

**Grantee: Wyoming State Program**

**Grant: B-11-DN-56-0001**

**April 1, 2013 thru June 30, 2013 Performance Report**

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**Grant Number:**

B-11-DN-56-0001

**Obligation Date:****Award Date:****Grantee Name:**

Wyoming State Program

**Contract End Date:**

03/11/2014

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$5,000,000.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**Estimated PI/RL Funds:**

\$0.00

**Total Budget:**

\$5,000,000.00

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Summary of Distribution and Uses of NSP Funds:

The target area as defined using the NSP3 Mapping Tool is referred to as the North Casper Redevelopment Area, a map of the area and the corresponding census blocks can be found at [www.wyomingcda.com](http://www.wyomingcda.com) as part of the NSP3 application. The area is more particularly described as follows: the SE corner is the corner of E Yellowstone Hwy and Bryan Stock Trail, the NE corner is Bryan Stock Trail and the N Platte River, the NW corner is the N Platte River and N Poplar Street, and the SW Corner is W Collins Dr and Walnut Street. The Southern boundary is not a straight line and therefore it is further described as W Collins Drive and Walnut Street to the corner of 7th and S Wolcott to the corner of Conwell Street and E Yellowstone Hwy and E Yellowstone Hwy to S Beverly St (the SE corner).

The State Minimum Threshold NSP3 Score is 5. The number of foreclosures in Wyoming is relatively low when compared to national numbers. The foreclosures in Wyoming are not typically concentrated in specific urban areas, but rather vary widely socioeconomically. In order to make an impact with a relatively small amount of money one area was selected. The target area has a high number of concentrated foreclosures in comparison to other areas. The foreclosures in the area are also affordable and in need of significant repair.

Also of great concern is the income distribution by tenure for the area which is as follows:

Table 1

Income Distribution by Tenure

Wyoming Census Tract 560250002

2009 5-year ACS Data

Percent MHI	Owner	Renter	Total
0-30%	2.4%	26.3%	18.4%
30.1-50.0%	11.3%	24.4%	20.1%
50.1-80.0%	25.9%	19.7%	21.8%
80.1-96%	12.1%	7.2%	8.8%
>96.1 %	48.3%	22.3%	30.9%
Total	100%	100%	100%

A sharp increase in lower income homeownership was seen between 1994 and 2006 due to legislative changes and more favorable underwriting (National Poverty Center). These changes, along with federal and local incentives, made homeownership possible. The targeted census tract clearly has a high percentage of lower income households. It also goes without saying that any unexpected expense or loss of income would be serious and may potentially lead to a foreclosure. The National Poverty Center prepared an analysis of zip code based data and that data indicated that foreclosure rates were high.

### Summary of Distribution and Uses of NSP Funds:

r in areas with higher poverty rates and lower average incomes.

32% of the loans in the redevelopment area are high annual percentage rate loans according to HMDA data for 2004-2007. HUD's October 2008 data released to support NSP found that percentage to be even higher at 35.8%. The predicted 18 month underlying problem foreclosure rate is 2.5%. The residential vacancy rate (USPS March 2010) is estimated to be 6.19% as compared to the county rate of 3.14%.

The Consolidated Plan for the City of Casper has also identified census tracts 560250002 and 560250003 as areas of concern for low and moderate income households. Lead-based paint and quality of the housing stock were two area of concern.

As the housing finance agency for the State of Wyoming, WCDA has originated six (6) loans from 01/06 through 12/10 for census tract 560250002. During that same period of time four (4) loans from that area were foreclosed upon. The foreclosed loans may not have been originated during the same period of time.



**How Fund Use Addresses Market Conditions:**

The lower priced homes available in the Casper area tend to be foreclosures. The homes may have a lower up front price; however, they typically need significant work in order to be safe and sanitary. The redevelopment area is an older area and the design of the homes may be obsolete. Homes have been abandoned due to the level of rehabilitation required and are now health and safety concerns. By targeting the funds to this area it is our hope that it will spark others in the area to clean up, update, and take pride in their homes. This area can become a neighborhood of choice rather than a last resort.

