce resources and in others by high rental vacancy rates.
	<b>Basis for Relative Priority</b>	The relative priority of this need is based on the finding of the State's 2017 AFH.
9	<b>Priority Need Name</b>	AFH Factor: Economic forces (rising unemployment, declining oil and gas production, growth in rental costs)
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	Statewide
	<b>Associated Goals</b>	Encourage Economic Development
	<b>Description</b>	The state has seen a marked reversal in many economic indicators in the last year: Statewide, the unemployment rate stood at 5.2 percent in March of 2016, or 1.3 percentage points higher than it had been a year earlier. In some counties throughout the state, as much as 8 percent of the labor force was out of work at that time. Though the state will work to promote broader access to opportunity in the coming years, its ability to directly impact natural and global economic forces is limited.
	<b>Basis for Relative Priority</b>	The relative priority for this goal is based on the State's 2017 AFH.
10	<b>Priority Need Name</b>	AFH Factor: Higher mortgage denial rates for racial and ethnic minorities
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	Statewide
	<b>Associated Goals</b>	AFH Goal: Promote equitable access to credit and home lending
	<b>Description</b>	The ability of residents throughout the state to secure home purchase loans varies according to the race and ethnicity of the loan applicant. The overall denial rate for American Indian applicants from 2008 through 2014, at 31.4 percent, was well above the statewide average of 14.2 percent. The denial rate for Hispanic applicants, at around 21 percent, was considerably higher than the denial rate for non-Hispanic applicants (12.9 percent). This was identified in data gathered under the Home Mortgage Disclosure Act (HMDA). The state has designated efforts to address this factor to be of "high" priority.
	<b>Basis for Relative Priority</b>	The relative priority is based on findings from the State's 2017 AFH.
<b>11</b>	<b>Priority Need Name</b>	AFH Factor: Failure to make reasonable accommodation or modification
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	Statewide
	<b>Associated Goals</b>	AFH Goal: Increase the supply of housing units accessible to residents with disabilities.
	<b>Description</b>	Residents and stakeholders who provided commentary during the AFH process, whether through public input sessions or the Fair Housing Survey, identified failure to make reasonable accommodation as a factor that contributes to the limited availability of accessible housing units to residents with disabilities. The State believes that it has the capacity to address this factor through outreach and education to state residents and landlords, and considers doing so to be a high priority.

	<b>Basis for Relative Priority</b>	The relative priority is determined using the findings from the 2017 AFH.
<b>12</b>	<b>Priority Need Name</b>	AFH Factor: Lack of access to housing for persons with disabilities
	<b>Priority Level</b>	High
	<b>Population</b>	Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Statewide
	<b>Associated Goals</b>	AFH Goal: Increase the supply of housing units accessible to residents with disabilities.
	<b>Description</b>	Residents and stakeholders who provided commentary during the AFH process, whether through public input sessions or the Fair Housing Survey, identified shortages of affordable, accessible housing to be a contributing factor to fair housing issues impacting residents with disabilities.
	<b>Basis for Relative Priority</b>	The relative priority has been determined by the State's 2017 AFH.
<b>13</b>	<b>Priority Need Name</b>	AFH Factor: Lack of resources for fair housing agencies and organizations
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	Statewide
	<b>Associated Goals</b>	AFH Goal: Designate an agency to serve as the enforcing authority for the Wyoming Fair Housing Act.

	<b>Description</b>	The Wyoming Fair Housing Act of 2015 provides an "enforcing authority" with the power to administer and enforce the Act, but does not name a specific agency or entity as enforcing authority. As yet, no such agency has been identified. Because the ability of the state to receive HUD funding to enforce the law is contingent upon the identification of an agency for that purpose, the state is not able to access funding through the Fair Housing Assistance Program. However, the State wishes to change this.
	<b>Basis for Relative Priority</b>	The relative priority is based on findings from the State's 2017 AFH.
<b>14</b>	<b>Priority Need Name</b>	AFH Factor: Lack of state or local public fair housing outreach and enforcement
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	Statewide
	<b>Associated Goals</b>	AFH Goal: Designate an agency to serve as the enforcing authority for the Wyoming Fair Housing Act.
	<b>Description</b>	The Wyoming Fair Housing Act of 2015 provides an "enforcing authority" with the power to administer and enforce the Act, but does not name a specific agency or entity as enforcing authority. As yet, no such agency has been identified. The State considers this factor to be within its capacity to address, and that doing so will potentially give the state access to additional resources to provide fair housing outreach and enforcement.
	<b>Basis for Relative Priority</b>	The basis for the relative priority is established in the State's 2017 AFH.
<b>15</b>	<b>Priority Need Name</b>	AFH Factor: Resistance to affordable housing production
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Statewide
	<b>Associated Goals</b>	AFH Goal: Promote equitable access to credit and home lending
	<b>Description</b>	This factor, identified through the feedback of stakeholders during the public input portion of the AFH process, contributes to a lack of affordable housing in the state. Lack of affordable housing restricts the fair housing choice of state residents.
	<b>Basis for Relative Priority</b>	The relative priority is established based on the State's 2017 AFH.
16	<b>Priority Need Name</b>	AFH Factor: Discriminatory actions in the market place
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Statewide
	<b>Associated Goals</b>	AFH Goal: Promote equitable access to credit and home lending
	<b>Description</b>	This factor, identified through the feedback of stakeholders during the public input portion of the AFH process, serves to limit the fair housing choice of residents with disabilities and racial/ethnic minority groups.
	<b>Basis for Relative Priority</b>	The relative priority is based on findings from the State's 2017 AFH.



17	<b>Priority Need Name</b>	AFH Factor: Lack of understanding of fair housing law
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	Statewide
	<b>Associated Goals</b>	AFH Goal: Promote equitable access to credit and home lending
	<b>Description</b>	This factor, identified through the feedback of stakeholders during the public input portion of the AFH process, contributes to discrimination and differential treatment in the housing market. Furthermore, a lack of understanding of fair housing law means that those who may suffer discrimination in the housing market do not know where to turn when they do. The Fair Housing Team has assigned this factor a priority of “high”.
	<b>Basis for Relative Priority</b>	The relative priority for this need is based on findings from the State's 2017 AFH.

Table 49 – Priority Needs Summary

### Narrative (Optional)

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

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
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.
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.
New Unit Production	The high cost of construction and the need to build fewer units given Wyoming's sparse population and small communities will be a challenge for producing new units. Subsidies will be very important to entice developers to attempt projects in Wyoming - particularly in some of Wyoming's smaller communities.
Rehabilitation	The increase in vacant housing in the State, especially housing classified as "other vacant" leaves room for options for rehabilitation to meet affordable housing needs.
Acquisition, including preservation	The same is true for acquisition as it is for rehabilitation. The increase in vacant housing presents more opportunities for acquiring units throughout the State.

**Table 50 – Influence of Market Conditions**

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

### Introduction

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,787,090			2,787,090	0	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,519,799	1,200,000	0	4,719,799	0	
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	215,585	0	0	215,585	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	310,296	0	0		0	
Housing Trust Fund	public - federal	Admin and Planning Multifamily rental new construction Multifamily rental rehab	3,000,000	0	0	3,000,000	0	

Table 51 - Anticipated Resources

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

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

**ESG:** ESG matching requirements will be satisfied by each agency through cash donations; donated labor, food, clothing; the value of any donated material or building; the value of any lease or mortgage on the building; local fundraising events, and grants from local

agencies such as United Way. Each agency is required to have a 100 percent match from other sources to equal funds received from the ESG.

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

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

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

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

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

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

Not applicable.

## SP-40 Institutional Delivery Structure – 91.315(k)

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

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

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

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

**Table 52 - 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.



**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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		X
Rental Assistance	X		X
Utilities Assistance	X		X
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling		X	X
Transportation	X	X	X
<b>Other</b>			

Table 53 - Homeless Prevention Services Summary

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

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

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

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

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

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

## SP-45 Goals Summary – 91.315(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AFH Goal: Promote Development of Affordable Housing Units in the State	2018	2022	Affordable Housing	Statewide	Low to moderate Income renter households Low to moderate Income homeowner households AFH Factor: Resistance to affordable housing production AFH Factor: Lack of availability of affordable units in a range of sizes	CDBG: \$5,574,180  Housing Trust Fund: \$15,000,000  HOME: \$17,598,995	Rental units constructed: 700 Household Housing Unit Rental units rehabilitated: 600 Household Housing Unit Direct Financial Assistance to Homebuyers: 20 Households Homeowner Housing Added: 1,200 Housing Units Homeowner Housing Rehabilitated: 75
2	Enhance access to public services	2018	2022	Non-Homeless Special Needs	Statewide	Special Needs Populations	CDBG: \$2,787,090	Public service activities for Low/Moderate Income Housing Benefit: 10,500 Households Assisted
3	Invest in infrastructure and Public Facilities	2018	2022	Non-Housing Community Development	Citywide	Infrastructure	CDBG: \$4,180,635	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 6,000 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Support efforts to combat homelessness	2018	2022	Homeless	Statewide	Homelessness	ESG: \$1,551,480	Homeless Person Overnight Shelter: 35,000 persons Homeless Prevention: 16,000 persons
5	Encourage Economic Development	2018	2022	Non-Housing Community Development	Statewide	Economic Development	CDBG: \$696,722	Jobs created/retained: 15 jobs
6	HOPWA TBRA	2018	2022	Non-Homeless Special Needs	Statewide	Special Needs Populations	HOPWA: \$1,077,925	Tenant-based rental assistance:
7	AFH Goal: Promote equitable access to credit and home lending	2018	2022	Affordable Housing	Statewide	AFH Factor: Resistance to affordable housing AFH Factor: Discriminatory actions in the market AFH Factor: Lack of understanding of fair housing		Other: 1 Other
8	AFH Goal: Increase the supply of housing units accessible to residents with disabilities.	2018	2022	Affordable Housing	Statewide	AFH Factor: Failure to make reasonable accommodation or modification AFH Factor: Lack of access to housing for persons with disabilities Special Needs Populations		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	AFH Goal: Designate an agency to serve as the enforcing authority for the Wyoming Fair Housing Act.	2018	2022	Affordable Housing Public Housing	Statewide	AFH Factor: Lack of resources for fair housing agencies and organizations AFH Factor: Lack of state or local public fair housing outreach and enforcement		Other: 1 Other
10	AFH Goal: Reduce Discrimination in Rental Market	2018	2022	Affordable Housing Public Housing	Statewide	AFH Factor: Lack of understanding of fair housing law AFH Factor: Discriminatory actions in the marketplace		Other: 1 Other

Table 54 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	AFH Goal: Promote Development of Affordable Housing Units in the State
	<b>Goal Description</b>	<p>AFH Goal: Identify opportunities for affordable housing developments; construct or rehab 125 such units over this next five years.</p> <p><b>NHTF:</b> Funds allocated under this goal will be used to construct and/or acquire/rehabilitate affordable rental housing for extremely low income (ELI) households.</p> <p><b>HOME:</b> Funds allocated under this goal will be used to construct and/or acquire/rehabilitate affordable rental or homeowner housing for low to moderate income households. Funds will be awarded competitively via the WCDA Affordable Housing Allocation Plan, and may be expended under the Open Competitive, Small Rural Project Set-Aside, or CHDO Set-Aside. Because HOME funds are distributed on a competitive basis, WCDA cannot guarantee that sufficient applications will be received and score high enough to utilize all funds set-aside under this goal.</p> <p><b>CDBG:</b> Funds allocated under this goal will be used to construct and/or acquire affordable rental or homeowner housing for low to moderate income households.</p> <p>See AP-30 for Method of Distribution.</p>

2	<b>Goal Name</b>	Enhance access to public services
	<b>Goal Description</b>	CDBG funds will be made available for public and social services that serve low to moderate income areas or serve low to moderate income populations.
3	<b>Goal Name</b>	Invest in infrastructure and Public Facilities
	<b>Goal Description</b>	The State will promote community development through enhancing the State's infrastructure and public facilities to meet the needs of residents. This will also include the ADA compliance upgrade.
4	<b>Goal Name</b>	Support efforts to combat homelessness
	<b>Goal Description</b>	The State will support homeless service providers throughout the State with ESG funds. See AP-30 for method of distribution.
5	<b>Goal Name</b>	Encourage Economic Development
	<b>Goal Description</b>	The State will provide economic development funds for the retention, expansion, and attraction of businesses in the State.
6	<b>Goal Name</b>	HOPWA TBRA
	<b>Goal Description</b>	HOPWA funds will be used for Tenant Based Rental Assistance (TBRA), administered by the State.
7	<b>Goal Name</b>	AFH Goal: Promote equitable access to credit and home lending
	<b>Goal Description</b>	Reduce disparities in home lending application outcomes through annual credit education and outreach.
8	<b>Goal Name</b>	AFH Goal: Increase the supply of housing units accessible to residents with disabilities.
	<b>Goal Description</b>	Ensure compliance with ADA and FHA accessibility requirements in newly constructed publicly assisted housing on an ongoing basis through inspections.  Provide outreach and education to landlords and housing providers relating to the requirements of the ADA and FHA concerning accessibility annually

	<b>Goal Name</b>	AFH Goal: Designate an agency to serve as the enforcing authority for the Wyoming Fair Housing Act.
	<b>Goal Description</b>	In year one, identify a state agency to serve as enforcing authority for the Wyoming Fair Housing Act. Encourage/direct the designated enforcing agency to apply for funding under the Fair Housing Assistance Program (FHAP) to support its fair housing efforts. Provide resources to the enforcing authority so that it may initiate fair housing testing.
	<b>Goal Name</b>	AFH Goal: Reduce Discrimination in Rental Market
	<b>Goal Description</b>	Provide outreach and education on a yearly basis. Provide fair housing seminars at annual conferences (e.g., WyoNAHRO) Provide an opportunity for remote/web-based participation in all fair housing events

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

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

Low-income: 580 households

Moderate-income: 625 households

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

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

Not Applicable.

### **Activities to Increase Resident Involvements**

Not Applicable.

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

Not Applicable.

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

Not Applicable.



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

### **Barriers to Affordable Housing**

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

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

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

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

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

The Wyoming Homeless Collaborative (Collaborative) was created in 2007 by members of the Regional Continuum of Care organizations, members of the Wyoming Interagency Council on Homelessness, Homeless Management Information System (HMIS) Committee members, and federal agencies responsible for grant assistance programs including Veterans Affairs and the Department of Housing & Urban Development. The Executive Board of the Collaborative currently consists of 25 members who meet bi-monthly and are assisted staff of the Wyoming Rural Development Council/Wyoming Main Street. In addition, a statewide meeting of all members is held annually. The mission of the Collaborative is to plan, develop, and implement a statewide continuum of care, to identify and eliminate gaps in service; to maximize limited resources by reducing duplication of service; and to mobilize nonprofit organizations, government agencies, businesses, and other appropriate groups and individuals in Wyoming in an ongoing effort to break the cycle of homelessness and to help homeless people achieve and maintain self-sufficiency. In addition, the Collaborative provides advice on the annual McKinney-Vento application and reviews performance reports of McKinney-Vento grants. Members of the Collaborative include one representative of each of the five regional continuums of care, a member of a city housing department, a representative of the Wyoming State Department of Health, a representative of Veterans Affairs, an economic development director, a representative of the Wyoming Housing Development Authority and a formerly homeless person. The adopted vision of the Collaborative is to end chronic homeless as well as all homelessness in the state by utilizing Housing First as a guiding principle and facilitating the provision of housing and supportive services to prevent homelessness, including support for affordable housing development, job training, vocational rehabilitation, increased public awareness and education about homelessness, access to mental health and substance abuse care, disability income, worker's compensation, housing, housing programs that bridge the gap between foster care and prison discharge systems and permanent housing. The vision emphasizes the complete cooperation, coordination, and spirit of partnership of all housing organizations, faith-based organizations, service delivery agencies, and both the public and private sector in order to generate and efficiently utilize limited resources and to implement effective programs. The Collaborative is currently reorganizing to improve its coordination and decision-making capacity. It is also expanding its leadership group to include additional persons representing a more diverse representation of key organizations and homeless sub-populations. The Collaborative will use the Annual Point in Time Count as a method of reaching out and identifying homeless populations. During the Count referral information will be given to unsheltered person. To the extent of resources, persons will be assessed at that time or as they enter the care system. The Veterans Administration also holds Stand Down events each fall in both Casper and Cheyenne which provide opportunities to assess the needs of homeless veterans and refer them to appropriate services and housing.

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

The Collaborative will pursue those actions identified by the HEARTH Act as summarized by the Alliance to End Homelessness as follows:

**Increased Prevention** – The HEARTH Act will provide much greater resources to communities for prevention and re-housing targeted to those who are at risk of homelessness, including people who have extremely low incomes and are doubled up, living in a hotel, or have a precarious housing situation. The bill will change the current Emergency Shelter Grants Program to the Emergency Solutions Grants (ESG) Program, and almost double the amount for ESG to 20 percent of the total for homeless assistance. The new ESG program served as a model for the Homelessness Prevention Fund included in the American Recovery and Reinvestment Act.

**Family Rapid Re-housing Incentive** – The Act requires that HUD provide incentives for rapid re-housing programs for homeless families. Rapid re-housing programs have been successfully used in numerous communities to significantly reduce family homelessness. By dramatically reducing the length of time that families are homeless, rapid re-housing programs ensure a quicker return to stability and self-sufficiency.

**Continued Attention to Chronic Homelessness** – The HEARTH Act continues HUD's existing initiative to house people who experience chronic homelessness. However, it adds families with children to the initiative.

**Permanent Housing Solutions** – The HEARTH Act designates 30 percent of total funds for new permanent housing for families and individuals with a disability. It also requires that 10 percent of funds be used for permanent housing activities for families with children.

**Definition of Homelessness** – The HEARTH Act will change HUD's definition of homelessness to include people at imminent risk of losing their housing and families or youth who live in precarious situations and are unlikely to become stable. Communities will be able to use up to 10 percent of their resources to serve people who meet the definitions of homelessness used by other federal agencies. Communities with low rates of homelessness will be able to use more than 10 percent.

**Consolidate HUD's Competitive Grant Programs** – The HEARTH Act consolidates the Supportive Housing Program, Shelter Plus Care, and the Moderate Rehabilitation/Single Room Occupancy Program into a single Continuum of Care program. This consolidation will allow communities to apply to one program rather than three, reducing the administrative burden and increasing flexibility and local decision-making.

**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 Collaborative has established a goal of increasing permanent supportive housing beds for chronic homeless persons from the current 14 to 30 beds in the next ten years. The Collaborative has committed to update its strategic plan to include specific strategies for assisting veterans in transitioning to stable, independent housing. The Collaborative and the Homeless Youth Consortium has formed a partnership to assure easy access by youth to alternative living arrangements, medical services, mental health care and legal services. In addition, CoC agencies will continue to maintain strong working relationships with local law enforcement agencies to assure appropriate referral.

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

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

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

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

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

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

The office has provided for general lead training to project management and appropriate staff. They also provide for specific training in paint chip, x-ray fluorescence (XRF) paint sampling, household water sampling, and soil sampling, depending upon which techniques are to be used. In coordination with local health officials, specific training in blood lead sampling may be provided as required.

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

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

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

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

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

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

## **SP-80 Monitoring – 91.330**

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

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

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

Local grantees or sponsors are required to submit standardized monthly financial reports which detail by budget cost category the expenditure of, and benefits from, ESG funds. CSP office staff review these reports for consistency with the currently approved budget, noting any unusual expenditure patterns. The evaluation process compliments the monitoring process in that formal evaluations of the local programs may be requested either by the state or by local overseers.

