

*City of Cheyenne*  
*Community Development Block Grant*  
*2015 – 2019 Comprehensive Consolidated Plan*



*May 2015*



# **Executive Summary**

## **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

### **1. Introduction**

This document comprises the Consolidated Plan for Cheyenne, Wyoming, which provides the framework for localities to identify housing, homelessness, community and economic development needs and to tailor a strategic plan for meeting those needs. The Plan is prepared pursuant to 24 CFR Part 91 Consolidated Submission for Community Planning and Development Programs, and is required to be submitted to the U.S. Department of Housing and Urban Development (HUD) as a prerequisite to receiving funds under the following grant programs: Community Development Block Grant (CDBG).

This document serves as a planning tool that was constructed on participation and consultation from all levels; an application for Federal HUD's formula grant program; a strategy to follow in implementing 2015 to 2019 programs; and an Action Plan that targets performance levels.

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

The City's goals for the 2015 to 2019 planning period focus on continuing homeowner rehabilitation efforts, providing infrastructure improvements, maintaining affordable housing and assisting low income, homeless and special needs residents with supportive services. The overriding objective during the 2015 to 2019 planning period is to help residents maintain and improve their quality of life in Cheyenne.

Specifically, the City will do the following:

#### **Provide Decent, Affordable Housing:**

1. Annually assist 7 to 10 low income homeowners with needed rehabilitation.
2. Assist with shelter/transitional housing/rapid re-housing for homeless in Cheyenne.

#### **Create Suitable Living Environments:**

1. Invest in improving aging parks and facilities.
2. Invest in improving public infrastructure.
3. Assist with the elimination of spot blight.

## **Improve Economic Opportunity:**

1. Assist low income and special needs residents with supportive services including job training.
2. Assist with the acquisition or rehabilitation of public facilities.

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

The City's past programs have focused on community needs that continue to exist including aging housing and infrastructure, neighborhood improvements, and social service supports for low income residents. Cheyenne believes the programs proposed for the 2015 Action Plan year and goals for the five year planning period, are similar to those used in the past, and continue to be the most efficient and effective use of Community Development Block Grant (CDBG) funds. Within the past five years the H&CD Office has assisted with facility rehabilitation for a youth facility and homeless shelter; assisted with infrastructure for low income area parks; assisted homeowners with rehabilitation, to include ADA improvements; provided down payment assistance for first time homebuyers; provided low income residents with food baskets, bus tokens, homeless prevention and health care assistance; provided job training for low income single mothers; and provided services for youth programs.

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

The Citizen Participation input process for the Cheyenne Consolidated Plan included the following:

1. A paper and online resident survey. 42 residents responded to the survey. The online survey was hosted by SurveyMonkey.com, a certified Section 508 compliant website.
2. Two community meetings to discuss housing and community development needs held May 21 and May 28, 2014. Fourteen residents and stakeholders attended the meetings. The meetings were held at accessible venues near public transit. To encourage participation by low income, minority, and special needs residents, 213 nonprofit, social service, churches, and housing organizations received flyers about the community meetings in May. Copies of the survey were included for those who wished to participate but were unable to attend the meetings. The survey was also distributed at the community meetings. A link to the online survey was featured on the City of Cheyenne webpage. Residents and stakeholders in Cheyenne had many ways to communicate their opinions about the City's top housing and community development needs:
  - 1) Verbally, at one of the community meetings;
  - 2) In written form by completing the worksheets distributed at the community meetings;
  - 3) Through the survey developed for the Consolidated Plan and
  - 4) By phone or email to city staff.

Fourteen residents and stakeholders signed in at the community meetings. Housing and community development needs worksheets were submitted by seven attendees.

## 5. Summary of public comments

Public comments from the survey and needs worksheet are appended to the Citizen Participation section of the appendices.

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

All comments and views were accepted.

## 7. Summary

Please see above.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
Lead Agency	CHEYENNE	
CDBG Administrator	CHEYENNE	Housing & Community Development Office
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

## Narrative

The City of Cheyenne continues to administer the Community Development Block Grant program (CDBG).