**Ensuring Continued Affordability:**

All residential properties will have at minimum a 30-year mortgage placed upon them. Homeownership properties may also have a soft second mortgage provision triggered by the sale of the property or transfer of title. All rental properties will have a deed restriction in addition to a mortgage. Demolished properties will have a deferred mortgage placed upon the land to ensure ownership by a LMML qualified household for a specified period of time.

**Definition of Blighted Structure:**

The definition of "blighted structure" for the State of Wyoming was derived from the statutory definition of blighted area in W.S. 15-9-103.

"Blighted structure" means a structure which may be located in a slum area, a deteriorated or deteriorating structure, a structure which may have inadequate legal access, a structure with a faulty floor plan or room layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessments, delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of those factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.

Local code enforcement officers may be consulted also.

**Definition of Affordable Rents:**

Affordable rent is determined to be the HUD Low HOME Rents or fair market rent whichever is less. Fair market rent is determined by HUD guidelines and includes tenant paid utilities. Please refer to the HUD website for the current rents. <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2010/wy.pdf>

**Housing Rehabilitation/New Construction Standards:**

WCDA has established rehabilitation standards for all NSP properties. Additional energy efficient and environmentally friendly elements are being incorporated into the standards. Green and ecofriendly products are also being sourced in order to assure that they will be available <http://www.wyomingcda.com/files/NSPRehab.pdf>

**Vicinity Hiring:**

All Grantees, Contractors, and/or agencies will be required to comply with vicinity hiring as a condition of receiving NSP3 funds. There are a number of training facilities that support the construction trades that are located in the designated development area or support the development area. The McMurry Training Center is located at the North end of the area. The Center provides training for carpentry, welding, skid steers, excavation/backfilling, CDL, and heavy equipment. The Wyoming Workforce Services, Department of Employment, Veterans Center, and the Department of Family Services offices are all located with the development area. While note in the development area Casper College offers a construction trades program that would definitely benefit the area. The participants in these programs may not reside in the designated development area. However, it is highly likely that they are receiving benefit from one or more of the supporting agencies and therefore would be great candidates for new hires. All projects receiving NSP3 funds will be required to list all job openings with these agencies along with advertising in the target area. There are also several contractors who's primary place of business or shop is located within the redevelopment area. These contractors will specifically be contacted to participate in the bidding and will be given preference, all other things being equal, in the award of the contract.

**Procedures for Preferences for Affordable Rental Dev.:**

Due to the limited amount of funds and small geographic area any and all projects are welcome and will be reviewed on a first come first served basis. If two projects come in at the time and would otherwise be eligible to receive fund then a rental project will be given preference over a homeownership or demolition project.

**Grantee Contact Information:**

Wyoming Community Development Authority, 155 North Beech Street, Casper WY 82601, 307-265-0603  
Gayle Brownlee, Director of Federal Programs

**Overall**

**Total Projected Budget from All Sources**

**This Report Period**

N/A

**To Date**

\$5,000,000.00



<b>Total Budget</b>	\$0.00	\$5,000,000.00
<b>Total Obligated</b>	\$0.00	\$5,000,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$5,000,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$5,000,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$2,140.82	\$2,140.82
<b>Total Funds Expended</b>	\$0.00	\$5,000,000.00
<b>Match Contributed</b>	\$0.00	\$160,779.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$160,779.00
<b>Limit on Public Services</b>	\$750,000.00	\$0.00
<b>Limit on Admin/Planning</b>	\$500,000.00	\$500,000.00
<b>Limit on State Admin</b>	\$0.00	\$500,000.00

## Progress Toward Activity Type Targets

<b>Activity Type</b>	<b>Target</b>	<b>Actual</b>
<b>Administration</b>	\$500,000.00	\$500,000.00

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$1,250,000.00	\$4,500,000.00