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



## 2018 ANNUAL ACTION PLAN

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

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,787,090			2,787,090	0	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,519,799	1,200,000	0	4,719,799	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	215,585	0	0	215,585	0	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	310,296	0	0		0	
Housing Trust Fund	public - federal	Admin and Planning Multifamily rental new construction Multifamily rental rehab	3,000,000	0	0	3,000,000	0	

**Table 55 - Expected Resources – Priority Table**

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

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

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

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

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

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

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

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

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

Not applicable.

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AFH Goal: Promote Development of Affordable Housing Units in the State	2018	2022	Affordable Housing	Statewide	Low to moderate Income renter households Low to moderate Income homeowner households AFH Factor: Resistance to affordable housing production AFH Factor: Lack of availability of affordable units in a range of sizes	CDBG: \$1,148,836  Housing Trust Fund: \$3,000,000  HOME: \$3,519,799	Rental units constructed: 140 Household Housing Unit Rental units rehabilitated: 120 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Homeowner Housing Added: 240 Housing Units Homeowner Housing Rehabilitated: 15 Other:1
2	Enhance access to public services	2018	2022	Non-Homeless Special Needs	Statewide	Special Needs Populations	CDBG: \$557,418	Public service activities for Low/Moderate Income Housing Benefit: 2,100 Households Assisted
3	Invest in infrastructure and Public Facilities	2018	2022	Non-Housing Community Development	Citywide	Infrastructure	CDBG: \$836,127	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1,200 Households Assisted
4	Support efforts to combat homelessness	2018	2022	Homeless	Statewide	Homelessness	ESG: \$310,296	Homeless Person Overnight Shelter: 7,000 persons Homeless Prevention: 3,200 persons

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Encourage Economic Development	2018	2022	Non-Housing Community Development	Statewide	Economic Development	CDBG: \$139,354	Jobs created/retained: 3 jobs
6	HOPWA TBRA	2018	2022	Non-Homeless Special Needs	Statewide	Special Needs Populations	HOPWA: \$215,585	Tenant-based rental assistance:
7	AFH Goal: Promote equitable access to credit and home lending	2018	2022	Affordable Housing	Statewide	AFH Factor: Resistance to affordable housing AFH Factor: Discriminatory actions in the market AFH Factor: Lack of understanding of fair housing		Other: 1 Other
8	AFH Goal: Increase the supply of housing units accessible to residents with disabilities.	2018	2022	Affordable Housing	Statewide	AFH Factor: Failure to make reasonable accommodation or modification AFH Factor: Lack of access to housing for persons with disabilities Special Needs Populations		Other: 1 Other
9	AFH Goal: Designate an agency to serve as the enforcing authority for the Wyoming Fair Housing Act.	2018	2022	Affordable Housing Public Housing	Statewide	AFH Factor: Lack of resources for fair housing agencies and organizations AFH Factor: Lack of state or local public fair housing outreach and enforcement		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	AFH Goal: Reduce Discrimination in Rental Market	2018	2022	Affordable Housing Public Housing	Statewide	AFH Factor: Lack of understanding of fair housing law AFH Factor: Discriminatory actions in the marketplace		Other: 1 Other

Table 56 – Goals Summary

### Goal Descriptions

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

4	<b>Goal Name</b>	Support efforts to combat homelessness
	<b>Goal Description</b>	The State will support homeless service providers throughout the State with ESG funds. See AP-30 for method of distribution.
5	<b>Goal Name</b>	Encourage Economic Development
	<b>Goal Description</b>	The State will provide economic development funds for the retention, expansion, and attraction of businesses in the State.
6	<b>Goal Name</b>	HOPWA TBRA
	<b>Goal Description</b>	HOPWA funds will be used for Tenant Based Rental Assistance (TBRA), administered by the State.
7	<b>Goal Name</b>	AFH Goal: Promote equitable access to credit and home lending
	<b>Goal Description</b>	Reduce disparities in home lending application outcomes through annual credit education and outreach.
8	<b>Goal Name</b>	AFH Goal: Increase the supply of housing units accessible to residents with disabilities.
	<b>Goal Description</b>	Ensure compliance with ADA and FHA accessibility requirements in newly constructed publicly assisted housing on an ongoing basis through inspections.  Provide outreach and education to landlords and housing providers relating to the requirements of the ADA and FHA concerning accessibility annually
	<b>Goal Name</b>	AFH Goal: Designate an agency to serve as the enforcing authority for the Wyoming Fair Housing Act.
	<b>Goal Description</b>	In year one, identify a state agency to serve as enforcing authority for the Wyoming Fair Housing Act. Encourage/direct the designated enforcing agency to apply for funding under the Fair Housing Assistance Program (FHAP) to support its fair housing efforts. Provide resources to the enforcing authority so that it may initiate fair housing testing.
	<b>Goal Name</b>	AFH Goal: Reduce Discrimination in Rental Market
	<b>Goal Description</b>	Provide outreach and education on a yearly basis. Provide fair housing seminars at annual conferences (e.g., WyoNAHRO) Provide an opportunity for remote/web-based participation in all fair housing events



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

### Introduction:

### Funding Allocation Priorities

	AFH Goal: Promote Development of Affordable Housing Units in the State	Enhance access to public services (%)	Invest in infrastructure and Public Facilities (%)	Support efforts to combat homelessness (%)	Encourage Economic Development (%)	HOPWA TBRA (%)	AFH Goal: Promote equitable access to credit and home lending (%)	AFH Goal: Increase the supply of housing units accessible to residents with disabilities. (%)	AFH Goal: Designate an agency to serve as the enforcing authority for the Wyoming Fair Housing Act. (%)	AFH Goal: Reduce Discrimi nation in Rental Market	Total (%)
CDBG	40	20	30	0	5	0	0	0	0	0	95
HOME	100	0	0	0	0	0	0	0	0	0	100
HOPWA	0	0	0	0	0	100	0	0	0	0	100
ESG	0	0	0	100	0	0	0	0	0	0	100
Housing Trust Fund	100	0	0	0	0	0	0	0	0		100

Table 57 – Funding Allocation Priorities

### Reason for Allocation Priorities

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

**CDBG:** CDBG funding is determined based on the applications received and prioritization through rating. As such, the amount of funding per category may change during the project selection phase.

**HOME:** HOME funding will be utilized to develop new affordable housing options for low income households in the State, including rental and homeowner opportunities. This may include both new construction and rehabilitation.

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

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

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

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

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

### Introduction:

### Distribution Methods

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

<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>A pre-qualification form is required. If a project is found to be eligible then an application is required. The MOD, Pre-qualification form and application form are all available on the WBC website. Hard copies are available upon request. WBC regional directors and CDBG staff are also available to provide additional information and guidance to applicants.</p>
<p><b>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)</b></p>	<p>Not Applicable.</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>Not Applicable.</p>

	<b>Describe how resources will be allocated among funding categories.</b>	CDBG funding is generally split between community development and economic development. However, applications for community development generally exceed those for economic development as the state has other funding sources for economic development activities.
	<b>Describe threshold factors and grant size limits.</b>	Each proposed project must meet a national objective, be an eligible activity and from an eligible applicant. The State economic development program allows applications for public infrastructure (\$500,000 max award), Downtown Development (\$500,000 max award). Community development allows applications for public infrastructure, including housing infrastructure (\$500,000 max award), community facilities (\$500,000 max award), Accessibility (\$300,000 max award) and Homeownership assistance (\$40,000 max award). Imminent threat grants may be allocated if a need arises (\$250,000 max award)
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	The state expects applications that meet the program criteria from informed applicants. Projects should result in improved housing or living conditions, improved access, new homeowners.
2	<b>State Program Name:</b>	Emergency Solutions Grant
	<b>Funding Sources:</b>	ESG

<b>Describe the state program addressed by the Method of Distribution.</b>	Emergency Solution Grant (ESG) is a Statewide program designed to aid homeless and potentially homeless to obtain or retain housing.
<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	The application scoring tool emphasized collaboration within agencies and between agencies in their communities, use of HMIS, participation in Coordinated Entry and the Statewide CoC. The guidance received from HUD has led us to understand the importance of use of data, collaboration and participation.
<b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b>	CDBG ONLY*

<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available</b></p> <p><b>to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>Notification was sent in the Spring to all contacts on the CoC list serve and WHC website. A review committee scored applications. Funding decisions were based on the ESG Scoring Committee scores.</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>HOPWA ONLY*</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>HUD has established firm guidelines that ESG follows however we will use max allocation for Rapid Rehousing because we are trying to emphasize HP and RR is a priority.</p>

	<b>Describe threshold factors and grant size limits.</b>	Threshold factors were last fiscal year operating budget, most recent fiscal year audit, most recent APR from HMIS or comparable HUD compliant database, current org chart, fair housing policy, proof of 501c3 if non-profit, good standing certificate from WY Sec of State, Wyoming Workers Compensation certificate, Articles of Incorporation, Org Bylaws, list of board members and officers, Governing Board information if Govt. and 100% match proposal with commitment letter. In the past grant size limits were based on previous year's allocation from HUD and estimated accordingly. This year's competition there was no dollar limit placed on the request for funding.</p>
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	Expected measures are compliance with HUD regulations and HMIS data collected to measure each sub recipient outcome in their community. The overall outcome is expected to be an increase of utilization of services throughout the state.
3	<b>State Program Name:</b>	HOPWA
	<b>Funding Sources:</b>	HOPWA
	<b>Describe the state program addressed by the Method of Distribution.</b>	The Wyoming Department of Health is the grantee and project sponsor for the state of Wyoming. The HOPWA program, which is housed in the Communicable Disease Unit of the Public Health Division, is responsible for providing housing services to HIV-positive individuals across Wyoming and working with case management sites located mostly in public health nursing offices.



<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>The Wyoming Department of Health does not award HOPWA funds to sub-recipients, and administers the uses of this funding directly. Project sponsors are not currently used within the Wyoming HOPWA program.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Not Applicable</p>
<p><b>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)</b></p>	<p>Not Applicable</p>

<b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b>	<p>The Wyoming Department of Health is the Grantee and Project Sponsor for the State of Wyoming. The HOPWA program, which is housed in the Communicable Disease Unit of the Public Health Division, is responsible for providing housing services to HIV-positive individuals across Wyoming and working with case management sites located mostly in public health nursing offices.</p> <p>Project sponsors are not currently used within the Wyoming HOPWA program.</p>
<b>Describe how resources will be allocated among funding categories.</b>	<p>Not Applicable</p>
<b>Describe threshold factors and grant size limits.</b>	<p>Not Applicable</p>

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	Not Applicable
<b>4</b>	<b>State Program Name:</b>	State of Wyoming HOME Program
	<b>Funding Sources:</b>	HOME

<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>The affordable housing goals of the 2018 HOME allocation are based upon the priority of needs laid out in the 2013-17 Consolidated Plan, which shows a greater need for rental housing versus homeownership for those households at or below 50% of AMI. Because of this established priority need and the income-targeting requirements of the HOME program, WCDA has allocated its largest percentage of its 2018 HOME funds towards rental housing development and anticipates supporting 134 households through the new construction of affordable rental housing. WCDA plans to utilize National Housing Trust Fund (NHTF) funds to address the needs of extremely-low income households, while reserving the majority of HOME funds for 30-80% AMI rental households. This prioritization towards rental housing is also reflected in the WCDA Affordable Housing Allocation Plan.</p> <p>Rehabilitation of existing affordable housing inventory is identified as a moderate need in the 2013-17 Consolidated Plan. However, as the state's affordable housing stock continues to age, there is a clear need to fund strategies that provide opportunities to preserve those housing resources already in place. For this reason, WCDA anticipates rehabilitating 20 units of either owner-occupied or rental housing in 2018.</p> <p>The challenges of identifying income qualified households for homeownership projects in the low and very-low income range means WCDA will allocate limited funding to homeownership acquisition strategies. As a result, WCDA anticipates assisting 10 households with HOME funds for the acquisition of affordable homeownership housing in 2018.</p> <p>In sum total, HOME anticipates assisting 164 households with the provision of affordable housing in 2018. According to the moderate growth projections of WCDA's most recent housing needs assessment, this amount represents approximately 21% of the projected need for the year. However, when considering rental housing unit needs only, WCDA's proposed creation of 134 units of rental housing meets nearly half of projected annual need.</p>
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<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Eligible applicants must complete the WCDA Affordable Housing Programs Application and submit the application by the application cycle deadline, which is the last business day in September. If sufficient funds are available, a second application cycle may be announced.</p> <p>Proposed projects will be ranked based on primary and secondary criteria. Where an applicant's Market Study differs from the current economic statistics available to WCDA, the project may be ranked using the most recent data available to WCDA. Although projects may rank, WCDA reserves the right to add requirements to address any concerns to the Initial Allocation Document, which it may have for the long-term viability of the project. When scoring applications, WCDA will utilize data at the Primary Market Area level.</p> <p>As identified in the Affordable Housing Allocation Plan, the WCDA's highest priority priorities for HOME funding approval are: 1.) need; 2.) quality of construction; 3.) income levels served; and, 4.) affordability. Land use restrictions are utilized to extend the length of time the affordability restrictions will be in place. While the highest priority is need, WCDA does not put a preference on new construction or rehabilitation, but rather the priority is on serving the community with the highest need among the applications received.</p> <p>For these reasons, WCDA will allocate a majority of its non-administrative HOME funds to rental housing production. HOME is the state's primary tool for meeting the need for affordable housing.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	

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

<b>Describe threshold factors and grant size limits.</b>	<p>Maximum HOME/NHTF Subsidy per unit - Rental Units</p> <p># Bedroom Per Unit Limit</p> <p>0 \$88,000.00</p> <p>1 \$101,000.00</p> <p>2 \$122,000.00</p> <p>3 \$158,000.00</p> <p>4 \$174,000.00</p>
<b>What are the outcome measures expected as a result of the method of distribution?</b>	<p>WCDA anticipates assisting 164 low income households as a result of our 2018 planned HOME activities.</p>

**Table 58 - Distribution Methods by State Program**

## AP-35 Projects – (Optional)

### Introduction:

#	Project Name

Table 59 – Project Information

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



**AP-38 Project Summary**  
**Project Summary Information**

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

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

No

### **Available Grant Amounts**

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

### **Acceptance process of applications**

Not applicable.

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

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

No

**State's Process and Criteria for approving local government revitalization strategies**

Not applicable.

## **AP-50 Geographic Distribution – 91.320(f)**

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

### **ESG**

The ESG program has not set aside or reserved dollar amounts of assistance specifically for geographic areas. Grant funds are allocated where need is greatest and there are no other competing agencies. Grants are awarded on a competitive basis; applications are taken annually.

### **HOPWA**

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

### **HOME:**

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

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

### **NHTF:**

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

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

### Geographic Distribution

Target Area	Percentage of Funds
Statewide	100%

Table 60 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

#### ESG

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

#### HOPWA

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

#### NHTF:

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

#### HOME:

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

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

## Affordable Housing

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

#### Introduction:

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

**Table 61 - One Year Goals for Affordable Housing by Support Requirement**

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

**Table 62 - One Year Goals for Affordable Housing by Support Type**

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

**Introduction:**

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

**Discussion:**

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

### **Introduction**

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

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

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

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

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

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

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



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

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

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

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

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

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

## **Discussion**

### **HOME:**

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

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

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

**AP-70 HOPWA Goals – 91.320(k)(4)**

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

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

### **Introduction:**

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

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

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

### **Discussion:**

WCDA awards extra points to applications which actively seek to reduce barriers to affordable housing:

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

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

## **AP-85 Other Actions – 91.320(j)**

### **Introduction:**

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

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

### **Actions planned to address obstacles to meeting underserved needs**

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

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

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

**ESG:** ESG placed an emphasis on funding efforts to prevent homelessness; this is high criteria for 2017 awards. In addition, a functioning CoC desires to have a collaborative relationship with DFS, which provides the ESG coordinator with more information on where homeless needs are greater in the state, and the agencies that can provide benefits to the homeless and about to be homeless.

**HOPWA:** The Wyoming Department of Health is the Grantee and Project Sponsor for the State of Wyoming. The HOPWA program, which is housed in the Communicable Disease Unit of the Public Health Division, is responsible for providing housing services to HIV-positive individuals

across Wyoming and working with case management sites located mostly in public health nursing offices.

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

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

#### **Actions planned to reduce lead-based paint hazards**

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

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

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

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

#### **Actions planned to develop institutional structure**

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

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

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

**ESG** - A new ESG staff member who works primarily with the CoC has been designated as the person who will conduct inspections and monitor agencies receiving ESG funds during 2018. An inspection form was revised using information from the application directions and a previous inspection form as a guide. It is anticipated these inspections will begin in early fall. In addition,

monitoring of ESG expenditures by the sub-recipients has been revised for 2018. The sub-recipients are now required to include receipts showing expenditures on their monthly reports. Without these receipts, no reimbursement will be issued.

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

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

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

#### **Discussion:**

**Broadband** - As seen in the State's 2017 Community Needs Survey, broadband and connectivity are a high priority in the State of Wyoming. In recognizing the digital divide in the State, the State will encourage the installation of broadband infrastructure in new and majorly rehabilitated multifamily housing developments, when feasible.

**Resilience** – In recognizing the prevalence and impact of natural disasters on the State of Wyoming and its citizens, the State will continue to evaluate the threat of natural disasters and promote resilience. The Wyoming State Mitigation Plan (2016-2021) assesses the natural disaster risks in the State and presents a mitigation strategy. This plan outlines the following strategy:

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

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

## **Program Specific Requirements**

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

#### **Introduction:**

#### **Community Development Block Grant Program (CDBG)**

##### **Reference 24 CFR 91.320(k)(1)**

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

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

Total Program Income

#### **Other CDBG Requirements**

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

Specify the years covered that include this Annual Action Plan.

94.00%

#### **HOME Investment Partnership Program (HOME)**

##### **Reference 24 CFR 91.320(k)(2)**

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

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

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

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



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

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

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

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

Less than \$14,999 5 years

\$15,000-\$40,000 10 years

Over \$40,000 15 years

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

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

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

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

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

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

ESG opens its application process once a year. It is anticipated all funding will be allocated this year. The ESG written standards are being revised and reviewed by WHC Board. On final approval they will be attached to the AAP. Estimated September 15, 2018.

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

Wyoming Homeless Collaborative, WHC, began a pilot program July of 2016 in selected communities. In 2017 the ESG and CoC grantees were informed that grant recipients must participate in Coordinated Entry. Wyoming's HMIS lead is training all HMIS users on WHC's Statewide Coordinated Entry system. WHC members user group meets weekly to review the priority list. Continued provider education and participation will be a strong focus for the WHC this year.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Two formerly homeless individuals are on the Continuum of Care, WHC, Board of Directors. One term of office began on July 1, 2014 and continues for 3 years and the other will serve July 1, 2017 through 2020. Their presence on the board meets the citizen participation requirement.

5. Describe performance standards for evaluating ESG.

## Appendix - Alternate/Local Data Sources

### Public Input Meeting

#### 10/26/2017 Wyoming Consolidate Plan Meeting

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

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

**Comment 3:** Thank you so much.

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

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

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

**Comment 6:** I do not have any.

(Presentation)

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

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

**Comment 9:** Any questions?

(Presentation)

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

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

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

**Comment 13:** You will go up?

**Comment 14:** Yes.

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

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

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

(Presentation)

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

**Comment 19:** Yes, thank you.

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

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

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

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

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

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

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

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

Both in Fremont and Natrona

Demolition & Removal of an abandoned Hotel/Movie Theater Building

Don't know

Downtown or near downtown housing is very important

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

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

Emergency Housing

Especially on the reservation! Fed assistance in all counties

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

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

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

Handy-cap and elder housing that is ground floor level

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

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

Homeless teens / high school students housing

Homeless veteran housing

Homeless youth housing.