## **Consolidated Plan Public Contact Information**

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

This section reviews the consolidated process conducted for the City of Cheyenne 2015 to 2019 Comprehensive Consolidated Plan.

**Provide a concise summary of the jurisdiction'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 City of Cheyenne's activities that support coordination between public and assisted housing providers and health care and social service agencies are twofold:

- 1) The city encourages and accepts funding applications from housing, health care and service providers through its Annual Action Plan process. Funded activities should complement existing city programs.
- 2) The city has a small staff overseeing housing and community development programs; however, the staff is very active on local and regional boards and committees.

**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**

The Wyoming Continuum of Care is working with agencies throughout the state, including the City of Cheyenne Housing & Community Development Office, to strengthen participation. The Wyoming

Continuum of Care is known as the Wyoming Homeless Collaborative (WHC) and is broken up into five regions. A new Lead Agency has recently taken charge and a Technical Assistance Team met with the WHC to help with strategic planning and governance. A second meeting was set with the TA Team where they worked on structural issues such as the Governance Charter, Policies & Procedures, Homeless Management Information Systems (HMIS), the WHC budget, Housing Inventory and Point in Time Counts. Since then WHC has worked diligently to ensure that the 2014 and 2015 Point in Time Counts were a success. The Governor of Wyoming has also appointed a homeless coordinator. The homeless coordinator took over the lead with the 2014 Point in Time Count and is working diligently with the five regions on this. A Governance Charter and Policies and Procedures were adopted September 19, 2013.

The City of Cheyenne H&CD Office is part of the Southeast Region CoC (SRCoC). The SRCoC holds monthly meetings in Cheyenne and worked closely with the homeless coordinator on the 2014 and 2015 PIT count.

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

N/A; The City of Cheyenne does not receive the Emergency Solutions Grant (ESG). The Homeless Management Information System (HMIS) assists Continuum of Care planning groups to identify needs and gaps in provision of housing and services to assist persons who are homeless.

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

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

1	<b>Agency/Group/Organization</b>	CHEYENNE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Lead Agency
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Cheyenne is the lead agency for preparation of the Consolidated Plan.
2	<b>Agency/Group/Organization</b>	CHEYENNE HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Executive Director was contacted. Information was requested on the housing authority's self sufficiency programs for residents, the needs of the housing authority, and the perceived needs of the public housing residents. Information on the housing authority's policies and procedures for accepting clients and encouraging landlords to participate in Section 8 was also requested. Information regarding fair housing training and Section 3 residents were also requested.
3	<b>Agency/Group/Organization</b>	WY Department of Education
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended a community meeting for the Consolidated Plan. The outcome was to identify the needs of the residents of Cheyenne. Staff are also working with Laramie County Community Partnership on homeless/unaccompanied youth issues.
4	<b>Agency/Group/Organization</b>	BOYS & GIRLS CLUB
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended a community meeting for the Consolidated Plan. The outcome was to identify the needs of the residents of Cheyenne.
5	<b>Agency/Group/Organization</b>	WYOMING INDEPENDENT LIVING
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended a community meeting for the Consolidated Plan. The outcome was to identify the needs of the residents of Cheyenne.
6	<b>Agency/Group/Organization</b>	City of Cheyenne
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff from multiple different offices attended a community meeting for the Consolidated Plan. The outcome was to identify the needs of the residents of Cheyenne. Staff members have also consulted with the program manager via e-mail or in person on eligibility issues.
7	<b>Agency/Group/Organization</b>	CALC
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended a community meeting for the Consolidated Plan. The outcome was to identify the needs of the residents of Cheyenne.
8	<b>Agency/Group/Organization</b>	NEEDS, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended a community meeting for the Consolidated Plan. The outcome was to identify the needs of the residents of Cheyenne.