## Overall Progress Narrative:

All projects in NSP 3 have been completed. All funds have been drawn and expended. Project is ready for closeout.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
100, Administrative	\$0.00	\$500,000.00	\$500,000.00
200-Sunshine I, Acq/Rehab LH25	\$0.00	\$1,517,835.73	\$1,517,835.73
300, WRAP	\$0.00	\$0.00	\$0.00
500, Demolition	\$0.00	\$0.00	\$0.00
700-Sunshin II, Redevelopment	\$0.00	\$2,982,164.27	\$2,982,164.27



## Activities

**Grantee Activity Number:** 200 - Sunshine I

**Activity Title:** Sunshine I

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

200-Sunshine I

**Projected Start Date:**

03/11/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Acq/Rehab LH25

**Projected End Date:**

03/11/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

WCDA

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,517,835.73
<b>Total Budget</b>	\$0.00	\$1,517,835.73
<b>Total Obligated</b>	\$0.00	\$1,517,835.73
<b>Total Funds Drawdown</b>	\$0.00	\$1,517,835.73
<b>Program Funds Drawdown</b>	\$0.00	\$1,517,835.73
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$1,607.29	\$1,607.29
<b>Total Funds Expended</b>	\$0.00	\$1,517,835.73
WCDA	\$0.00	\$1,517,835.73
<b>Match Contributed</b>	\$0.00	\$96,494.00

**Activity Description:**

Acquisition and rehabilitation of abandoned properties

**Location Description:**

332 S Kimball St., Casper, WY

**Activity Progress Narrative:**

The Sunshine I Apartments were the result of a collaborative effort between Grimshaw Investments, LLC, Wyoming Community Development Authority, The City of Casper and many other local partners. The initial process started when the Historic KC Apartments were condemned by the City of Casper due to significant deferred maintenance and ongoing code violations. At the time of condemnation the KC Apartments were not considered to be an eligible use under the NSP program due to the fact that the property had not been foreclosed upon. On April 9, 2010 HUD changed the definition of "Abandoned" to include properties that were determined to be "not habitable and the owner has taken no corrective actions within 90 days of notification of the deficiencies" as described in FR Vol. 75, No. 68. As a result of this change, the now vacant KC Apartments became an eligible use under the NSP Program and Wyoming Community Development Authority and developer Steve Grimshaw began talking about the use of NSP funds to rehabilitate the project. Grimshaw and WCDA saw an opportunity to use NSP funds to revitalize downtown Casper and provide the displaced tenants of the KC Apartments and other citizens of Casper with much needed safe and affordable housing. At the same time, the location of the project is entirely consistent with the tenants of sustainability including adjacency to public transportation, a revitalized downtown and redevelopment district, is walkable and is



environmentally sound. Further due diligence revealed that rehabilitation would not be possible because of extensive environmental hazards, such as asbestos and lead based paint contamination, deferred maintenance and the fact that the lower level of the building was below grade, which raised concerns of future building envelope leakage. Grimshaw Investments, LLC officially submitted an application for NSP funds on April 9, 2010 for the demolition of the existing KC Apartments and construction of the new 18 unit LEED Gold certified project consisting entirely of 2 bedroom apartments. On August 17, 2010 the Wyoming Community Development Authority officially awarded Grimshaw Investments, LLC NSP funds in the amount of \$4,448,607 for the acquisition and demolition of the KC Apartments and the construction of the 18 unit Sunshine I Apartments. This amount was later reduced to \$4,010,176.30. Demolition of the KC Apartments began on March 8, 2011 and was completed on April 27, 2011. Approximately 90% of the old building materials were recycled or reused in the construction of the new building, which began May 2, 2011. The project received it's Certificate of Occupancy on August 14, 2012 and Grimshaw Investment, LLC was notified on January 9, 2013 that the project had achieved LEED Gold Certification. To date the Sunshine I Apartment project has created or sustained 37 jobs in the City of Casper.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
# of Parcels acquired voluntarily	0		0/0	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		7/6	
# of Multifamily Units	0		7/6	
# of Singlefamily Units	0		0/0	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/6	0/0	7/6	100.00
# Renter Households	0	0	0	7/6	0/0	7/6	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
332 S. Kimball St	Casper		Wyoming	82601-	Match / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 700 - Sunshine II  
**Activity Title:** Sunshine II Apartments