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

Housing for felons being released from incarceration, ESPECIALLY acceptable sex offender housing in areas deemed appropriate

Housing for residents who are too high functioning for mentally disabled care, but are too low functioning to live on their own.

Housing for young professionals

Housing is one of the primary health issues in Teton County according to the 2014 Community Health Needs Assessment.

Housing needs significantly decreased with layoffs.

I live in Laramie. Went to school and have lived here for 12 years. It will take a miracle to get me a home here I can afford with my mid-level income. The rental properties are all aimed at college students or are \$1000 a month unless you want to live in one of the homes rented out by local owners. Because we have no housing association it's an owners market and most of these properties are poorly maintained.

Im disabled raising my grandkids and was forced out of our home of 3 years for maintenance that were reported several times but never fixed properly cause them to have to redone over and over. New house was filthy when I moved in was told to move or be evicted! Needs to be retrofitted for my needs and energy efficiency. no maintenance man has been hired only at inspection time do we get maintenance work done. not enough houses period here or daycare. the prison workers have same problem with housing and childcare

Independent senior housing near or attached to the Senior Citizen's Center is a great need.

Is there money for people who would build affordable housing on their property for rental units, such as an apartment building?

It is the opinion of our housing authority, apartment style development does not work for Native Americans on located on the Eastern side of the Wind River Indian Reservations. The extremely close proximity of apartment housing has negative social consequences in terms of daily interactions and behaviors.

It seems like there is always a lot of houses for sale. Albany County is expensive. If people aren't coming to the state, let's not build lousy housing to sit vacant for them. Preserve what we have a create stronger neighborhoods as a result. It can be tough for first time homeowners so I support this aid. I want to see money for rehab used wisely, not just to update windows which have low environmental or economic impact. Sustainability and preservation go hand in hand. Leverage that! Make demolition the LAST resort. Build in vibrant downtowns.

It would help our community

Lander desperately needs its own assisted living housing. Many rentals are old motels turned into housing without much updates or facilities.

Major need for assisted living housing for disabled.

Our community either has over priced homes that have not been taken care of or homes that are over a working class persons price point. Our community has high priced rentals or low income rentals that the workforce don't qualify for because "they make too much" Our housing market does not match the current rate at which our work force is. We have more overpriced properties than people to occupy but there is no mid range properties for the working class.

Overall help in mid-level income housing... the middle where you get paid too much to qualify for affordable housing but too little to buy something nicer on the market meeting your needs....

Programs like Family Promise that gets homeless kids and families off the streets at night

Rental rates in the Cheyenne area are absurd for the quality. The air force provides off base housing money to their personnel and inflates rates I have to compete with only my salary.

Retrofits are as expensive as new construction and not worth the time/expense. Subsidized housing doesn't work without maintenance contracts - creates deteriorating assets. Habitat-for-humanity/sweat equity programs have been PROVEN to work, so I'd like to see more public/private partnerships develop for low-income home building. Zoning is critical, and mixed use is critical - allowing people to have residential/industrial options works. I rent an industrial unit for my business and MANY people live/work in them illegally. Create mixed-use neighborhoods/developments with joint facilities (community building, parks) to encourage strong community building.

Safe affordable housing

Senior Housing

Senior housing for independent living. Seniors who are physically capable of independent living but can't manage home ownership any longer.

State & Local Government should have VERY little role in housing in Teton County. We have a responsibility to help people who can't very well help themselves (particularly long-time Senior residents), but I am absolutely fed up with taking care of people who DON'T WANT TO take care of themselves. -- If someone wants to live in Jackson, then they need to make sacrifices (work their tail off, AND live in a smaller home). Living in Teton County is a CHOICE; often a difficult one, but a choice nonetheless. -- Tax payers should NOT be tasked with paying for housing for anyone who just shows up here. -- If a business needs employees, then they should provide housing or simply NOT be in business. -- The more our State or Local Gov'ts build, the more they are going to NEED to build... it's a never-ending cycle!! Teton County does not have enough workers to adequately SERVICE the homes, businesses, people, and buildings that are already here (plumbers, electricians, nurses, cops, etc

The Hospital needs rebuilt. It is over 40 years old & is falling apart. It is held together by patch work and does not fit the county needs very well.

The average home for sale in Jackson is over \$700,000. The average rent for a one bedroom or studio is \$1,800/month. There is nothing for working class people to buy or rent that is affordable

The challenge in providing housing for this segment of the population is determining the amount of additional housing needed. Jackson is a desirable place to live and if too much supply is added then applicants with no ties to the area are attracted. Further, many wealthy residents will relocate their parent(s) here and attempt to place them in low income housing, while be able to afford free market housing. The operating margins on low income housing are so thin that adding too many units to the supply could jeopardize the financial viability of the existing housing projects. Retrofitting existing housing could be an excellent way to incrementally add to the housing stock for seniors, but keep in mind that is removing housing inventory available for other low-income categories. The low to moderate income households are the most difficult to provide units for because of the lack of developable land and high construction costs. Even if the land is donated, I doubt units could be b

The key word is affordable A piece of dirt for a trailer goes for almost \$500 a month in sweetwater county

There's no low income housing, no weatherization service

Top quality high end rentals.

Town of Meeteetse has very little housing and industry. We need both to prosper.

Transitional Housing

Transitional Housing

Transitional housing for homeless people searching for employment that are waiting for Social Security Disability, or completing substance abuse treatment or entering society after incarceration. Must be free or sliding scale and TEMPORARY. Its hard to find a job if you are homeless and lacking basic needs like showers, food and rest.

We have way to many empty houses owned by the banks as it is. Use those houses

We need family size apartments (3 or 4 bedroom) in a NICE development. Many company people do not live here because they are afraid they will not be able to sell a high end home and they don't want a cheap one, some don't even want to own.

We need housing options for ex-offenders

Workforce housing in 50-100% AML. First time home ownership

Workforce need could change if a big industry came in. We could use more low income housing.

affordable senior assisted living housing

assisted living for seniors

group home housing for the mentally ill, who otherwise would be homeless

homeless youth

housing for convicted felons who have served their time and complied with their probation but they are forever shunned from affordable housing programs.

senior housing . one level. Not for ones needing assistance. Just more liveable

sober living

## B.2. Do any of the following act as barriers to the development or preservation of affordable housing in your area? (select all that apply) - comments

### Response

ADA means that people have ability to live in their own communities. Permitting process for manufactured homes needs to be better communicated.

Again, Jackson is a desirable place to live and has historical been a high cost area, yet people continue to move here because of the beauty and recreational opportunities and now expect government to provide them a place to live. This is not to say that there is not a demand for affordable housing; the challenge is determining the scope and scale. Not everyone will be able to live here and commercial development follows rooftops, so more people equates to more commercial development.

Although many of the seniors residing in Green River have homes, many are dated and some should be condemned - A complex for 10 would be more than enough at this time

As with all locations in the country. too much Government regulation

Because we have been stymied on development due to local mentality ("we don't want new housing; it would just make our existing rental properties look bad" -- never mind that they are and should be improved or torn down). Because I am in the first stages of planning, I do not have all the information to answer all of B.2 - The answers above reflect what I have heard and not necessarily have experienced.

Builders pursuing higher end that maximizes profit 300-400 thousand vs under \$200.

Communities need to streamline permitting and reduce costs for affordable housing projects

Development expenses- to develop a residential subdivision, the costs of infrastructure is very expensive.

Difficult to interest developers and contractors

Failed home sewer plumbing and lack of funds to replace the system.

Glenrock is land locked and no available lots at this time

Housing for people that are disabled, aids, and such

Housing in Laramie is historically overpriced. We have to break through the cabal of real estate agents, appraisers, and lenders to create affordable housing in a city which, aside from the university, has a large percentage of minimum-wage workers maintaining multiple jobs and living on a shoestring.

I do not feel qualified to answer these.



I do not know what causes the lack of affordable housing I just know people are desperate to find something they can afford.

I do not know.

I don't know what barriers there are but housing costs (rentals) are extremely high considering the wages that are paid for full-time work.

I have no knowledge in this area.

I need data. Is there really a need for this? Who is homeless or low income? What do they need? Does it have to be a new development? Can we rehab older properties in existing neighborhoods where people have more walkable amenities? Work with code and everything to make that work.

I would love to see Converse County have a plan to identify and retain high school and college graduates to return to Converse County instead of leaving the state upon graduation.

I'm not sure. I do hear a lot of complaints about regulations.

In Towns there is a lack of available lands and Zoning is sometimes a problem for low income high density housing units. Whealtand's older section of town needs revitalization. This would require developers to refurbish our older homes and make them more attractive to first time buyers.

Industry would drive housing need.

Infrastructure development as in Country Homes. AVI/Wyoming Family Home Onweship

It's hard to sell lots if you are subdividing. The infrastructure costs to subdivide are not worth the cost.

Lack of contractors willing to work on these projects as they are less profitable than high end, custom homes.

Lack of public transportation is also an issue. Homes do no good if people are not able to get to work

Lack of suitable facilities that are affordable for groups such as Eagles Hope, a pet project for me. Eagles Hope should be assigned 501c3 status in the immediate future which will help in future financial planning.

Most of the problem is the people that have rental housing don't want any more to come. They would have to improve their rentals and don't want to do that.

My brother subdivided 55 acres into 11 5 acre lots. After the county, the state, the lawyers, the engineers, the bank and the power co had all made their money up front (that's where the bank came in), my brother got what was left over - about 40%. Today, he'd gladly give back the 40% if he could have his land back. A good half of that 60% was due to regulations - regulations that made that list of people rich.

My husband owns a construction company... the cost of materials keeps going up, and he has had paycut after paycut every year to make it. Coupled with the short concrete season, it's tough to make it as a contractor in Wyoming. The cheap mentality and DIY attitude in Fremont County it's tough to want to stay here.

Not sure about any of these I just know that we are in need of safe and affordable housing

Not sure what the problems are.

The county and city don't seem to want to let any growth happen, no matter if it's residential or commercial. The city/county also seem opposed to anything that doesn't benefit students or families; we have lots of singles and childless couples.

The process through the City and/or County governments is extremely prohibitive. I think our city needs education on how to promote economic growth

There are no barriers we can't overcome with appropriate funding.

There is a long waiting list for Section 8 housing

There is construction going on more now than the last 5 years I have been here but that may be due to people losing homes in the flood last year. rental prices are really high and there inst a voucher system here so can only live in already existing houses. i have lived in both hud apartments and houses and neither are kept up

Time to think out of the box: mixed-use is appropriate and desirable. The family structure has CHANGED- many singles/tradespeople need to have single-location housing (work/live). Examples are every single kind of sub-contractor, lawn care, textiles, small manufacturing...

Too many incentive to build multi-million dollar home, not enough incentive to build affordables.

Updated infrastructure is needed for ALL types of housing and businesses in the area.

anytime a 'low income' housing area is built, it is overrun with drug dealers and users and general crime. The income level allowed is incredibly low, making it difficult for anyone who earns more than minimum wage to find decent affordable housing. There is not a happy medium between low income and not low-income housing.

investors available

land, materials, and labor costs are outrageous in Lander

n/a

solid waste system is broken too much money being spent on too little effort

strict licensing of contractors, adherence to strict building codes, some form of assistance or co-operation to obtain material and labor. the Habitat for Humanity concept would be good for all low to medium housing seekers.

### **B.3. For any barrier you selected above, please describe the barrier and the best way you think we can overcome it.**

#### **Response**

For people who desire a rural lifestyle, they cannot live in most incorporated communities because local codes do not allow horses, chickens, etc. To live outside of town, the lack of infrastructure makes it prohibitively expensive.

More reasonable permitting fees and better working relationships between contractors and City/State agencies. Incentives for quality construction materials used for Affordable Housing at reduced rates. Incentives for Contractors to do quality construction at reduced rates.

Torrington is land locked and only annexation can change this fact and challenge. A lack of contractors can be attributed to a small population and no growth potential. Other underlying problems are a lack of high paying jobs that would allow people to qualify for loans to use for building homes, businesses, etc.

A community survey which you are doing now will help. The con is that the community members that really need the above support will not be able to give input on this survey.

A community-wide effort is needed to bring together WCDA, Wyoming Housing Network, Casper Housing Authority and the city and towns in Natrona Co. to identify the problems and resolve them. Workforce housing is a true need. WHN has done well in providing apt. units.

A few vocal constituents can (and have) derailed mixed income and mixed use developments, bike lanes, quality of life amenities and so on. I have no idea how to get past that. Land/housing is way too expensive. I can get much more house and land in the Midwest. Why is it so high here, far beyond what one would expect based on the salaries of available jobs.

Address permitting differences between cities and counties. Have blanket exemptions for lot sizes below a certain point, whether single family, multi-family, or apartments.

As is usually the case, housing such as this usually is stymied by the NIMBY's. I think everyone sees and acknowledges the need for this type of housing....as long as it is built somewhere else (not my neighborhood). To overcome this issue, education of the neighbors and the people living in the proposed area is paramount. Often times, the NIMBY syndrome comes from a lack of knowledge and understanding of the project.

Availability of land for housing on the Wind River Reservation is due to the fact that the two tribes have split their governance. There is enormous need for them to join their governance of the Reservation again so many good things can move forward. In Park County, housing is a matter of available land and countering the mentality that "we have no problems here." Education of the public about the need in our communities is the first issue.

Available land at the golf course. People are cautious about developing out there. Lots were sold while golf course was operational and the lot cost is still the same and there is no golf course. Development is needed and important, but there are barriers about change.

Become an active participant in non-profit housing schemes that will actually serve poor and lower-middle class residents.

Begin some home building trade schools in these areas and use the school projects to build some of the housing, thus lessening the costs.

Better communication for people who want to own their own homes. The realities of financing, permitting processes.

Building and city codes are very constrictive. I own 17 properties trying to create affordable, decent housing for low to middle income. We have had to turn down projects because of code requirements making projects overly expensive and sometimes impossible.

Campbell County does not support low income housing or those who are homeless. Pressure for city government to support these types of projects may help. Campbell County wants to innovate and build large scale projects but forgets that it is also important to support the low income community that also lives here.

Campbell County has a stigma about homeless and mentally ill residents living in the community. There is a real lack of resources for those living in poverty and homelessness.

City Council needs to be pushed to implement policies for additional low income housing.

City and county fees are enormous barriers

City needs to update infrastructure for sewer and water lines. Difficult to attract contractors due to isolation and lack of growth.

Common perceptions are that restrictive zoning drives up Teton prices. Actually, if zoning were abandoned, Teton would have a housing affordability problem. Building less density makes more profit than building more density. It is more profitable to sell fewer expensive high-end house lots than more less expensive lots. Fire & building codes continually add costs to construction every time they are updated. The political forces created by NIMBYs is enormous. Actually, we are BANANAs in Teton: Build Absolutely Nothing Anywhere Near Anyone.

Communications infrastructure is lacking in Laramie County, specifically Granite Canon. Land is plentiful but phone, data and media resources are unavailable.

Cost is a huge component as well as the lack of land. Implement real estate tax for 2nd home owners to subsidize cost.

Cost of Lots-City develop a neighborhood designed for low income housing. Lots in Sweetwater county start at 70K already eliminating any new low income development. NIMBY-Create neighborhood in one of many available areas with a small separation available from higher income. Policies need retrofitted across the state to provide the means for low income new housing especially for seniors.

Cost of goods in Wyoming is high-- because shipping is high

Cost of land is too high to build affordable units.

Cost of materials are more expensive here. We produce most of the materials, why so high? A house in Iowa, Nebraska or South Dakota costs half of what the houses in Wyoming cost. Housing needs are met for the rich and the poor. The middle working class are priced out of the market and can't receive assistance either.

Costs - Subsidize the costs with federal funds. Present packets of successful low-income developments with photos and educate people.

County/town building fees and codes differ widely. Much more expensive and more building requirements in the cities/towns than in the county creating an 'urban sprawl' and home owners seek the path of least resistance. Later, they clamor for services, expensive for County governments.

Dealing with surrounding development land owned by one individual family who isn't interested in developing the land presently.

Density/Zoning - advocacy at municipal and county level to change zoning in order to upzone affordable rental housing in town. Ideally, provide incentives (tax and/or expedited processes and approvals) for private developers and employers to develop rental housing. Affordable Housing Dev't Policies: Advocacy to ensure that lowest wage service workers are included and prioritized for affordable rentals. Technical assistance training for developers (for-profit, non-profit, public agencies) to develop and maintain the long term affordability of housing stock for lowest income service workers.

E

EVERYTHING to buy in converse county is way too expensive for long term people to live here. There was a boom here that is gone, but the prices for things is still astronomical. To get more affordable work done here, you have to hire folks from out of town and that costs extra because they have nowhere to stay when they come, so they commute to other towns.

Ease up on regulations.

Economic Boost for the area would most certainly begin to break the barrier

Educating the community that just because they are low income does not mean that they are criminals.

Encourage construction that is a mix of rental/home ownership that includes low and moderate income with community oriented amenities for residents of all ages

Encouragement and communication between bldg supply companies to deliver to homeowners and contractors. Team building between contractors both out-of-town and local.

Financial help to purchase a facility for Eagles Hope. A current matching gift offer of \$50,000 has been made towards a property purchase, but even if it were matched there would still be a need for additional grants or low interest loans.

First, if the local governments are addressing this issue with inclusionary zoning provide assistance in determining if the incentives are great enough to encourage private sector developers to build. Second, guidance for partnerships between the public and private sector. Third, rental assistance to the owner/operators of low income housing.

Flooding issues Address additional traffic to existing neighborhoods Over crowding of schools for family housing Loss of "green space" if additional housing is added to some neighborhoods

Funding but nonprofits can't compete with developers,

Get rid of so many rules such as driveway needing to be cement. That is VERY costly and unnecessary. Also restrictive easement rules. It is my property.

Get rid of the slum lords on East A Street. Condemn the old drug, bug infested motels and build new affordable housing for very low income residents. Run the slum lords out of business.

Grants

Grants for people on low income to get new Windows, doors, furnaces, single fathers with children in household

HIGH UTILITY HOOL -UP FEES IN THE CITY OF SHERIDAN SURELY CAN COME DOWN QUITE A BIT AND STILL COVER MOST OF THE COSTS

Highest cost of living in the nation. No idea how to overcome it; they have been wondering that for years!

Hanna has a Council of highly UNMOTIVATED members that sit with their heads in the sand

I am not 100% sure what I put are overall barriers, but I do hear my clients talk about being unable to afford land or construction costs and people get nervous about mixed income ideas because the rich and poor areas are very segregated in Sheridan (so not in my back yard).

I am reporting for Chugwater, and the town is landlocked.

I don't know how to overcome the cost of materials

I don't know how you bring prices down. In Lander, sellers hope to attract buyers from out of state who come in with lots of money...not much you can do when those buyers are coming in.

I feel that everyone has to be more conscience of the costs and not jack the price up on everything to make a "killing" We as a nation are to concerned about the bottom line than we are to help all people. The rich need not get richer. The poor ARE getting poorer.

I think the cost of living is far too high in Campbell County, with downturn in the economy the prices should start to fall.

I think there needs to be a group to ensure there are enough low income housing available and to address the homeless situation.

I'm not sure how to overcome these barriers.. much of them are surrounded by the community's mentality of not helping low-income people and "not in my back yard".

If I had this answer, I would be the most popular person in Teton County. I think a program that preserves existing workforce neighborhoods and somehow keeps that cost (rent or own) affordable would be more cost effective than building new housing.

Increasing public awareness. Increasing partnerships with local and state government. reducing the amount of duplicated services. development and utilization of a coordinated entry system

Inflation is unfortunately not easy to overcome.