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

N/A; the City of Cheyenne Comprehensive Consolidated Plan provided an opportunity and invited participation and comments from all organizations serving low and moderate residents and residents with special needs.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Wyoming Homeless Collaborative	The Wyoming Homeless Collaborative (WHC) is an inclusive, community-based group that plans for and manages homeless assistance resources and programs efficiently and effectively with the ultimate goal of ending homelessness in Wyoming. The WHC is the planning body in the State of Wyoming that coordinates the communities policies, strategies and activities toward ending homelessness. Its work includes (1) gathering and analyzing information in order to determine the local needs of people experiencing homelessness, (2) implementing strategic responses, (3) educating the community on homeless issues, (4) providing advice and input on the operations of homeless services, and (5) measuring CoC performance. The WHC designates the Collaborative Applicant and the HMIS Lead Agency. The Continuum of Care (CoC) program is designed to promote community-wide goals to end homelessness; provide funding to quickly rehouse homeless individuals and families while minimizing trauma and dislocation to those persons; promote access to and effective utilization of mainstream programs; and optimize self-sufficiency among individuals and families experiencing homelessness. The program is composed of transitional housing, permanent supportive housing for disabled persons, permanent housing, supportive services and HMIS. The City of Cheyenne Five Year Consolidated Plan's Homelessness goal is to provide sufficient, safe, and secure housing and supportive services to those in need, with an ultimate goal of self-sufficiency. The following objectives were identified: 1) Develop a minimum of 30 transitional housing units that offer self-sufficiency programs, 2) Improve and/or expand emergency housing for the homeless and, 3) Expand housing opportunities for the elderly and/or persons with physical disabilities.

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

Cheyenne Housing & Community Development Office is an active member of Wyoming NAHRO. WyoNAHRO works with housing entities throughout the state and brings in needed training. The H&CD Office is also a member of the Wyoming Homeless Collaborative and the South East Region CoC and is a stakeholder with the Wyoming Rural Development who are working on a Housing Assessment for the City of Cheyenne and Laramie County. The H&CD Office is also a member of the Laramie County Community Partnership Strong Families Action Team which is a group of nonprofits and agencies that are working with homeless youth.

**Narrative (optional):**

Please note that all housing and supportive service providers in Cheyenne were invited to participate in the Consolidated Plan process. These organizations were mailed surveys and invited to all community meetings; many organizations willingly distributed the surveys to clients and/or made them available at their places of business.

**PR-15 Citizen Participation**

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

The H&CD Office arranged two public meetings in order to meet with stakeholders and set goals for the next five years. The attendees were asked to identify the top needs in Cheyenne for Affordable Housing, Persons who are Homeless, Special Needs Populations, and Non-Housing Community Development and to prioritize the needs as either High, Medium or Low priority. A survey was also done in order to identify goals and objectives.

A public hearing was held in November to introduce the applications that were received for the 2015 Annual Action Plan. A notice was placed in the paper inviting the community to attend.

A public hearing was held in April, during the 30 day comment period, at Cheyenne City Council. A notice was placed in the paper inviting the community to comment on the plan and notify them that a Resolution would go before City Council on April 27, 2015.

## 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	Public Meeting	Non-targeted/broad community	An evening meeting was set up at a central location on Wednesday, May 21. No one attended the meeting.	No comments were received.	No comments were received.	
2	Public Meeting	Non-targeted/broad community	An afternoon meeting was set up at a central location on Wednesday, May 28. Fourteen Community Members attended the meeting.	Thirteen Affordable Housing needs were identified, thirteen needs were identified for Persons who are Homeless, nine needs were identified for the Special Needs Population, and twenty needs were identified for Non-Housing Community Development. See Citizen Participation attachment.	All comments were accepted.	
3	Public Hearing	Non-targeted/broad community	An afternoon meeting was set up at the Municipal Building on Wednesday, November 5, 2014. Ten Community Members attended the meeting.	No written comments were received.	No written comments were received.	