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

700-Sunshin II

**Projected Start Date:**

03/11/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Redevelopment

**Projected End Date:**

03/11/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

WCDA

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,982,164.27
<b>Total Budget</b>	\$0.00	\$2,982,164.27
<b>Total Obligated</b>	\$0.00	\$2,982,164.27
<b>Total Funds Drawdown</b>	\$0.00	\$2,982,164.27
<b>Program Funds Drawdown</b>	\$0.00	\$2,982,164.27
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$533.53	\$533.53
<b>Total Funds Expended</b>	\$0.00	\$2,982,164.27
WCDA	\$0.00	\$2,982,164.27
<b>Match Contributed</b>	\$0.00	\$64,285.00

**Activity Description:**

Redevelopment of an unoccupied site

**Location Description:**

403 S Durbin St, Casper, WY

**Activity Progress Narrative:**

The Sunshine II Apartment project was developed on a vacant parcel of land as part of the ongoing revitalization efforts in downtown Casper. The project consists of 26 1-Bedroom apartments and will be LEED Gold certified. The idea for this project was formed when the vacant lot was identified as previously developed and therefore eligible for NSP funds. Grimshaw Investments officially submitted an application for funds on July 12, 2010 and the Wyoming Community Development Authority officially awarded \$3,762,090 on August 17, 2010 for the acquisition of the vacant parcel and construction of the 26 unit apartment building. In January of 2011, the idea to incorporate some sort of public art into the Sunshine II Apartments was made with the intention of drawing public awareness and involvement into the revitalization of downtown Casper and the characteristics of sustainability. Preliminary meetings between Grimshaw Investments, The City of Casper, The Nicolaysen Art Museum and the Wyoming Community Development Authority resulted in the decision to apply for a \$50,000 grant from National Endowment of the Arts to compliment HUD, EPA, and DOT sustainability initiative. Grimshaw Investments has donated the land necessary for the piece at a value of \$12,800. The City of Casper will donate in kind services valued at \$30,000 over a period of 30 years for maintenance of the project and the Wyoming Community Development Authority will make a cash donation of \$10,000 and contribute in kind services in the amount of \$20,000. The Nicolaysen Art Museum will act as the Artistic Director for the project and aid in the selection of a qualified artist to perform the work and will contribute \$32,000 of in kind services to the project. The Wyoming Arts Council has also provided a \$10,000 grant for the project and theMcMurry Foundation has given \$33,250 to the project. On October 31, 2011 three artists were selected from a pool of 86 applicants as



finalists to complete the public art project. The finalists submitted mock ups of their vision to a panel made up of representatives from each party in the consortium by November 30, 2011 and the selection was made in December to award Matthew Dehaemers of Kansas City the funds to complete his vision of "Confluence of Time and Place". In addition to the \$30,000 of in kind services donated to the art project for the Sunshine Apartments, The City of Casper has incurred costs of \$1.63 million as a result of improvements to electric and lighting, irrigation and landscaping, furnishings, roadways, concrete and brickwork and utility relocation in the area immediately surrounding the Sunshine Apartments. These improvements are not included in the total project costs and demonstrate the commitment of the community to the revitalization of the downtown area. Construction of the Sunshine II Apartments began on April 25, 2011 and the Certificate of Occupancy was awarded on March 5, 2012. To date the Sunshine II Apartment projects has created or sustained 41 jobs in the City of Casper.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
#High efficiency heating plants	0		1/1	
#Efficient AC added/replaced	0		1/1	
#Units with solar panels	0		21/21	
#Low flow toilets	0		21/21	
#Low flow showerheads	0		21/21	
#Units with bus/rail access	0		21/21	
#Units exceeding Energy Star	0		21/21	
#Sites re-used	0		1/1	
#Units $\zeta$ other green	0		21/21	
# ELI Households (0-30% AMI)	0		4/4	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		21/21	
# of Multifamily Units	0		21/21	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	21/21	0/0	21/21	100.00
# Renter Households	0	0	0	21/21	0/0	21/21	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
403 S Durbin St	Casper		Wyoming	82601-	Match / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	