Infrastructure - need amenities for young professionals Bldg Codes - more flexibility Permitting Process - more efficient and consumer friendly

Initiate a rural retention program, which would include internships to engage young people in their own community businesses, encourage entrepreneurship and engagement in their local community.

It seems very difficult to get people to invest in Rawlins.

Lack of available appropriately zoned land is likely the largest barrier; followed quickly by the cost of infrastructure, cost of land, cost of materials, and cost of labor. Grant funding would be helpful, but availability of funding is a problem. The NIMBY mentality is present, but not the biggest barrier.

Lack of infrastructure: look for grants and the current housing study in progress should show exactly how much infrastructure needs to be added. For cost of building/lots/labor/etc... the current housing study will help investors see needs and potential and people might be willing then to invest money into housing in the Niobrara County. NIMBY mentality might be able to be overcome through more community involvement and education. Helping people see how much having a slightly larger population base in Niobrara county will add to school district, helping business district stay alive and maybe grow. Also trying to incorporate the prison staff into the community rather than seeming like a separate entity. If most of the prison staff, families, and their needs aren't seem as part of the community there won't be a drive in the overall to help fill those needs. Welcome packets from the businesses in town, getting people from the prison aware of community activities such as softball, theater,

Lack of land and cost. Areas surrounding Baggs and Dixon are owned by ranches and they do not want to sell.

Lack of qualified contractors - people cannot get their homes fixed because there are no standards for contractors and it is difficult to find someone who can do a good job.

Land cost is very high as is materials, labor and construction contractors

Land is premium. A block that could be purchased and subsidized to reduce cash burden on house would be good. building costs are higher than most here, but land, within close proximity in town.

Land ownership is precious in Big Horn County. I only know about my town, Byron, not the rest of the county.

Lander is such a small town and there is only so much available land or property available that could be used for this purpose.

Laramie City Council passed an ordinance that every tenth apartment constructed in the City Limits must be handicap accessible. This is not being done or enforced.

Make the contractors have a fee for upgrading our water and sewer systems. Why should it always be up to the people who live in Sweetwater county to have to foot the bill.

Make the permitting process easier. If the zoning already exists for residential, there should not be a need for town hall meetings and other red tape to build and re-purpose housing units.

Materials are more expensive because of all the disasters. Use non-traditional building materials such as hay. Many workers went to the oil fields but are starting to return. Offer benefits for medical and for training opportunities. It seems difficult to get building permits and the inspections needed. Add more staff and cross train existing staff.

Maybe get assistance from youth program offenders or inmate worker help from prison

Minimal vacant land in the city. Annex county pockets that like within the city limits.

More engagement with City Council to develop additional policies and review local costs

More funding from Federal.

Most of the problem is the people that have rental housing don't want any more to come. They would have to improve their rentals and don't want to do that.

Most of the problems deal with zoning restrictions and can be addressed in the Towns through the Town Councils.

Much of the area's infrastructure is aging and needs replacement and/or expansion and renovation. Funding from state, city, federal and private sources needs to somehow be combined to remedy the infrastructure issues. It makes little sense to build new housing units of any kind if the infrastructure is lacking or in need of repair. Moreover, communities will not attract businesses or existing companies will be reluctant to expand if infrastructure is not up-to-date. Therefore, if businesses are not growing, neither are communities and more housing will not be needed.

Multiple housing studies have shown demand, but market doesn't justify investment

My opinions are both from a state as a whole perspective, and along with local issues I see Building Codes a big issue as there needs to be some consistency in codes across the state: some areas have minimal codes, where others it is very difficult to understand and are very cumbersome and deter revitalization of existing housing as well as new construction standards being weak.

NIMBY is a problem. There has to be strong political will to overcome the well-funded NIMBY syndrome. Master plans must be flexible with 10-20-30-50 year revisions stated at the outset. Communities change - needs change - people must work, but public housing assistance does NOT work. It creates problems. Be leaders. Do something innovative.

NIMBY is more of an education need than anything else.

Need financing to complete the infrastructure Annexation laws limit land availability.

New construction and rehabilitation costs are very high in our remote area. The City encourages infill development but many potential owners shy from a new investment because rental income will not offset the costs of construction.

New leadership that have an understanding of forward thinking and stop living in the 1800's

New lots are being developed but at a high price

Nimby -don't know how to fix

No permitting process is in place. This burden would lie with the City and they have no incentive to help any business or new construction

Not in my backyard - mixed housing, decent affordable buildings that fit community. The Reservation needs more assistance.

Often we experience the lack of developers willing to make the initial investment on lower return projects.

One problem I am currently dealing with in matrons county is we are looking to buy land like 10+ Acer's and it is hard to find a place where zoning allows two homes on the same piece of land we are trying to find land where my parents could also build a home with us on it... And I understand people not wanting us to put two hunky trailers on it but that is not the case we are wanting to build two \$200000 homes and have a nice piece of property

Only speaking for Cody, the housing is very expensive and homes for low to middle income are not available at this time. Low income housing is desperately needed, but must be an acceptable solution in this community. Not sure the best way to address this!

Open up park land for housing.

Our community needs a bigger home improvement business so the cost of building and remodeling is not so high. Also we need more companies doing building, the existing companies have a monopoly!

Our economy needs to bounce back but with the right funding we can repurpose local buildings for affordable housing. That would cut land costs and fees for purchasing said land. We need to stay local with our architects and contractors to save on costs. We need to partner with other investors to bring an equal opportunity for good residential development.

Our local contractors are booked far in advance. We need outside contractors to come in and build affordable housing.

Out of state owner who owns 115 developed residential lots and refuses to sell. Anything that the state could do to force this man to sell would be great.

Overall the cost of the permitting and the red tape for developers require them to put that expense on the home buyers/renters. Therefore reducing this would make that middle range of homes a possibility.

Partial assist with infrastructure and then allocation of lots for Workforce housing by non-profit

Parts of the Town of Dubois don't have sewer or water to the lot lines and the Town will not continue the lines due to lack of dollars. Town needs infrastructure monies. As the market for new construction is small, the contractors stay busy and booked up. If the market would pick up, the contractor pool would increase. The cost of land is high due to crash of 2008 and sellers are not willing to reduce prices. I have no idea for assistance on this topic. Cost of materials is high due to freight costs. Increased building and competition could lower these. The Town has no affordable housing development policies and would need training to then initiate these policies.

People need to be educated. Improving housing is helpful for the growth of the community as a whole.

Planning grants for engineered blueprints for single and multi-family housing units for all of Wyoming. This also requires building tips to meet code.

Platte County is a lower income, elderly area with not many above minimum wage jobs which makes the costs of any housing hard for families to own and quality rentals are hard to find. Provide incentives to improve these for people.

Potential grants or subsidies to open up new subdivision space

Prices for construction materials are high in rural communities.

Private housing developers simply cannot build and operate low rent affordable housing

Private land owners unwilling to sell.

Providing adequate infrastructure, and available to people to install the infrastructure.

Real Estate brokers have a monopoly in this community which drives prices to the high levels that exist.

Real estate prices are inordinately high in and around Cody based on median income . EVERYTHING in Cody is too high priced, actually.

See "Comments" above.

Shrink Government

Sidewalks and streets need improving; water and sewer lines need upgrading

Small town city and county governments struggle to take care of normal day to day expenses with not much left over for infrastructure improvements that are needed in older Wyoming owns. The older seniors were not receptive to improving towns and now housing and water, sewer systems, city streets are in need of attention.



Some entity buying the land at market value and then not needing to make a profit when selling in order to make it affordable

Some form of subsidies are helpful.

State and local incentive to build low-income housing. Assistance with construction of infrastructure, permit fees, tap fees, zoning density bonus, etc.

Sublette County should require business licenses and adopt building codes, as well as appoint or hire an professional, official building inspector.

Talk to people rehabilitating buildings and start to think outside of the box on how to fix up buildings and make them more sustainable without starting from scratch.

The city of Cheyenne is in the process of trying to streamline the permitting process which hopefully will prove beneficial to spur housing development.

The cost of Living is very High in Campbell County due the Coal and Gas industry, with all the lay offs happening the prices have not fallen. People have the mentality that every on can work and don't understand that some people are unable to work at time due to illnesses or other circumstances beyond their control. They refuse to believe that homelessness is litterely sleeping in their parks and back yards

The cost of building is high here. I'm not sure how to address that but homes that start over \$230-\$250 are really not "affordable"

The cost of infrastructure adds significantly to the cost of new construction. Maybe a mandatory statewide penny tax could be implemented for a limited time (such as 4 years). All the funds go into a statewide pot and communities can access those funds to build (or assist in building) public infrastructure for housing projects in which there's a demonstrated need.

The cost of living in this community us very high. Due to the boom bust we encounter they prices remain high when income is low. When we have a boom it skyrockets.

The infrastructures in the small towns in Big Horn County are old and cannot handle a lot of additional housing or businesses.

The market is incredibly inflated here. Having housing developments with a price cap and where owners are required to live in the house instead of renting it to college students would help.

The mentality in town needs to change. Students are a good thing. Families with no children are a good thing.

The price of land is very high & hard for people who wish to build new or expand can not afford to purchase property's

The process of building with our city codes is cumbersome. I feel like they have a lack of knowledge of what is reasonable code.

There are no affordable rental properties available thus causing an increase in our homeless population. We need more funding to build new homes or fix the ones we have.

There are no shelters or affordable housing for homeless people who are searching for employment and wan to better their lives.

There has been a couple times contractors have come with an idea to build low income, but at the end of building, the cost overrun results in a rental price that is right back to where we started, therefore not being a profitable project in the end.

There is quite a bit of land with old decrepit houses on it that no one can live in and then the house that are available are so high priced for what they offer that it is too expensive to buy or rent and would be much more beneficial to demolish the houses no one can live in and build new apartments or houses or something that are affordable and livable.

These might be changing with the outgoing mineral industry employees leaving more affordable options but it hasn't happened yet.

This area is geared toward development to benefit the higher income segment. There is a need for short-term housing or apartments to spread throughout the community. Just because a nice couple with 3 kids cannot afford a house, their options to rent should not be limited to certain areas of town. One example is this allows upper class communities to dominate who attends their schools, shops in their stores, etc.

Torrington is land locked with few if any available lots. We also experience a lack of builders because of small population and no potential for any sizable growth expansion. Materials seem to be higher in price in Torrington than surrounding areas and especially across the Nebraska border.

Town is working on extending water and sewer systems. Many areas, even close to town, however, still lack a source of water (other than hauling). The negative impact on existing property owners who rent has stymied public projects.

Truly affordable housing is a recognized need in the community but too few are willing to meaningfully and effectively address the problem. Generation of income is too high of a priority and too easy to do

Unfortunately, I don't understand enough about economics but the lack of resources in general probably drives up the cost of materials I would assume. However, companies that are manufacturing their own lumber and such here are outrageously expensive and lower quality. We still have to order from out of state to save.

Union Pacific was given the land that they now want exhorbitant prices for any sale! Eliminate all the middlemen in the housing development process. i. e., realtors, title insurance people, appraisers, etc.

Vacant Lots are very hard to come by lin Lusk. We have several local contractors, but they are so busy that it would be a year or more before they could start a housing project!

Veteran housing is what we need

Water systems and utilities would need to be expanded outside city limits.

We do have qualified contractors, but they are small, family owned and don't have the capitol to take risks. The town has new water/sewer systems, but the tap fee is high.

We don't really have any barriers , the water sewer , are here also the power

We need a housing assessment. Neither Sheridan County nor the City of Sheridan have ever had a comprehensive assessment

We need a way to get builders, plumbers, electricians into the community so there is someone to call to do the work

We need to expand city water and sewer or develop rural water and sewer systems. Because a limited amount of construction is done, there are few contractors and getting work done on existing housing is sometimes difficult and always expensive.

We see many clients at the Laramie Workforce Center who are so far behind on rent they cannot catch up. The wait list for Cheyenne Housing Authority assistance is months long.

Work study program for school credits in vocational areas, with pay.

Work with developers who have creative ideas to diversify housing and create a more sustainable economy. It seems that the only way to remove barriers would be to partner up with the developers and builders who are experiencing them first hand and offer solutions to encourage practices that actually contribute to building a community. Certain problems, like the need for low income housing and senior housing, can be solved by putting together a mixed use development that offers all of the necessities for life within a short distance of each other. Obviously, there is a lot that goes into this, which won't fit in the comment section of the survey, but I think the cruelest solution is to build isolated housing for any part of our community that has needs, which effectively removes them from the community.

Working families generally are not eligible for federal assistance because household income exceeds income criteria. private homeowners are unable to leverage allotted trust assets in conventional lending practice to apply for private funds because of trust land issues.

Wyoming and Natrona County have little awareness of the lack of affordable housing, homelessness and poverty. The general population does not believe it's happening and if it is, we should simply put them on the bus. The story needs to be told. It needs to focus on those who are 'from here' and show that these folks are Wyoming families that are suffering. The TANF funds need to be released and the HUD funds for supportive services must be increased to Wyoming's pro-rata share.

Zoning laws too cumbersome , and complex

cost of construction or retrofit for assisted living possible grants or low cost loans

cost of homes in Laramie County is very high compare to nation.. this stops new home buyers, especially with 20% down

cost of lot is un-affordable due to high cost vs low wages

cost vs benefit of having to "update" a property to meet current ADA and or building codes.

costs of materials, fees, and labor all affect both individuals who own or rent and need subsidies in a high cost of living area and the not for profits that are in place with the systems to provide both the services of rehabilitating homes owned by low income and maintaining the facilities that HUD has already built. HUD already has money invested in the Council of Community Services' rental and supportive housing; in these very lean times, ensuring that these existing programs continue to shelter the homeless and low income is much more cost effective than starting new programs or directly subsidizing home owners. Ensure the Council continues the homeless shelter and the low income housing it provides will keep many more families warm and safe with the same dollars that it would take to shelter many fewer on a case by case basis.

education

education is the best solution unfortunately, a lot of people don't want to hear it. Most people have the mentality that everyone can and should work.

encourage investors to build

have the federal government supply rehabilitation housing for the local homeless alcoholics and have the federal government provide a solid waste solution for the reservation

i really have no idea of barriers everyone seems to agree we need more housing here just nothing gets done

infrastructure - private investment in their property to make it marketable. available land - figure out a way for people to put land on the market in a public way, vs just word of mouth. land cost - better appraisals, and reality of land value. materials & labor - need more competition

it is an expensive place to live and build. public entities need to step forward and assume the bulk of the costs to ensure affordability

lack of education, lack of funding resources.

location of community does not lend itself to competition. location of community results in higher cost of materials.

offer training to P&Z boards--best practices

purchase and providing plan unit developments with road, water, sewer and storm sewer. Reduce the building codes requirements of the UDC

subsidized costs

the cost of living and housing both seem very high ( compared to mid-West), supposedly because of all the mining and gas/oil money in area. I don't know how anyone in the service industry can survive, let alone thrive

work with landowners to make property and houses more affordable. we have empty houses but they are older homes and over priced.

#### B.4. Please provide any other thoughts you have on housing.

##### Response

Housing in Hanna is ad

Seniors have a very difficult time finding appropriate Affordable housing. Cost can be an issue, set up of rental property is often not Senior friendly i.e. stairs, security or spacious enough to meet the needs of Seniors i.e. medical equipment and such. Medium to low income families have a difficult time finding rentals they can actually pay on those incomes, Someone making 400 or 500 a week can't pay 800 to 1200 rent plus food, daycare, utilities and all other factors of living.

We need to make it easier for seniors to stay in their community as they age, by improving the full spectrum of long-term care housing. This could also make their homes available to families who need larger dwellings.

None

The houses that have recently been built in Green River are too nice and too big for the average home buyer. Then the town houses that were built are too pricey for what they are

"Quality" 3 bedroom/garage attached rentals are at a premium, especially if you have a family.

A 10 unit senior living complex would allow for a safe secure and affordable place for them to reside - I am certain Home Health Care has a list of eligible tenants.

A lot of people that work for the prison drive from another town, because they cannot find affordable, livable housing in Lusk. Thus, the prison has a hard time keeping employees as they cannot find places to move their families.

Actually lodging such as motels, cabins, etc would enhance the community and provide jobs!

Affordable and appropriately constructed senior housing is a large concern.

Affordable housing is needed. Some barriers to development is remote location, jobs, and economic development. We need to diversify the job opportunities.

Affordable housing is next to impossible to find in Laramie and Goshen Counties. There is practically no housing assistance in Goshen County and the process and waiting list in Laramie County is very long and difficult to maneuver.

Apartments would be extremely salable in this market, Also we do not need any more low income housing. We need nice apartments for entry level workers and their families. Our housing inventory is extremely aged and over priced.

As I said above, I work with the families in 7 counties. The affordability of living suitable housing is horrible. We have families that are homeless. There are 3 to 4 family units that live together to able to afford decent housing.

Availability of rental housing is always an issue in Lander. With NOLS and Wyoming Catholic College, it seems the rental market is tighter than ever.

Cheyenne has too many affordable housing options too the point where they don't want to even get a "raise" at work in fear they won't qualify. We need to award individuals who are ready for that next step and who can become a self-sufficient community member.

County officials should address the problems, along with city officials

Criminal records do have an impact, maybe there could be a trial period for a client with a felony to be vetted and be able to live in subsidized housing. Although, I don't think the practice should be banned since safety is an issue with low-income housing areas.

Develop planned unit developments larger lots with storm sewer drainage. currently buildable land has to be used for retention ponds, and lots of trees and landscaping in a high desert environment which makes no sense.

Families are leaving Wyoming for lack of affordable housing.

For those who can afford houses, they do not recognize the real need for affordable housing - nor do they understand the concept of 'affordable housing' (they envision 'urban projects'). Yet it's those individuals who carry enough weight and have enough influence to kill a funding option like the above mentioned penny tax.

Having an inventory of old houses that need renovated is not a substitute for family housing

Housing availability must grow as a community grows. Lack of suitable housing will be an obstacle to the growth of our community

Housing cost is not bad compared to taxes, insurance, utility costs, that increase uncontrolled.

Housing is expensive especially for the young and elderly.

I also think we need to help first-time homebuyers more than we already do. Also maybe help new home-sellers with the selling process.

I believe it is going to take a public-private partnership not looked upon as "public housing" to break the current barrier. In an older population, housing designed for seniors and disabled but tied to other projects, such as art studios and a community/education center so that it serves as multi-use space is critical. I have set up a not-for-profit foundation to investigate "tiny house" community built with multi-use space to also serve as mixed generational use and public spacing.

I have been attempting to build housing for retirement aged parents of adult disabled dependents in a for-ownership community. I cannot seem to get any traction with our local government.



I have nowhere to send my renters for assistance when times get tough. And if they do go to community action or interfaith etc, they take so long that most landlords won't or can't wait for the rent money.

I just don't see the shortage.

I think our primary problems stem from a poor jobs economy and a poorly trained workforce. Put your efforts into education and diversifying the economy.

I think rentals are over priced.

I work in Central Admin for Park Co School Dist. 6, it has been very difficult for new teachers and other staff members to move to Cody because of the lack of affordable housing!

I would love to build an apartment complex for veterans, elderly, and handicapped, I have the land, just don't know how about doing it or financing it. I could almost start immediately.

I'm wondering why the abandoned school buildings can not be utilized for emergency shelters. You could put a family in a classroom or put in bed for a "dorm" setting in classrooms. Think of the amount of people who would be off the streets.

If I understand this Survey correctly, you are asking for input on spending \$ 3 million in 5 years across all of Wyoming. That doesn't even rise to the level of chicken scratch. What? --- maybe 30 Habitat for Humanity homes...

It is highly needed. We need more funding to help low income and homeless for affordable housing.

It would be a huge benefit to low income families or those unable to meet some federal requirements

Lander has a newly formed group with a mission to provide housing for homeless persons willing to work toward permanent housing.

Laramie still does not have adequate housing for homeless people. Well-meaning citizens are working on this, but they can't work alone.

Low income assistance for housing high priority as well as for seniors

Lusk has seen a few new housing projects but most housing is old. It is hard to recruit for jobs when there is very few nice houses and most need updating.

Make people work to receive. We seem to hand over everything without expecting them to work for what they receive.

More funding should be provided for helping residents who live in homelessness or on the edge of homelessness to find stable and affordable housing.

More mixed use development so housing isn't all in one area with services on accessible at a driving distance

Our waiting time for families is 6 to 12 months waiting for housing or section 8

People have to see a need for Lusk/Niobrara County to have some growth and not stagnate for there to be support behind any type of additional housing.

People here are desperate for housing. There are so many deserted houses, renovation projects might help as well as new construction.

Permanent Supportive Housing for individuals with severe mental illness is lacking and support for existing units is also lacking.

Permanent Supportive Housing is very important to those who are Mentally Ill and cannot fit into mainstream housing, we do not have enough of that throughout the state

Please help us have better living conditions as renters. My stove doesn't work and a water leak last year left our rental damaged. We can either move out or tolerate our circumstances. There should be a third option where I don't have to get a lawyer. Many of the landlords in town own multiple properties and should be held to annual property inspections to keep the quality of living in Laramie to a high standard.

Prices for rent are unreasonable in current economy.

Revitalization of existing housing should be a primary focus in many areas across the state. So often new construction is the focus when there are so many housing options already available, just needing rehab/renovation, that would otherwise become uninhabitable if left in current state.

Senior housing is very limited across the county and state. More development so seniors can reside in a home designed for them needs to happen. I'm 31 and my parents are able bodied still but I can see the need for this in our communities, we are letting down the elderly and forcing them into senior care facilities.

Sheridan is and has been challenged by affordable housing for incomes from 35k to 60K. Rental use is strong and more units are being built and rented.

Sheridan would benefit from the development of its own Housing Authority, modeled after Casper's Housing Authority

Strong support for exploration and establishment of Wyoming Housing Trust fund and support for development of housing continuum for homeless students statewide

Support Wyoming Family Home ownership Program as a fundamental transitioning of families from dependency to self sufficiency

Teton County experiences the housing market characteristics of other destination resorts, which is very different from other parts of Wyo. About 30% of the demand for housing comes from outside the local community in the form of second homes, vacation homes, lifestyle migrants. This extra external demand for land (housing) drives up prices. Compounding the extra demand is the greater wealth and purchasing power of this external demand. If only wage/salary earners were seeking housing, prices would reflect wages/salaries.

Teton County needs a comprehensive strategy to address housing.

The NIMBY has a huge impact on the quality of life on residents in Campbell County, at least 1 in every persons family will feel the impact of mental illness or substance abuse, but far too many are afraid to admit to it be cause of the stigma. Which leaves family members homeless or incarcerated, education and awareness needs to brought to the forefront before we lose more family members to homelessness, when really if all they need is supportive services in a stable living enviroment,

The acute over crowding, lack of affordable housing and high rental rates of surrounding towns and communities contribute to the shortage and unavailability of housing to Native American on the eastern side of the Wind River Indian Reservation.

The cost of housing in Carbon County is outrages! And the quality of rentals is horrible for what they charge in rent.

The federal subsidies, i.e. vouchers, are nearly impossible to get. The vouchers could be helping families with long-term goal of home ownership and permanency.

The hospital is a key part of the community and needs to be brought up to quality standards.

The houses in the county are older and typical 2 bedrooms with one bath. This does not fit the needs of the younger families seeking housing. There is very limited housing for elderly.

The needs of low and middle income seems to be forgotten with a mayor that focuses on seniors and their needs. We don't need a retirement community. We need affordable housing for the workforce, also.

The other half of the "affordable housing" problem is the lack of economic opportunities ie jobs. When the real unemployed figure is 30% only a fool wonders why there's a lack of affordable housing. And only a communist would think the govt is the answer to both problems. Reagan had it right: Govt isn't the solution, it's the problem.

The state of Wyoming needs a state Housing Trust Fund to off set some of the construction and development costs for affordable housing

There are about 200 apartments in the community that are not fit for human habitation because of black mold problems. The city and county refuse to address the issue

There are more houses to be had since our bust in economy but they are priced too high because people are upside down in their mortgages or the realtors are greedy. And most of these homes are not in the condition to be habitable.

There is a lot of building going on in my community, but only at the high end. There are not rentals or entry-level homes, even for the college educated middle class.

There is a need for transitional housing. Homeless shelter help people remain homeless. Transitional housing helps people to have housing.

There is a need of better public transportation for the public of low income housing. Then it is possible to build houses even a little far from downtown.

There is a serious need for housing for homeless high school aged students.

There is hardly anything that allows pets. Pets are family to many people, and a few bad apples have ruined it for everyone.

There is not enough well managed emergency housing in Casper. Emphasis on the well managed! Community Action Partnership is a money hungry agency that doesn't care about people. De-fund them!!

There is plenty of existing housing units here. What we need is supervised housing for people with special needs. This requires funding of staff to provide such services.

This town is owned by slum lords. They buy the houses at below market and never fix them up. Finding housing in this town is a real problem because there aren't any decently kept up houses for rent.

To keep the aging population, there is a need for housing options that include lawn care, shoveling, etc., but many will avoid anything with the label "old" or "subsidized." I think mixed use with some divisions (such as the over 55 in a separate wing from families with children) apartments or condos are needed. Apartments have a real "low end" reputation in this town and unfortunately most of the "condos" were actually townhomes with no investment protection measures.

To put housing in urban areas often requires more expensive parking solutions, but these are tremendous locations for housing both for the residents and for the community.

Very old homes selling for inflated prices around here. There doesn't seem to be much growth in general in the housing front around here for a very long time. Also, on Riverview Rd in Riverton.... there are subdivisions with lots on old farm ground which is practically marsh land! It's unfortunate to see people buying up this beautiful property, only to find out that the water line is 2 ft below ground and they can barely have a crawl space... What's even more concerning is how the seller is permitted to sell this land for building homes.

We as a state and country need to focus on providing help as needed to those that are already here in this country. I am aware that HUD funding is one key element for creating a refugee resettlement program in Wyoming. This is NOT a needed or wanted program in Wyoming.

We have a lot of poor houses that need to be replaced

We have a serious snob issue in this country with regard to housing. We are creating a hopeless segment of the population - and it's increasing. We HAVE to get back to respecting craftsmen/tradesmen. Everyone wants a decent life. Most are willing to work for it. Paying those who WON'T work is criminal. Providing them housing is ridiculous. There has to be skin in the game.

We have a very high need of low-income housing in Crook County.

We have homes that need to be razed to make lots available for building decent housing. We have an inordinate number property owners who don't maintain their property.

We have many old dilapidated homes in Lusk, that the property owners are not willing to fix because the taxes are so low that they will don't feel the need to upgrade.

We have many properties in this Town that have been abandoned for years and are not up to code. We desire revenue to remove those structures and through litigation obtain them if the Town cost isn't re-paid

We have several "slumlords" in Fremont County. Wyoming law doesn't do much to protect renters.

We have tons of low income housing for people who don't make enough money to make ends meet, but little or no housing for people who "make too much" for the low income level, but not enough to afford a decent home rental, so they are stuck renting a slum trailer house.

We need more affordable options for the residence of Teton county.

We need more funding and property availability that are designed for low income. If a person is on social security, they are unable to afford any housing in Laramie County.

We need to maintain what we presently have in the hopes that the mining industry picks up and we boom once again which we hope happens.

Workforce, aka - affordable housing is a conundrum in Teton County because of the the lack of land for construction of housing pitted against insatiable demand of people that want to live here.

extreme need for affordable, pet-friendly rental housing.

i have many and a board member has made many suggestions that the people have said but again nothing gets done. board member lives next door to me but im the one told to water my grass before i get in trouble. supposedly letters were sent and strong talk was gave in meeting but still not enforced next door.

more downtown housing

see above.

there are not housing quality codes for the county outside of the city limits; municipal coeds only allow any kind of unsafe structure to be maintained as "livable"

we need more moderate housing for rentals for people with middle income. we have high cost condos and a lot of subsidized but nothing for middle income.

## C.1. Please rate the need for the following INFRASTRUCTURE activities. - comments

### Response

1. Our current practice of dumping virtually everything in a landfill is deplorable. I've lived 40 years in Fremont County (population 40,000) and 15 years in Tokyo Japan (population 40 million). Tokyo dumps nothing in a landfill - they have a huge (non-govt) recycling industry and an educated populace that understands there's no "away" in "throw it away". 2. Every summer Lander's children are ordered not to swim or even wade in the Middle Fork of the Popo Agie River - why is this obvious public safety issue allowed to fester? The waterhogs are oftentimes not even legitimate ag producers but well-heeled equestrian-snob.

12th and 13 st parkway beautification. Widen road and improve the parkway instead of parking issues .

All basic infrastructure needs to be addressed. ADA accessible means a life in the community. There is really limited community accessibility.

Although the roads in town are great, it is crazy to me that most of West Laramie isn't paved. Our low-income residents are forced to drive in gravel roads, causing car damage. The mud and flooding are consistently a problem. West Laramie is still Laramie. Don't divide the town and pretend tax payers don't live in west Laramie.

Bicycle paths are almost nonexistent across SC. Lighting should be updated to LED on every pole to save money and be brighter helping crime. Flood drainage and storm sewer fixes can help prevent more damage in the event of potential flooding.

Campbell County needs help bringing the quality and look of our already existing affordable housing units back up to standards.

Campbell county really needs a dual diagnosis treatment facility, we waste thousands of tax dollars allowing people to sit in jail waiting months for a bed date and then our sherrifs deputy are responsible for transporting them. We also have a huge drug problem out on our streets with crime rates going up, due the crashing economy substance abuse will only increase along with family violence and crime. We need to start thinking ahead and plan for the successful out come of our own folks here Campbell county

Cheyenne always looks beige clean it up.

Community living options where there are amenities for renters/condo owners, etc. For example: dog park, covered parking, gym, etc.

Community needs to focus on a ten year plan to substantially improve housing stock and condemn a lot of trailer parks

Downtown development in Casper is getting amazing.

Downtown is done. Dead.

Hospital that is open to everyone for all locale needs.

I know money is low right now but I believe that over the last three years our parks are in great disarray! I know we're trying but even when we weren't in a depression here in Gillette someone wasn't doing their job at the top when it came to beautification to our parks we presently have! If we're going to have parks, let's get it right!

If I understand this question correctly, state assistance is always appreciated, but it should not be needed. Frankly, Teton County should be able to afford all of these items.

Improved parks/rec department

In town sewer/water is good, but out of Town in Barger Subdivision, septic are failing, and the water system leaks, other county subdivisions may have similar problems

Just built a new facility as they closed the dump.

Lighting that is sufficient but does not cause blight

Lights prevent crime

Many historic areas/buildings are not ADA accessible.

Need improvement in order to improve quality of citizens' healthy issues...

Need maintenance money now that the pathways are built out.

Need more low cost connectivity options

Need more schools

Our Main Streets are failing. So many ugly, shabby looking businesses and storefronts make it so unappealing. Riverton, in particular, does next to nothing to encourage the use of downtown. No fun, or unique events to draw people downtown. No encouragement for people to walk around anymore and now everyone just complains about lack of front row parking... Not sure what to do about this lazy mentality in people but I will admit that there is something awkward about walking around on main street in Riverton. It's uncomfortable and it's hard to tell why but I've heard the same thing from several people I know.

Our community is growing. We have a lack of long range and comprehensive planning. Our downtown is suffering as the business district moves to the edge of town

Performing Arts Center/Auditorium

Potholes are bad but that's a local problem, isn't it? We'll constantly have a need for updating roads. Sidewalks are bad in some places. Lighting seems very good. Some maintenance or updating would be good. Old sewer could be repaired. Don't want to see more built to new neighborhoods. Main Street is great model for downtown development. ADA can be don't well without impacting historic buildings. Wyoming needs to care for what they have and preserve the fabric of our neighborhoods.

Randy would be more aware of utility improvement needs.

Some of the above questions I do not have enough information on it to make a good assessment.

The David Street Station project is an excellent example of how to respond to several of the checked boxes above.

The storm sewers drain in streets during hail and thunderstorms and runs into peoples houses

There is a need for more sustainable infrastructure. Things like stormwater recapture systems etc.

We are working on these areas with WYT Main Street and our URA and other groups

We have LOTS of potholes - worst in my lifetime. -- Our city of Jackson keeps spending ridiculous amounts of \$\$ on brick crosswalks and walkways. These crosswalks are FAR more expensive to install, FAR more expensive to maintain, are much more difficult to walk across, and almost impossible to use with a wheelchair or baby stroller. These should be replaced with normal asphalt or concrete.

We need a stronger workforce , a lot don't seem to want to work , so business have a hard time finding help , and the pay scale is very low here

We need more businesses. And more buildings available for businesses. Clean up is done strictly by volunteers. Downtown has been beautified but the rest of the town has not, especially as you exit off of 1-80 where it is needed!

We need to be dementia friendly due to large number of elderly residents

We need to focus on the details - small things like weeds and barren areas that we overlook can be red flags and eyesores to tourists and potential investors. While money is tight, parks, open spaces, public art, etc shouldn't be overlooked.

You can try all you want to bring in new companies and jobs, but if this isn't a place people want to be, it's not sustainable. We'll end up bringing in more \$10 jobs when we need \$20 and \$30 dollar jobs. The \$30 jobs and their holders go to Fort Collins.

a bus system would be very useful in Gillette.

answers based on what is in place now.

comment

we had a flood last year so the whole town needs work still but it needed work before the flood too. i never drank the water here before the flood and i have a filter on shower head before the flood. the hud apartments is historical building that has not been kept up

we need to get the fluoride out of our city water

## C.2. Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in your area. - comments

### Response

Downtown areas, visitors, and other high tourism-traffic areas could improve economic development efforts with free WiFi access.

Need some insta care medical facility to help instead of ER at hospital. only 5 General doctors left in Riverton. They have all left, lack of facilities.

We do not have a school and only have one church. The "old" school has a senior lunch one day a week, and the Lovell, Wyoming Senior Center services area transportation needs to our community, as well as meal delivery.

A folk school and center to train people of all ages in traditional skills and arts - this would help employ able seniors; it would also employ younger people and train them in traditional skills and entrepreneurial skills to start their own arts businesses. The center would also act as an attraction for visitors for workshops, activities, semester-long education (Google John C. Campbell Folk School). This is an outgrowth of the efforts of Hot Springs Greater Learning Foundation and efforts to create a Discovery Center in Hot Springs State Park. We would be teaching/training staff, demonstrators for the facility. It would also create an educational core and help keep (and attract) young people.

A youth center is highly needed for family activities. If we had a community center we might not see as much youth offenders

Accessible restrooms and entrance to the county court house

Although I marked Youth centers and Park..etc as being Low Need, even these needs should be supplied by a variety of market providers. When I was a kid, I and hundreds like me (12 and under) went to the City Park's outdoor swimming pool almost every day - \$0.25 for a couple of hours of clean fun. Even if it's \$2 today that ought to be enough to pay for responsible lifeguards.

CRMC has a monopoly on health care in Cheyenne! More competition and choices is highly needed!!!!

CWC pulled out of Thermopolis, maybe the WCCC could change the district and allow NWC to serve us. A community convention center (combined with recreation) would be beneficial. Our community needs to pass the two initiatives on the ballot to support healthcare needs. The HSCGLF does a great job of bringing a variety of cultural events to our town.

Campbell County has plenty of youth related centers and activities but not anything for homeless or disabled adults to do during the day. Money should go to providing them an option during the day rather than the ER, police station, or hospital.

Childcare facilities and child development facilities are great- they need more staffing so they can expand hours and be more affordable to low income families

Comment

Consolidate state and local government offices by task: housing, starting a business, job training, mental health, health, etc...

Day Center for homeless community to go to get out of the weather until they are able to return to the mission at night

Don't think you can help the one's that won't help themselves , but higher education would be helpful , senior housing , or apartments would help

Enough

Expand YMCA

Extremely high need for a rec or multi-use space for youth and teens to get away from drugs and other bad behaviors.

For mental health crisis and short term treatment

For the items marked 'low need' - it's not that these services aren't needed - it's that there are enough facilities and services in place now that adequately meet the demand.

Gillette has done well with what we have as public facilities, much more than other communities in the State of Wyoming but let's maintain the nice ones we have and keep up on their maintenance. We're luckier than most. We do need a good youth center for children afterschool that's safe!

Healthcare services are very good and very important which is why I read this question as the UNMET NEED and that is low.

Hospital needs rebuilt. It is 40 years old.

I indicated "No Need" because we already have excellent facilities in these categories.

I live in Fremont County and would love a community center but not at the top of the list for monies.

I would like to see efforts/money put into creating mixed-use housing.

Lander is actively working or has many of these things so the need is addressed at this time.

My comments in this section are directed to local needs where I reside: Laramie County

N/A means I don't know.

Need more affordable healthcare clinics

Not a facilities need, but programs like 4-H, ffa

Not just for the rich. // Weather related facilities. For those that can only afford mobile homes a safe storm shelter is a need. To pack residents from 5 + parks into a small facility (VFW on south Greeley in Cheyenne) is asking for disaster not everyone knows where to go in a storm ( tornado) People need to know options for this situations.

Not sure how to score these, we have excellent facilities -so I rated low need, except childcare there aren't not enough, but the reason they are excellent is because our community highly values them,

Our community rarely asks for help from the State or Feds and are unaware of outside resources. We need help accessing resources.

Our cultural facilities always need more funding. They're important to tourists, locals, quality of life, etc.

Quality Skilled nursing facility needed, or great improvements to the one we have needed, Laramie

Reasonable cost especially for veterans

Rehab for many issues not just drug and alcohol

Small business incubation projects would be advantageous to our community. We have a lot of start up with not a very good success rate.

Space - there is no place large enough to hold large events or conferences, or office buildings that are suitable for a small business that needs space

Teton County has many positives in this area. Affordable infant and childcare is very much needed; affordable youth activities are also needed

The Ebson Center and the Rec Center are fantastic facilities! We are so lucky to have them!

The rec center in Douglas is only available to the public after school, as it is attached to the school. This is not very fair in my opinion, but that is what is needed to keep children safe is why they do this. So, unless you can go there in the evening, you're out of luck. Besides sports, the youth here are very limited in having activities, and with the recent state budget cuts, many of the school elective programs are getting cut too.

There are no community centers in Fremont County that are open to the public for recreational activities (skating, track, swimming, rock wall, basket ball courts..etc.) in the winter months which are well over half the year. A community center add employment opportunity, be accessible to our "at risk" kids, and provide a family friendly place for everyone to get in out of the cold and stay active year round (for those of us who do not like sub-zero temperatures).

There is a high need for rehB & medical options NOT controlled by Campbell County Health!

There isn't really a whole lot in Riverton for families to go do on a regular basis. There needs to be a family fun center, improvements to the CATS center, etc.

Urgent Care services is needed to provide treatment to vulnerable populations on the Wind River Reservation rather than seeking Emergency room treatment.

We have outstanding public facilities for a small town/community

We need a theater space. Right now all music, dance, theater, concerts are held at the High School

We need in Laramie County a Large Event center! Like Casper....For conferences, conventions, entertainment, etc.

We need more activities for toddlers.

We need other options for rehabilitation other than who I know we have cwcc is expensive for a recovering addict

Workforce placement. There is a lot of training but no real help to get placement.

Would love a dog park.

Youth centers open as much as possible, linked to other resources. Alternatives to jail for persons with mental health concerns.

answers are based on services already in place.

dual diagnosis treatment facility here in Campbell County is extremely needed

focusing on places for young adults to spend time especially in the winter to stay out of trouble homes will prevent some drug and alcohol use.

Senior living is despicable. Child care for younger kids is ridiculously expensive and difficult to get placed into due to the limited number of quality care homes.

the library is mostly the only source of entertainment here and also child care. kids usually hang out at library after programs are over so parents can work. big park was flooded and hasnt been rebuilt yet. we just got bridge back before sturgis and all the summer traffic was wearing out the detour that was also flooded

year round ice rinks



### C.3. Please rate the need for the following HUMAN AND PUBLIC SERVICES needs in your area. - comments

#### Response

Mental health problems are the #1 cause of unemployment, crime, poverty and lack of self-sufficiency. Wyoming should prioritize treatment.

A program that works less law enforcement more social service

Affordability is a big issue. Education about gang awareness for businesses and the public Mental health services one of the biggest needs suicide self-medicating, etc. 211 needs more marketing!

Affordable health care in Albany County is not available. The hospital has a program as a non-profit hospital that is suppose to inform everyone about it and also have signs posted in multiple places if the program. They refuse to inform low-income persons and only post signage during JACO inspections. Then they take low-income persons to court without offering the way to pay their hospital bills with their program. I believe it is criminal

Affordable health insurance with options other than BCBS of Wy. If you are middle income its no longer affordable. We are looking for employment in another state due to the fact that we cannot afford health care in Wyoming.

Affordable housing

Again, I'm reading this as the need for something that is not currently being met. If you mean the need for the existing services then many "low" answers become "high."

Appraisers and lenders are already enforcing disclosures of hazards.

Based on services available Access to information could be addressed with a coordinated entry system

Comment

Crime awareness education should start at the high school and middle school. A weekly education article should be published so the community should be aware of the laws and how they are put into action.

Current Food Bank type services are provided though the Housing Complex and it is less that presentable

Emergency for after hours

Emergency services in Fremont Co and especially the Reservation are significantly lacking! Medicaid expansion for the Reservation!!!!

Emergency services should be taken care of by the Fire Depts in larger communities to limit the need except in rural to consider any funding from HUD.

For a town this size, there are too many people homeless - living in cars or on friend's couches.

For the items marked 'low need' - it's not that these services aren't needed - it's that there are enough facilities and services in place now that adequately meet the demand.

Good assistance to the working poor

High need for youth drug abuse services/awareness

High need of healthcare services for low income/underinsured/uninsured.

I rate the need for these public services as high because of the Wind River Reservation. I rate the need for the public facilities as low because Park County has all of those things. All communities should have all those facilities to offer the public services needed.

In Campbell County, youth based services and activities are overly funded while emergency services, substance abuse, and mental illness services are substantially underfunded.

In the county, we need better fire and emergency services. The City of Sheridan is good. Again, many of these services are here, but are too expensive for the working poor to access.

Lead and asbestos can be mitigated and shouldn't spur demolition. You have to mitigate whether you're keeping it or tearing it down. So keep it! Fix it! I feel like I can't comment on medical, mental health, children services. I just don't know so I perceive a low need.

Let's try and NOT cut those programs that assist the seniors or the children of our community. Gillette does a great job but again, we have to maintain what we have here, we could boom once again so then we'll be ready!

More public monies should be provided for emergency assistance for residents living in homelessness or poverty situations. These residents continually are looked over in Campbell County for flashier projects.

More treatment options for substance abuse and mental illness are top priorities.

Most know where to apply

Most of these have active services that handle the need. the biggest need I see is easy access to the information and education of the public what services are available.

Much of the so-called services listed are unnecessary and a waste of tax dollars that could be used in much more beneficial ways.

N/A = I don't know.

Need more affordable options

Once again, this is based on the feedback from our families living below the federal poverty guidelines.

Our emergency services are great but they could use some help. We are growing and it doesn't seem to be keeping up. Kids don't have a lot to do. Senior and transportation services need to be advertised and expanded. Again greed comes into play. More healthcare for the low income is needed. Mental health facilities are needed. Not enough to chose from especially for those that can't keep a job due to their disability

Put efforts into things that equate to long term solutions for families.

See previous comment about CRMC monopoly

The mayor should not be collecting fees for landlords

There is a need for substance abuse services other than drug take back and support groups like a rehabilitation program

Too much spent on youth now

We are the equality state, yet we rank LAST in women having the same income as men. It is very aggravating for a woman to try and become employed in an energy environment when they are told they have to have experience. How do you get experience if nobody will hire you?

We desperately need improved mental health and substance abuse services and facilities. No detox center put law enforcement and clients in a very tough situation.

We need Medicaid expansion. We aren't animals.

senior center get commodities and has a bus but not everyone gets them. i was told i wasnt old enough even though im disabled. i dont go there

## C.4. Please provide any other thoughts you have on suitable living environments.

### Response

Clean, maintained, individual laundry services

Tribal residents of the Wind River Reservation tell me that, often, there are 3 or more families living in single family homes. We need to better understand and address the root causes of poverty on the Reservation.

A healthier arts and entertainment environment

A workforce that helped clean yards, fix safety features like handrails on houses, etc. Partnership with prison rehab or community service would decrease public costs and would give public offenders a few skills.

Better prosecution follow through on more dangerous drug offenses such as meth rather than just light slaps on the wrist. Ways to help people with drug problems that don't necessarily involve jail/prison but isn't ignoring the problem. Overall nationwide needed due to current types of enforcement not solving the actual problems of drug use.

Casper has a lot of facilities for these needs already

City of Gillette needs a property maintenance code because there is lots of unsafe/substandard housing for the low-income. City also needs to do inspections inside mobile home parks for safety.

Compared to small towns in other states we have surprisingly good quality facilities, with the exception of medical (unless you drive to Rock Springs or beyond). There is desperate need for good quality mental health services

Day care and after-school care are desperately needed for working single mothers or single spouses.

Food banks are seeing 25-50% increase in clientele and the moneies should be used for those in need.

Fremont County desperately needs a recreation center--probably two (one in Lander and one in Riverton). There is very little for kids to do during the cold months. Too many teenagers just drive around or get into trouble.

Gillette and Campbell County is a boom and bust cycle community. With that comes higher than average rates of substance abuse, mental health problems, domestic violence, and job loss. We are currently struggling with how to deal with these increased problems since it has been a long period of boom. Now that Gillette is in the bust portion of the cycle, many people have moved in who are not familiar with the cycle, and others who are familiar still don't know how to cope. People need a place to sleep where they know they are safe and warm.

Good decent homes

Good facilities for mental and substance abuse providers are available we need to recruit better talent to run them.

Help families own their own homes.

Help for the low income homeowner is needed, and information on how to get help is needed.

I think Sheridan County is working at making the community a nice place to live; however, we have gaps and needs to work on.

I think prejudice in our community is a significant problem, there is great polarization and favoritisms. The best way to fight this is through education and encouraging diversity.

Keep our veterans safe with a home they gave much it's the lest we can do



Let's get the homeless population housed.

Like so many people who work in Teton County, I'd like to live here and cannot afford to do so, especially because I have pets and horses, important aspects of my lifestyle.

Many of these areas we have well covered I believe. So no additional need. Of course most often there can be improvements where there are funds available.

Many rentals are substandard. I think there should be annual inspections and registration of rental units to help improve conditions.

Most of the environmental concerns - radon, asbestos, lead - are highly publicized with few actual victims. We need to eliminate the requirements for mitigation - complying with the federal standards on these things is a joke - I spent 13,000 dollars on "asbestos mitigation" in order to be able to tear down one old house (built in the 70's) that "might" have had it in the wall board and window caulking!!! And who did they send to do the work? Mexican women in dust masks. True story. It's the biggest scam going. And lead paint?? Reactionary public policy in the name of consumer/environmental protection has cost millions and millions of dollars and jobs.

Only one agency in Campbell County provides housing for residents with severe mental illnesses, yet there are many people living here that need more help and assistance.

Organizations need financial assistance to access needs so people can be sent to organizations that can help them.

People's mental health is dependent on decent housing and services they can access. HSC has virtually nothing to help with people's mental health and housing situation.

Rent is very high in this area. So are home costs. No one knows why ?

Rental properties are in extremely poor condition and are very expensive.

See previous comments about the slum lords in Casper. IE: John Phipps

Seniors need single-level housing units in walkable areas with nearby services such as grocery stores, reasonably priced restaurants, and a gas station/car repair place.

Sheridan County is in dire need of a mental health crisis stabilization center!!!!!!

Sustainability! Include it.

Teton has a large undocumented worker population who live in over crowded conditions. Many young seasonal workers camp in the US Forest.

The economic climate has increased needs for many services but decreased the availability. Additionally, southern Cheyenne needs more parks and services, etc., especially since this has more low-income housing.

The public would benefit from outdoor recreation access for those who can't get out on their own.

There are lots of child services if your children are between 5-12. The teenagers and infants are left out. This is a difficulty for working families.

There is an "income based housing unit" in Hanna - it is in disrepair - there seems to be unfair waiting lists and bumps to accommodate generations of family members - The office is disgraceful - Rules are not adhered to - seems like a lot of cover-up

Thoughts

Uinta County has many positives in regards to suitable living environments, but has room for improvement in all of these categories.

Utilizing the large empty properties we have on Cheyenne....Kmart, Sutherlands, Cole Shopping Center, Grier, Z's etc. Before we start building new facilities

We ask our clients to take pictures when they move in to show damage and health and safety concerns. Landlord may or may not make needed repairs. The pictures show the judge the reason the client is moving out because of health and safety concerns. We also ask our clients to make all maintenance requests in writing and keep a copy to show the judge if necessary while the landlord is trying to sue them for the remainder of funds from the lease.

We have a great need for housing for seniors who cannot qualify for housing that is based on income. We need that next level as couples transition from their home to a cottage type of housing facilities or an adequate apartment that gives them some "elbow" room. We do not have a facility that will strictly for offering seniors and gives them at least one bedroom, a small kitchen, a small living room and an adequate size bathroom.

We have a homeless/displaced population without the money for existing services to treatment and housing.

We have hundreds of people living in substandard housing. There are no incentives for landlords to maintain their properties.

We have many of these services covered quite well yet there can always be room for improvement and need changes.

We have to start looking at communities as a whole and not develop in an isolated way. It seems, as if most places are not developed toward a goal but are piecemeal and don't build beautiful, desirable communities.

We need more Fire Men and Women

Welfare checks by law enforcement and FDS

we have a great lady at dfs that works really hard for the community and her clients. like our librarian who also does a great job with programs for both adults and kids

what we really need is a dual diagnosis treatment facility in Campbell County, We have a huge substance abuse and mental health crisis here before our citizens are accepted into a bed out of town they are lost out onto the streets. We also do not have enough supportive housing units for families

## D.1. Please rate the need for the following HOUSING TYPES FOR VULNERABLE POPULATIONS in your area. - comments

### Response

Seniors could avoid making the jump from single family housing to a nursing home if the full spectrum of long-term care option were available, including in-home health care, senior day care, assisted living, etc. Similarly, Tribal members need more options for housing.

Again based on services available. In Sheridan County we have a shelter, transitional housing and a youth group home.

Again, we have enough issues in our own state and country. We do not need to add any other burdens, such as a Refugee Resettlement Program, now or in the future.

All counties

Apartment living availability structured for senior citizens. Independent living, transitional to assisted living or NH.

Available

Campbell County has put a lot of money toward youth and elderly housing and activities but none toward emergency housing or housing for people with severe mental disabilities and illnesses. There are homeless in Wyoming whether people like it or not, it is just a matter of how we want to treat them.

De-Fund Community Action Partnership!

For the items marked 'low need' - it's not that these services aren't needed - it's that there are enough facilities and services in place now that adequately meet the demand.

High need for more affordable senior housing

Homeless need housing

I don't perceive this to be a need, but I would be happy to see some data on this.

I don't really know what the need is for these populations here

If new assisted living or supportive homes are designed for ADA you get two problems solved with one stone. Don't spend money fixing older homes.

It's "Vulnerable"

Lander does not have a women's or youth shelter and Riverton is not very accessible when you are in dire need.

Memory care services-we currently have none.

Much of all the categories we simply don't know-using educated guesses.

Need to make owners of some nursing homes in Cheyenne improve the quality of care in their facilities and adhere to state and federal regulations.

People with these concerns can also own their own homes.

Please spell vulnerable correctly? Sheltering for youth, yes! Green homes I think they are called for seniors. We need something more independent for seniors who can't live at home but are now trapped in nursing homes. I'm not sure what rapid rehousing rental assistance is but if it means less delay, then yes! Not sure if housing only for people with disabilities is suggesting segregation based on need?

Reasonable house cost

Specialized housing/independent living for disabled residents coupled with retirement housing (all ADA compliant) would draw retirees from around the country and state without taking local jobs.

Strategic Plan for 10 yrs

The Riverton nursing home is old and out-dated. The Homestead assisted living center is very nice, but much too costly for most seniors to consider.

The indian reservation especially needs a large housing/dining facility for homeless or other vulnerable people. 3 large facilities: 1 for females of all ages & pre-teen boys; 1 for boys age 13 to 17; and 1 for the rest. 3 hots and a cot that are a little better than the county jail are all that's needed. Also rules like jail that are strictly enforced.

The key word is again affordable

There are a lot of services for the chronically homeless in Natrona County. The emergency housing is overwhelmed and there are little options for a homeless family. Casper is a greyhound community and the smaller communities are sending their folks to this community. There simply is not enough assistance or housing to handle the emergency needs of newly homeless or low income families.

There is no available shelter for homeless women and children un Riverton / Lander. It is a serious problem here, and one that I am committed to helping solve.

Tornado shelters near mobile home parks (that accept pets) as well for apartment, condo dwellers. Affordable assisted living.

Transitional housing works best for families escaping interpersonal violence, but isn't a good model for the other residents in need. Affordable, quality rental housing for the working poor is also desperately needed.

We are a small community who utilizes the facilities in Lovell and Powell rather than focus on having them available in Byron.

We desperately need a homeless shelter in Laramie. For years, we have had no choice but to tell the homeless to leave town, which is not always an option for them.

We do need to help in the area of mental health, this is a major problem across the U.S. We need transition for those instead of having them become homeless...education needs to be part of the equation.

We don't even have a homeless shelter. We don't have transitional living homes for people coming out of treatment. We need senior housing at an affordable price. The ARK does an amazing job helping people with disabilities.

We need a bigger nursing home so our residents do not have to go to outside towns. Emergency shelters should be better advertised if you have a plan?? Assisted living people have to go out of town.

i would love to be able to help more around here. i have tried to start a car service for donations only to help people that dont qualify for senior center help others have tried to start daycare or open other places but that never happens either. every one wants it but the right people dont support it

nursing home

see comments above

these needs are probably more in Rawlins than in the little rural towns in the county

## D.2. Please rate the need for SERVICES AND FACILITIES FOR EACH OF THE FOLLOWING VULNERABLE POPULATION groups in your area. - comments

### Response

Wyoming should not wait for mental health illnesses to become "severe" before starting treatment. There are good models elsewhere that demonstrate the value of preventative care and early intervention.

A lot of the disabled population does not have the ability to live by themselves. So we need housing that could accommodate assisting the elderly and disabled. Subsidized low income housing would be helpful for this population.

As I have stated previously, the homeless and those who are struggling with mental illness, substance abuse, or poverty are continually looked over. Particularly in Campbell County.

Employers willing to hire the person with a record. Most of the time these individuals made a mistake - granted not all but a lot of people just had a lapse in judgement and or mental breakdown, they should be given a chance.

Frail but cognitively strong seniors need services to allow them to live in the least restrictive but most engaging environment possible!!! Domestic violence can be experienced by males as well as females. They need shelter opportunities as well for them and their children. Recently released incarnated individuals should not be dumped back into society without support!

High Need for young adults 18-24 that age out of foster in institutional care.

I do not know the needs of the vulnerable.

I don't know enough about current level of services for people with HIV/AIDS. Domestic violence is not only man on woman. I've met men who needed services as well. Persons recently released from incarceration, need wrap around assistance in furthering education, gaining employment, health ins, housing.

I don't really know what the need is

I used N/A for "I don't know". I only marked domestic violence services as low because we have such a great shelter.

Left Handed, trans gendered, Albanian born midgets. Why do you assume that all these people are "vulnerable"? Could it be that you are a predator feeding off them?

More options for homeless or at risk of homelessness young adults. i.e. ages 18-22

Niobrara County has a womens prison.

Not many homeless here

Not sure if this is considered homeless but I believe there should be more services and support for those who are escaping an abusive home or have been kicked out. Especially for the pregnant or families.

People living with aids, only thing available to assist is Ryan white act and is very limited help. No good programs that really help or assistance with housing costs

Programs like Dads Making a Difference need to be supported with employment, personal skills to prevent returning

See above for all of these populations.

Substance abuse is a real problem. Need some sort of residential treatment center.

The average age in this area is getting older. So more needs to be done for older people.

There are 26 transitional beds for Veterans in Sheridan. The VA will cut this number to by 14 leaving only 12 transition beds moving forward

There are no active housing programs for individuals just released from prison.

There are several programs that work better than what Wyoming has, let's find those systems and model Wyoming's after them

Unfortunately, due to our elevation, they have to depart to lower elevations

We have only one domestic abuse facility and it doesn't allow men or family pets

We have tried to get figures on homeless and homeless children, but we are told by officials that the information is not available. Nor has the school been able to help with homeless children numbers. For this reason, I have checked N/A above -- but it is because we have been unable to pinpoint those needs. We do have one nursing home and one assisted living facility -- but what we DO NOT have is help to serve people and keep them in their own homes. Few service people in a price range that people can afford. Even calls to doctors, nursing outpatient/hospital, senior center, can yield perhaps one person available at any price. Caregivers wear themselves out just trying to manage medical trips and needs. As a result, you often end up with two people in the least desirable place -- and often the loss of a small business or a productive citizen because there is no support system to keep them productive. This cycle needs breaking. A community that could be contributing much more to the sta

We need home health care services for the elderly! We have lost our local provider and need a LOCAL PROVIDER.

im just checking everything whether there is a need or not because there is a lot of need that goes ignored if your not a rancher oil worker or related to right person. im seen as a troublemaker cause i think me and kids deserve housing without dried dog poop or used condoms on the stairs or windows that dont let in so much cold air in the winter that you have to worry about kids getting hypothermia sleeping in their rooms

lander does not need to be the release point for mental patients from the WSH via the old life resource center

veterans have assistance at the VA

### **D.3. Please provide any other thoughts you have on housing, services and facilities for vulnerable populations.**

#### **Response**

Persons released from prison have great difficulty. They should not be automatically discounted if they have clean records since being released. They made mistakes and paid for them according to our laws. They need places to live also. They deserve the chance for affordable housing just like anyone else. Many of them have families and you take housing away from families by the automatic no. If we are going to send them to prison to "rehabilitate" them then they deserve the opportunity to be "rehabilitated". If we do not do that ultimately them and their families get a life sentence because they do not get the opportunity for clean, maintained housing as everybody else.

We need leadership and advocacy for vulnerable populations. It seems like the Wyoming legislature has made so many budget cuts that primarily affect them, while investing in UW athletics and restoration of the capitol building. Priorities are messed up.

Aids services due to wyoming sparse population. Not much help if you fall into this category

Employment training for individuals returning from custody

Funds are needed for case workers to ensure people get the help that is already available.

Good senior housing

Home Ownership of young children facilitates stability and graduation from safety net dependency

Homeless, abuse, addictions do not have immediate resources. Perhaps they do not search for help so they are unattended or the need is perceived as low.

Hospital needs updated to provide better care for the area.

I have a veteran living with me who would otherwise be homeless if he wasn't because there is no place else for him to go.

I have no data on this and would therefore need to know a lot more before really replying to these questions.

Income limits are too low for affordable housing. A single parent with 2 kids earning \$50,000 or maybe even \$60,000 should qualify for discounted rent. Market rent in Casper is just so high for a 3 bedroom.

Many vulnerable people seem to find money for drugs, alcohol, cigarettes, etc. I would not allow any grant money to go to those people.

National studies clearly show that multi-generational living areas combining housing, businesses/studios, educational opportunities are far more likely to enhance a community than facilities segregated by age, income, etc. People can create "families" and "community links" where none existed. Create spaces where life goes on -- at all ages -- and you will create a dynamism that changes the community. In our open spaces, we have the opportunity to also take advantage of the outdoor/nature scene that enhances well-being and can also be a draw for visitors.

None of these facility's will happen until out Federal, state and local elected officials want it to happen. It will take a progressive vision and unfortunately Wyoming voters aren't willing to vote for taxes's of any type.

Not enough quality homes for individuals with disabilities. Many are unqualified employees.

Other counties in Wyoming are doing a much better job of taking care of their homeless and poverty stricken, such as Casper. Campbell County routinely ignores these residents in favor of youth sports and activities.

Rehabilitation of existing housing could provide much of the needs for vulnerable populations both locally in Laramie Co, and statewide.

Teton's housing situation is different from the remainder of Wyoming and very similar to destination resorts. People become homeless because owners choose to remodel housing. Teton had the highest per capita income of all US counties but also has a low paying service sector employment economy. Extraordinarily high housing prices makes many people vulnerable. Hispanic and seasonal workers feel the impact the greatest. We are losing the middle class of the community and struggle to hire essential employees.

The Council of Community Services provides the only housing for SPMI and homeless in the county. We need to ENSURE that they maintain at the bare minimum they are currently providing, and preferably increase, due to the factors listed above. In addition, transportation for the elderly (mass transit) would be a huge boon to the citizens of Gillette as they age and allow them to age in their homes rather than go to assisted living facilities. As I noted above, domestic violence is a problem; GARF does a great job helping these people, but they are at their limits. The Treatment Courts help people with substance abuse issues through counseling and other means; their budgets were just cut and they may not maintain their current services provided, while the need for their services skyrocket during this bust cycle.

The entire term of "vulnerable populations" assumes that those with jobs and places to live are not also vulnerable - many of them are making it and scraping to do so - yet are very vulnerable. Spend money keeping working families WORKING.

The lack of support for those with disabilities is disgraceful. SSDI is not enough. They need housing and support services to give caretakers a break.

There are great examples of such across the country. We need to learn from them. Our support agencies tend to work in isolation, which greatly effects their effectiveness. I find conservative attitudes prevalent here and they tend to be unwelcoming and very defensive.

There are little services for those coming out of prison and there are tent cities popping up along with families living in cars. The very lucky are the 'motel kids'.

There are many resources for seniors and veterans in Cheyenne, but there is a continuing need. I do not know of any programs for persons recently released from prison.

There is a very long waiting list for low income persons and persons with disabilities. Help is limited to these populations due to funding and resources. There are little to no options for persons that are only homeless

Very small communities are often not the best location for these services as privacy is an issue and it does not exist in a small town. Despite the national focus on being politically correct, there still are social stigmas that can negatively impact vulnerable populations. People have a better chance at turning their lives around when they don't have to overcome a label. The elderly are probably an exception as there are a lot of benefits to remaining in their community.

Wait list is extensive for low income housing. Where there is low income housing, the whole area is dilapidated. Our community fights any kind of affordable housing going up because they say it affects their property values. City council dealing with this very issue currently.

We are also in desperate need for housing for the seniors. The City of Torrington has a plat of land they would like to use for senior housing but have been unable to recruit an administrator or business interested in expanding.

We have a VA and homeless shelter in Sheridan, but not everyone is comfortable accessing the VA or gets what they need there. The shelter is fine, but we need more affordable and adequate options for those who have been homeless or are at risk of homelessness.

We must build transitional housing especially to help women and children resurface from domestic violence and establish own housing.

Wyoming needs to confront the mental health crises that are so prevalent in our communities. More medication and/or more court adjudication is not the answer.

i would love to have like habitat for humanity where you could help build your own home or the tiny houses you see elsewhere. a small town is a great place for kids to grow up and with the right attention here so many people would feel they needed to leave here

the homeless in our area tend to be transient and mostly in the summer. They don't seem to need shelter as much as access to other services - showers, food, travel assistance, health care

there needs to be a full time long term high capacity alcohol rehab facility for fremont counties numerous drunks

## E.2. Please provide any other thoughts you have on business and economic development benefitting vulnerable populations.

### Response

Let local people help create jobs. Many would like to start business and have good business ideas and the ability to run them. What they lack are funds and assistance to take all those good ideas and put them in workable order. Keep the money at home help people help themselves and ultimately help the economy. Many local businesses are put out of business. Help local business expand efforts to compete with big business through training and help with expansion and upgrade costs.

Local economic development organizations desperately need funding to operate.

Again, we have been unable to get figures from the town or county on many of these categories that would give us a better idea of what is needed. We believe there is a need; but the statistical analyses that we have seen by UW do not provide this data. Is there data that does show this by county? Note: Our concept of a folk school is designed to provide job training in skilled crafts and arts. Many people don't consider this a "job" but skilled crafts persons can be employed on many levels and often become entrepreneurs. The arts represents more than 4% of the total GNP in the U.S.

All businesses would benefit by having accessible and safe roads year-round so trucks can deliver goods!

All these things are needed on a statewide basis if we are going to diversify our local economies. But mostly we need a higher minimum wage, Medicaid expansion, and a legislature that doesn't bow constantly to the dictatorship of the oil, gas and coal companies. We need true diversification on the statewide level to create a new, green economy in Wyoming, which is certainly possible given our widespread, alternative, energy resources. We just need leadership.

Assisted training costs would go a long way in helping retain employees

Building up the existing businesses and helping create a busy sustainable economy will the create more sales tax and money for many other projects that the community needs.

Businesses are not encouraged here.

Businesses should rise & fall based on work ethic and wise business decisions. BUSINESSES should not ever depend on tax dollars. Sometimes INDIVIDUALS could use job training in order to further themselves.

Can you teach people on how to a better human? Some bosses need to learn this.

City council refuses many new businesses from opening, I personally wanted to start an ice cream truck and the start up fees were over \$2000 much more than the business would be worth

DWS does a good job for training opportunities. I dont agree with working capital for businesses. They have other educational and banking resources to make the business work (or not).

Entrepreneurs provide MOST of the jobs in this country. O&G is always cyclical, and Wyoming is always feeling the bust of the cycle because they can't seem to remember that what goes up always comes down. Diversify the economy. Manufacturing has to return to this country - Wyoming has a great opportunity.

Everyone talks about bringing "businessess" in or expanding business. There needs to be more thought as to what kind of jobs are coming in. There also needs to be a discussion on what benefit it really is to bring businesses. There is no corporate or personal income tax. It's quite possible that new businesses and their employees burden state and local government with needed services (roads, schools, special ed needs, fire, police, parks, etc) without providing any taxable revenue to support those services.

Expansion of coal mining and oil development is beyond local control. We need to encourage new high-tech and manufacturing training and jobs. High-paying jobs will spawn entry level jobs.

For these people, they need actual help getting jobs.

Hanna is a dying community - the only preschool has lost funding to Rawlins and Saratoga - the most vulnerable of our population is being overlooked

High need for downtown business support/growth

I don't feel qualified to answer these questions as I do not know the needs of the vulnerable.

If a plant or mine closes there is no retraining than can provide a person the same income. We need to bring in more large corporations into Sweetwater by developing industrial areas with the needed roads and infrastructures. I like small business but we need to focus on larger job creating business right now small business can keep us going when the mines close and somebody is retrained to be a walmart cashier.

Job training should include different levels such as low entry jobs, technical and higher paying.

Leadership Training - we need to organize a youth leadership program in the County. Our youth also need to be educated early on about the importance of civic duty and community engagement. How do we encourage newly elected officials to take advantage of the introductory training offered by WAM and WACC?



Need to help businesses who are 1-5 employees looking to expand to 8 or 10. There for not enough resources for the expansion of mom and pop micro-businesses and too much money put into large business who can afford the things these businesses cannot....

Our state has a one track mind; financial dependency on a dying extraction industry. We could learn a lot from Montana.

Rarely does a business move to Teton mainly because of the cost of housing. We have a hugely successful economy, however, it is nearly all service sector jobs. Diversification would be good but I don't see it happening except for an occasional opportunity. The success of the community is not dependent on it.

Shifting business dependency from extractive Industry to others that may use the skills is need. Angel or capital fund for BUSINESS at 350K to 500K. Look at aerospace or wind energy

The questions for Wyomingites to ask themselves, our populations is much lower than most states, how do we attract big business, this is a tough one!

The state as a whole, and Fremont county especially, needs to diversify the general economy. Additionally, I think the state has a great opportunity, with low crime, plentiful space, beautiful vistas, and no income tax, to attract workers from various industries and jobs to work in a telecommute arrangement with out of state employers. Encouraging further development of our transportation and Internet infrastructure will help with this, as well as marketing in and out of the state to raise awareness.

There needs to a lot more cool places to go; like shopping, stores, cafes, attractions, public entertainment, a real community center with stuff going on for families.

Thermopolis is still near the bottom of the Economic Development Pyramid. Some of the current leadership and activist groups are very closed minded, even about modest progress. Our existing businesses need to continue to expand, we need to be able to retain the businesses we have through innovation and have training opportunities. Our community is so small that potential leaders are busy raising children and working full-time. These same leaders are alreadyvolunteering, just not in decision making positions.

These are issues that are lacking in most WYoming communities.

This is critical. We need to more aggressive at recruitment and retention while working with existing business to help them expand and grow.

We are losing energy-related jobs at a rapid rate. We need to invent new types of industry and re-tool our community with new business opportunities.

We have several home based businesses. We have no store or shopping in our community. Our residents have to drive to Powell or Lovell to purchase retail items.

We lack any industry , most have to travel for jobs ,

We need diversity, especially in Southwest Wyoming. Tax incentives might provide the stimulus for getting new businesses into the state

We need to attract certain types of businesses, those outside of the tourism industry. Retention is needed as we are seeing long-time Wyoming businesses driven out of town. Infrastructure=Better, affordable cell and wireless.

Well, economic development should help us all so I support this

again checking everything because its like they dont want any changes or competition here but the need is here and not enough help

broadband is non-existent to the business community decent/reliable telephone (landlines) service is a high need for businesses

**F.1. If you were in charge of distributing funds in the state, how would you allocate your resources among the areas below? Please express your answers in percentage terms. The sum should equal 100. - comments**

**Response**

15% to housing and assisted living for mentally, behaviorally, and physically handicapped individuals 10%- Job assistance and maintaining a job for those who are physically, mentally or behaviorally handicapped

Affordable or free substance treatment and health care.

Again, without data on these subjects I can't really answer this.

Air service

Annual funds for case workers at housing, human and public service entities.

Attract and retention of business

Being unaware of the overall cost of each sector in relation to the others, I am not qualified to answer this question.

By creating "boxes" for each entity, splitting them into what sounds like easily managed sections, we often miss the big picture. How can we create an infrastructure within any community that supports more than one of those categories? What is the strength of each community? What would they be able to do if some funding were provided? What would be the outcome and the ripple effects -- not only for the community but for the state?

Consistent and reliable infrastructure

Economic Development for all (why are we only talking about vulnerable populations. Even the middle class don't want to or can't see a business truly thrive here).

Economic development for all areas, not just vulnerable populations. We need more basic manufacturing jobs in order to grow our economy and amenities.

Emergency funding

Enhancements for a Preschool/Daycare so that the little ones could be in a safe learning environment as a first step in education while the parents are working 40 miles away.

Health insurance.

Housing for non-vulnerable populations shouldn't be a state concern.

Housing for whom? Everyone? What kind of public facilities? How do you target a road to vulnerable populations? The lack of specificity makes it very difficult to prioritize. In fact, I can't. I don't know what I'm trying to buy.

I am not familiar with the vulnerable populations here or what they need, so I am not comfortable providing a percentage

I can speak only for NE Wyoming. We need more mental health services for low-income people and supervised or assisted living for people with special needs.

I can't answer this without knowing how the division is divided now.

I don't think its necessary to target "vulnerable" populations. The reason, we are creating "vulnerable areas" is because we focus too strongly on one area at a time for too long. Rotate the money each year, helping a different community build their economy and bringing in businesses, and eventually, they won't have a need to help, as they should reach a self sufficient state.

I would invest in roads & a hospital first.

I would put 100% of the funds to toward sustainable, mixed use development that included small businesses, low income, senior, and other needs housing. If done correctly, a walkable, mixed-use development would address economic needs, as well as needs for public spaces, community facilities, and infrastructure. In the end, promoting beautiful, ideal, and inclusive development is a win for everybody. Devoting funds to build isolated shelters for the marginalized community is isolating and does not effectively bring people into the community.

Money should go to improve EVERYONE'S lives, not just the vulnerable populations!

Once you develop a vibrant downtown, business are more likely to be attracted to the area, increasing the number of people that will want to live there, making that area a viable economic center. Young people pay the taxes that pay for basic services, so in order to survive as a community, we need to help young people see the value in the community.

Prioritizing the needs of vulnerable populations will allow programs to improve the lives of individuals and families who are discounted by mainstream society.

Social service funding, especially for vulnerable populations is the hardest to secure in Wyoming, so I scored heavily there. Housing got 0 because, while the need is very high, businesses should pay more before tax money is used. The exception is vulnerable populations.

The above-described homeeaaless shelter/soup kitchen. And even that should only require modest funding for heating, lighting, food and staff.



This allocation of state funds in Teton County? That's how I answered it. If I were to allocate for the State, it would be less on housing and more on public services for vulnerable populations.

Vulnerable populations and homeless in Teton County include working poor, specifically individuals and families employed in multiple low-wage service jobs yet still do not have enough income to afford safe, affordable rental housing.

We have enough welfare.

We need a passenger rail system, more interstate highways that connect Rapid City to Denver to Yellowstone.

What?! Only "vulnerable populations" have a use for "roads, water, sewer, ect.". This questionnaire is obviously designed to produce a desired outcome regardless of actual public needs.

Why should it be "vulnerable population"? We are ALL citizens and deserve decent facilities and infrastructure.

With all of the resources towards permanency of housing especially for families.

Without permanent housing all populations are vulnerable-based on this I did not put a percentage in housing

basically I am saying 20% should go to supporting our vulnerable populations, which is high, but I feel this state has a proportional very large vulnerable population. We have tremendous wealth secondly to our successes with extraction, that industry will go away, we need to replace it with something that will attract new industry and new growth, and at the same time use those savings to support and train our citizens.

i dont have a clue about a budget for a whole town just know that there is a need here. with all the budget cuts to social services things are getting worse. and without social service how can all the people get the help they need? more grandmothers than me raising kids here

infrastructure that supports the arts and art development within the community

job training

planning, pre-development, development, maintenance, up-grades current infrastructure at 30% Both Housing and Public Facilities should have annual allocations to plan for future developments, maintain current inventories and personnel costs. Human and Public services also need predictable allocations to plan, operated and provide essential governmental services, such as Law & order. Vulnerable Population Housing, services & facilities for youth and elderly are in need of shelter; temporary placement, court order placement, social services placement and other placements public or private impact the lack of housing, services and facilities available.

## F.2. Please share any comments you have about housing and community development needs or barriers:

### Response

Affordable Housing definition needs a social shift change. "affordable" used to mean 1000sqft 3 bed, 1 bath house or rental. Now that seems substandard by our population.

Affordable housing for incomes below 60K is priority

Again...we desperately need a mental health crisis stabilization center ( I am a mental health professional and small business owner)

Barriers are city council

Cheyenne specifically and Wyoming in general, needs to get more innovative in urban planning. Ghetto-izing the poor, the disabled, veterans, etc. away from the rest of the population is not helpful and I don't see it as sustainable. The isolated "normal" population will not feel the need to expend resources on a community it doesn't see, understand, and may fear.

Definitely need rec/youth/multi-use center. Drugs have become a problem in small town and kids need a safe place to go.

Education to the housing areas already built about the benefits of affordable housing to be built in their area. Not in my backyard mentality is rampant in Laramie County.

Housing is not an issue for those who are in low-income brackets. The concern is getting our population to be self-sufficient. 1st time home buyer options or living options for middle income earners would be ideal of the area

Housing vouchers should be allocated for permanency/ownership for families.

I have many applicants that are looking for ground level and handy-cap rental units that are well kept and free of mold.

I would like to see the county pass ordinances that would require slum landlords to maintain rentals in a livable condition.

I've heard many other people my age who are leaving the state or wanting to, say that Wyoming, or Fremont County especially, don't set high standards for themselves or their business. There is also a lack of support from other business owners.. people almost enjoy seeing others fail.

If our State or Local Governments build additional housing... then... they will need to build even more housing. Once you start, it is an endless cycle. PLEASE only help the people who have a difficult time helping themselves (specifically the elderly).

In Teton County, AMI is high so this can be a barrier to qualifying for federal funding. Also, while low-wage service jobs may actually pay a higher wage than in other parts of the state, Teton County's cost of living is consistently 30-40% higher than the rest of the state. Therefore, if formulas could be utilized that take into consideration local area cost of living as opposed to straight income that would help.

In Teton, the biggest barrier is a strong no growth force. I expect in much of the State, it is more money and technical capacity.

It always comes down to money.

It was a real shame that Glenrock did not get a new recreational program last year.

It's very hard to find a rental. First time homebuyers don't have a lot of support - you go into a lottery & then win, but you're expected to know how to deal with buying a house from the Wyoming state course they make you take. Then there's no funding available for low income folks for this - it's \$50.

Jobs

Let's keep our existing building stock and improve our neighborhoods for everyone to enjoy. Let's avoid gentrification and enhance economic development by being inclusive. Let's distribute and collect accurate and useful data to answer these questions. Let's be sustainable.

Limit management fees charged by money recipients. IE: 30+% of monies received go to money recipients not to persons in need. Strict audits of funds to recipients with 100% payback required from a failed financial audit. Example: Community Action Partnership!!!

Little or no cooperation from local government. More barriers than help. Lack of planning. Lack of education of city planners to accommodate new growth

Low Income housing should be reevaluated and recipients should work if able and should be alcohol and drug free.

Need - better internet

Need funds to help retain homeless shelter, transitional housing, and permanent supportive housing as well as provide more affordable housing options

People in need will benefit greatly if they have access to a case worker that can help them get the services they need and are already available.

Powerful old way citizens. "Code of Wyoming" - do it yourself and ignore that I'm getting help because I deserve it more than you.

Right now we have available rentals, but they are not in good shape. Always in need of moderate income housing. Our housing market is inflated. Definitely big need for senior housing (not necessarily for low income).

Smaller communities suffer because most of the time the elected leaders really do not have the expertise necessary to look past just paying the bills, maintaining streets, sewers, etc. Too often they think that is their only job, and too often the funds don't stretch to even do that. They aren't able to see the big picture (or don't want to for fear of not getting re-elected.) There are also barriers of sexism -- many consider the social issues (which women most frequently espouse) of secondary importance. We need more women -- they are the ones who are most likely to understand how to give-and-take, compromise and work to find solutions. There is still the strong belief in many of our smaller communities that citizens do not want growth -- they want to stay the way they are. And those individuals can be very vocal and aggressive. They do not understand that there is no such thing as "static" -- a community is either growing or dying. But those voices can curtail activities needed

So many items are covered well and with a small population it is often hard to have a program to cover every situation and keep it sustainable.

Sublette County has no building codes and no official building inspector. Many homes that were built during the boom are poorly constructed and shabby at best. Our real estate prices are still inflated even though we're in an economic downtown. For the average home buyer, the value and condition of the homes here is just not worth the cost.

The boards overseeing these income based properties are not available to their tenants. They aren't a part of the community. We need to develop housing, affordable housing with boards, which will be part of the community, so that they care about their tenants, and understand life in the building's area. Communities need to find a better way to keep the money in their local communities. Too many communities are not addressing the communities needs well enough, so the people travel to other locations, often hours away to spend excess money. Communities need to create places for people to spend this income locally.

The city of Casper is a large barrier. They don't have anything to do with the homeless or low income. They don't want them in our city. No help for shelter or food. They are too busy improving the downtown area that isn't helping anyone. We have enough statues that nobody cares about.

The cost of living, and building is just really high here because of the rural, isolated nature of the communities. I don't see any real way to solve that, other sourcing building materials locally, but there's not enough building volume, for someone to do that. Also there is no building codes, it is expensive, and the weather is harsh, so a lot of buildings are just not maintained, or up to date with normal standards, so living in sub par housing conditions here, is kind of normal

The largest barrier in our state is funding for infrastructure and economic development for all populations. Although, we are diversifying, we are still heavily dependent on the energy industries. It may be time to raise the state sales tax, which can impact vulnerable populations, but if that money was set aside for just infrastructure and economic development, it could be very positive for all communities and all populations throughout the state. I know the raising of taxes may be wildly unpopular, but when we are no longer receiving severance taxes from energy companies, we need to look at other sources of funding and sustainability.

The rental market is ridiculously high in Laramie county, which can be a deterrent to young people who would otherwise relocate for a job.

The town has a business park. But without housing, no business can consider coming to town.

There are not models that deal with small, rural towns. Interest and effort goes to cities.

There needs to be assistance for people who work hard, but still struggle financially, because it cost so much to live here.

Vulnerable people need better access to parks and recreation alternatives. If there were smaller and safe areas closer to their housing it would help.

Vulnerable population housing can be accomplished without long term state or federal government financial support.

Vulnerable populations need housing first and services after housing

We are at a turning point in our country. We can't save the entire world. Time to focus our efforts and money back at fixing things at home. We need can't afford a refugee program or any of these other entitlement programs.

We do not have a shelter the rent is extremely high. It is difficult for people to afford rent and deposits.

We must stop thinking that people with mental illness or substance abuse problems don't exist and don't deserve our help.

We need help to employ an economic development or community services coordinator to help determine need and find resources to solve community needs. We don't have the resources to employ someone at the Town or County level.

With the layoffs, it is critical that the state recognizes that the social services and housing organizations are overwhelmed. They are going to need the states support to help those affected.

Wyoming has limited resources. Before spending money, please make sure that the need is real and that the resource investment addresses the need (pre-development planning is important).

Wyoming must first admit it is very much a biased if not outright bigoted state towards non-white populations. It also has to admit it underserves and underpays women ( p.s. I'm a guy saying that). The whole Cowboy and Real Western thing is about finished...what is Plan B?

ada sidewalk ramps, curb and gutter, sidewalk and repaired streets are needed

comments

i shared many but no one listens cause that means someone would have to do some work. i think there is so much needed to be done it is overwhelming and people just give up. there has been 3 directors in my 4 years in hud houses

mixed housing developments should be encouraged where all ages and wide incomes live together

moved to Laramie county about a year ago - was shocked by house prices and rental prices.

waiting lists for affordable housing are long, need additional affordable housing

### F.3. What are ways the state can better address housing and community development challenges?

#### Response

Address issues of absentee landlords

Affordable housing is business development and will encourage workforce retention and reduce loss to other communities and Colorado

Affordable housing; more programs/incentives for first-time home-buyers

Back off.

Barriers are city council

Better communication. In Jackson, the town council sometimes take s a long time to make decisions. Sometimes, they put things through without enough time. It seems like a crapshoot.

By investing in our younger generations and setting higher standards for businesses, such as main street store-fronts. Encourage community involvement in making our towns a better place to live.

Collect and distribute data so we can begin to think creatively.

Continue investing in infrastructure in communities

Deport the Republicans

Develop models and infrastructure to target small town specifically.

Distribute funds more evenly among all counties.

Do things right the first time by not cutting corners and spending appropriately

Economic development

Education and assistance

Elimoinate as many middlemen in making any grants so that more funds reach the intended goal. Too much money is given for studies, analysis, consultants, etc.

Engaging with local communities to better understand issues/problems.

Find competent officials not so wasteful

Find ways to partner with the private sector for providing housing.

Fire who ever came up with this blatantly leading questionnaire and get some one with out an axe to grind to create a real one. This survey is worse that worthless. The results will encourage more spending in the arias the survey creators want, and most likely less spending in the arias WY needs.

Funds for projects in areas with small populations are very difficult to get, so complicated and cumbersome that investors won't touch it for the small return due to the size of a project.

Get involved in reputable housing agencies in the state.

Get out of the way

Give more money to the counties and cities , let them make the decisions on how money is spent not a panel that have never lived ir been in that part of the state

Good to let community to know about these surveys

Have an avenue to focus specifically on urban residential for downtown or near downtown

Have cities develop and submit plans and make sure these plans are followed through.

Help local entities to find and apply for grants and loans. Not necessarily state money, but assist in the search.

Help regulate housing prices and rent charged

Help to control costs. Make it easier to get affordable housing and offer incentives to make it more cost effective to build.

Help with business relocation for all communities. Overall State planning to aid all communities.

Housing - perhaps enable purchase of tracts of land that enable high density lower cost housing

Housing first

I am a firm believer that if you support the businesses in the area and help them to grow (especially those who have a community tie) you will see a high return on your investment in economic activity.

I don't know if there can be incentives to encourage builders to invest in multi-family units or other housing for lower or middle income families.

I think I made clear that the state legislature must become a rational body of political leaders. They are embarrassing, really, in their unwillingness to lead the state into a new century of green energy emphasis, and local economy diversification, and their unwillingness to invest in people at the lowest rungs of our socioeconomic ladders.

Involve those listed as Vulnerable in all decision making, at every table.

Let the individual communities take care of their own needs. State butt out.

Let the smaller communities speak independently of the surrounding towns that monopolize the request and monetary gains

Make entitlement programs a "hand up" not a way of life.

More funding

Open park lands for housing

Our county is small, poor, and more remote than others. We need help with an economic/community development director to coordinate/communicate and lead. Our elected officials are too busy making a living to concentrate on these areas.

Partner with the local communities, to truly survey the needs and desires of the people, not just the administrative staff of the community. Host open forums, for the community to come and speak about what they would like to see in the community, where they go to fulfill their current needs, and see what the local communities can do to keep their people from traveling to other communities to spend their money and fulfill their needs. Partner with local investors and entrepreneurs, to create housing developments that are locally owned and operated, so the boards governing these sites, are local and understand the culture and environment of the community. I know the state has done good, in a lot of places, increasing broadband. However, there are still so many communities that are suffering with terrible connections! Please help the local communities reach out to the internet service providers to talk about bringing in more bandwidth to more rural locations (which is the vast ma

Partnerships with community service organizations. Help ensure funding is based on performance, not just their mission statement.

Perhaps predicate grants/loans on more inclusive and community oriented solutions such as mixed income/mixed needs developments? I don't know. I don't do this kind of work.

Perhaps work with banks to subsidize lending costs.

Protect renters

Provide Grants for community development. There grants should be for as little matching funds as possible.

Provide resources to help communities accurately identify their housing and community development needs. This could be in the form of funding, consultants or personnel.

Pursue establishment of a Wyoming Housing Trust Fund. Support non-profit housing entities that truly move lower income families forward

Put more attention on why small communities are not prospering. Offer guidance for old city governments to adapt to new processes and granting.

Putting people first

Retain our graduates!

## Section 8 housing

State agencies could better recognize our limitations. Our citizens who care and are able to help spearhead efforts are already employed...we need outside help to follow through with finding and accessing assistance.

Taking inventory of what communities already have in vacant and available properties that could be rehabilitated and/renovated for community housing needs; vulnerable population housing needs, etc.

Technical assistance on development and financing in the small communities that may not have much institutional capacity.

Technical assistance to provide strategies for for-profit, non-profit and public agencies to develop and maintain long term affordability of rental housing in particular.

The ONLY way to address the housing situation in Teton County is for our State & Local Gov'ts to stop building, and let the housing & job markets NATURALLY stabilize.

The city of Casper is taking care of the comm. development for Katrina County. That's all they care about. Put all the funds to help the homeless and hungry in this county. Maybe then it will even out.

The housing market in Laramie County is a sellers market. The cost of buying into a home is beyond the means of the average workforce pay scale, but they make enough to not qualify for assistance. We need to address this and allow for something like rent controlled apartments that help these folks save enough to transition into a home at some point.

The state could encourage counties to work holistically on these problems, such as housing and substance abuse. Our hospital, city and county government, and organizations should work together.

The state used to have a program that would guarantee full occupancy for x number of years to encourage developers to build in areas where housing is needed.

There is very little available to people with disabilities in rural communities.

This is difficult. Some new studies show that given facts that clearly show that a person's information is inaccurate, most people will double-down on the perceptions they have -- and not change even in the face of overwhelming evidence. Orton Foundation has been doing a lot to try to provide a blueprint for how to get small communities to work together for the common good. The best way we have found over the last decade is to work on small projects that are not controversial (i.e., currently a children's nature park) and which can grow into something bigger (a base for arts & nature workshops, classes). I would like the opportunity to have a deep discussion with someone in housing/community development who sees the big picture and has real information that can provide some direction -- not just the "look on our web page and you'll see what we do and what we fund."

Tiny houses, less focus on the ranchette, work towards preserving open spaces though supporting the federal ownership of existing federal lands, and promoting conservation easements for agricultural and wild life supporting lands.

Visit the service providers, tour their facilities and talk to their clients. Provide oversight to insure that the funds are being used in a streamlined and efficient manner.

WY

We need more housing assistance for the elderly.

Work/plan more closely with local government and service providers.

better oversee how things are run in every county not just the well populated or monied ones

comments

coordinated entry system

housing land trust

listen to the people in need.

make Jan Gray give up his lots in sun-up ridge and demolish his other properties so lots can be used for future development

provide a more diverse, stable economy

provide rehabilitation loans (low interest) for rental properties

quit wasting money on unneeded projects

support the already existing local agencies

use partnerships with private business to jump start but expect self sufficiency and expect exemplary programming

#### F.4. Please provide any other comments you may have that are not been covered in another question or area.

##### Response

12th and 13th street dangerous to narrow no parking options in casper wyoming

Community Land Trusts should be encouraged as a means of retaining affordability

Don't californicate Wyoming

Food banks and public housing entities should be able to provide information on available services or have case workers. Seniors and youth need outreach.

For 10-plus years, a group of individuals in our community have worked in whatever way possible to help the community infrastructure. We know well that children who do not have stable home lives, who do not have enough to eat, rarely perform well in school and don't take advantage of opportunities that are handed to them. Their parent/s may be working 2-3 jobs to literally put food on the table or a roof over their head. Or they may resort to illegal activities that endanger themselves and their children. (Kudos to the schools that have put free laundries in their schools so that homeless and abused kids can have clean clothes and not be ashamed or bullied.) But the situation is similar for older citizens as well. Seniors also need similar services that can keep them engaged. I would seriously like to visit with you about the concept of a tiny house community. I know there are firms out there who specialize in them; but I would like some guidance (other than Google) to potential fundi

I see above average incompetence in many of our service organizations and providers. They tend to isolate and blame the populations they should be serving.

N/A

Need funding for infrastructure

Since we live out of town a ways, I am not as familiar with some of these issues as I would be if we lived in town.

Stop relying on the local community boards, elected officials, and administrative staff for the information of the needs of the community. These people are often the most blind to the community. Walk (or drive) the streets of the community, talk to the people going in and out of the local gas station or grocery store, get the thoughts of the actual community, not the faces and "good ol' boys" that represent them.

Thank you for this opportunity

The best thing that can be done for the vulnerable is to work towards helping them stand on their own.

This is a long survey. Opinions are important, but decisions should be based on statistical data to verify public perception

This survey starts out asking questions about economic development and ends up with vulnerable populations and gives them more weight when dealing with economic development.

Vulnerable populations need better access to fitness related facilities may help increase their quality of living.

We are building and revitalizing too many public entities/structures with taxpayer funds that have no hope of standing on their own and will consequently continue to be a burden to the public.

comments

give the people in hud properties the ability to help find solutions for the problems. i have suggested many. or vouchers to find another place where you can make changes to a house you plan to live in for years or option to buy

## F.5. Please select the option that best fits. - comments

### Response

& 9 year business owner  
 4th Generation Wyoming Native. Jackson/Teton County Native  
 Answering for myself and family and also as the clerk of Session of one of the local churches  
 Board member of two agencies that serve vulnerable population groups.  
 City Employee  
 Clerk  
 Commercial property manager, ranch manager, volunteer board member, parent that raised 3 children in area (none of which can return due to lack of life supporting jobs).  
 Community Manager  
 Community volunteer on several non=profit boards whose focus is housing for workforce and youth  
 Corrections Reentry Coordinator  
 Director of United Way of Southwest Wyoming  
 Economic Development  
 Employee of WYO-DOC  
 Episcopal priest  
 Federal government employee  
 Founder of not-for-profit service organizations designed to help community sustainability, building on cultural heritage tourism (who we are, what we do, where we live), life-long learning (education & health).  
 Governmental Employee  
 I am a consultant. I do surveys, strategic planning, needs assessments with an emphasis on social services.  
 I am a single woman who works full time and there is very little housing that I can afford in the Sheridan area. And there are plenty of other people making similar salaries who have the same problem. Very difficult to find affordable, pet-friendly housing.  
 I the former Planning Director of Teton County and am currently the chair of the JH Community Housing Trust.  
 I'm a past planning & zoning commissioner and currently the president of the board of directors of an entity that provides affordable housing to seniors that can live independently.  
 Individual that has seen Hanna boom and bust and is slowly becoming a dreary derelict community that offers nothing for healthy opportunities to the preschool and elderly groups  
 Landlord  
 Manager of community health coalition.  
 Member of Government  
 Nonprofit Housing Organization  
 Parent of an adult with special needs  
 Senior veteran  
 State Government  
 The state is heading in the right direction. The move of homeless services to DFS has been a good one. The Governors 10 year plan has assisted in raising awareness and creating motion.  
 Vet  
 Volunteer Board Member of Non-Profits  
 Worland Wyoming Weather, non profit organization. Community development volunteers.  
 family member  
 im disabled and also raising kids that come from abusive family.  
 mayor, Superior  
 member of Glenrock Planning Commission  
 non profit business organization  
 pastor of a local church  
 public employee  
 state government  
 work to help vulnerable population



## F.9. Please provide any suggestions for how we can improve our public participation process?

### Response

At random, general public...

Awareness on radio etc

Contact the Council of Social Agencies (Bill McDonald, 751-3372) and develop a relationship with this group as this represents the majority of service providers in the county.

Emails, social media posts, community / town hall meetings, public notices in local newspapers.

Encourage Wyoming's local Chambers to share this survey with their membership, post on social media etc. Does this link get sent to local elected officials?

Facebook

Have local public meetings. Advertise for meetings BETTER.

Have meetings in conjunction with other events where people are already present

Have the general population vote on their needs in the community.

I will try to keep up with what is going on via the newspaper and radio.

In terms of Community Involvement and the peculiarity between Government and guidance, helps to explain the so-called increase in community involvement the Government is relying on the introduction of a statement of Community involvement to ensure that the community has a voice.

Include all public service agencies and grant fund recipients. Communicating with one government office person in an unrelated field of service is not a responsible attempt at full participation.

Just have to say I loved that I found this through an online news outlet that shared it. I would like to learn more about our state's economics but often find that news outlets and press releases don't break the information down for many to fully understand the issues. Please create more understanding of the current issues and possible solutions people are proposing from all angles. I want to understand but struggle to fully grasp what role "I" can play as a community member.

Let service providers know they can register to receive information on funding opportunities at the conclusion of the meetings. Provide public with contact information of service providers.

More outreach, better education

More public meetings and advertise them well. Many people do not have internet access

None at this time. I know funding continues to be a major obstacle to make progress in these areas of social concern.

Offer community briefings at local libraries

Periodic surveys. Also an email that can be given out if community members need to voice emergency/pertinent issues.

Personal contact. It's a lot of work, but will garner real results.

Place Surveys in with mailings such as Utility bills .

Post your information through the Community Foundation of Jackson Hole and the Jackson Chamber of Commerce website.

Share you results with us at the Chamber and really get other Chambers engaged in distributing the information....

Showing a limited number of addressees in this email made me feel a greater need to respond. I felt like you were reaching out to fewer people and my response was more important that if the email showed a mass mailing.

Sometimes it is not quantity that counts, but quality. Webinars for those of us who cannot travel. Help us make connections to others who may have addressed similar issues. Help us identify sources that can help in planning, development, finances, etc. It is always disappointing to go to a seminar and hear all these wonderful speeches from really great people, and then go home and not have anything to take home that is applicable to small struggling communities. Yes, you need to talk to the public - it's your job; but sometimes you have to have individual conversations with mid-level individuals/potential business partners, etc. Another note: See <https://www.arts.gov/artistic-fields/creative-placemaking> This is a new endeavor by the National Endowment for the Arts (another reason they should be funded), which we are currently investigating. Someone such as yourselves should be working with them and seeing where there is overlap and helping those of us in small communities with wading

Stop treating it like a collage paper! It's not about your and getting what you think is needed or what you think will get you an "A" on your report card. It's about finding out what is real. This state hasn't got money to waist on your over educated, under experienced ideas. And the people you are lying to yourself about helping don't have time for you to run your fantasies about a fascist utopia.

Take the money being spent on all of the city, county, and state surveys and put it to use on infrastructure

Thank you for making housing more of a priority

Thank you for this opportunity.



There is one thing that most communities like, events. It gives them something to do, while also working for their community, its a win/win. Host an event at a place like the Goshen County Rendezvous Center, partner with local food vendors to serve food (they can donate if they'd like, or charge \$5 a plate). Partner with local charities or clubs to have a steak in the event, and have something to draw the crowds in, like a raffle, games of bingo, auctions, wine tasting, or anything really! Then early in the night, get people seated and host an open forum on the thoughts of the needs of the community. Don't let the elected officials speak or intimidate the crowd. If not an open forum, then when guests arrive, have them fill out a questionnaire regarding the community. Heck you could even have it as a download, and make the questionnaire the ticket to getting into the even in the first place! Then during the event, speak about the concerns raised, and see if people would like to discuss

This is a good start Public announcements on radio and television

This is good start however it is assuming folks have a computer and are willing to do a survey. For venerable populations - elderly, disabled, out of work, face to face questions might be better.

This is helpful, outreach to services that need an input like aids program out of Sept of health, also lieap and winterization program lacks money

This was forwarded to me by a friend. I don't know if it's been in the paper or not.

This worked fine , but otherwise I would not have known about except a friend forwarded to me

Vulnerable populations (low-income, seniors, Tribal members, etc.) are less likely to complete this kind of survey on-line. Is it possible to obtain more input directly from them (perhaps site visits to senior centers, the Reservation, low-income housing, etc.)?

Who are you?

Wish our paper would include this info.

better communications

get real. That means leaving the office once in a while.

make sure that people that are appointed are doing their jobs! give a disabled person help moving dont threaten eviction if they only have a 5 & 9yro for help