<b>4</b>	<b>Public Hearing</b>	<b>Non-targeted/b road community</b>	<b>An evening meeting was held during City Council on Monday, April 27, 2015. Approximately 50 Community Members were in attendance.</b>	<b>Two written comments were received during the 30 day comment period. The comments and response are attached.</b>	<b>All comments were accepted.</b>	
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**Table 4 – Citizen Participation Outreach**

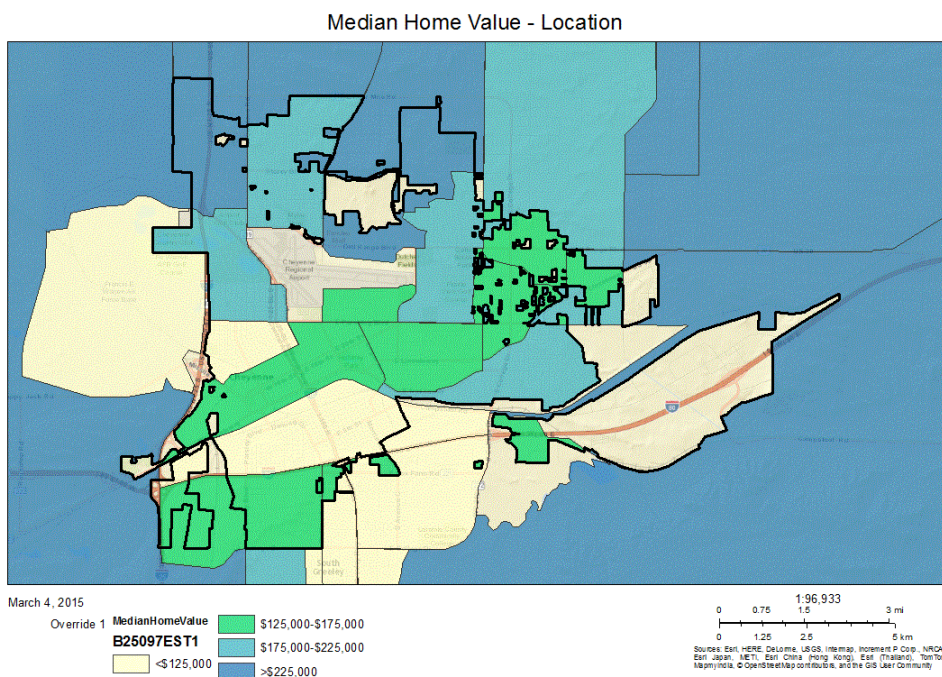
# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment (NA) section of the Cheyenne Consolidated Plan provides information on the housing needs and problems of Cheyenne residents of varying income levels. The section also discusses the needs of persons who are homeless; residents with special needs; and non housing community development needs. The Housing Needs Assessment indicates a need for more balanced housing options. The following findings were identified.

- 1) There is not a variety of housing options or housing at different price points dispersed equally throughout the city. The majority of affordable housing is located south of the airport.
- 2) There is a limited availability of homes for sale for lower income people. People making less than 80 percent of the area median income may have a challenge finding a home they can afford.
- 3) The demand for affordable rental housing for low to extremely low residents is greater than the supply.
- 4) There is a need for more housing that is fully accessible to people with disabilities.



### Median Home Value - Location

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

According to the U.S. Census Bureau the 2013 estimated population for Cheyenne is 62,448 which is a 5 percent change from 2010 and the median household income is \$52,848. Per the data below 43 percent of the total households in Cheyenne are below 80 percent area median income. In 2014 the average rent for a 2 to 3 bedroom house was \$1,143, with the average rent for a 2 bedroom apartment at \$769, and the average sales price for a house in 2013 was \$200,079.

Housing affordability is a central need for everyone. According to HUD, housing affordability is defined as paying no more than 30 percent of monthly household income for housing expenses (rent or mortgage, water, heat, electricity). Often, households with lower incomes have difficulty finding housing that costs less than 30 percent of their income.

When there are more households in a community within a certain income range than there are housing units available to those individuals or families within that income range, a housing gap exists. A gap does not necessarily indicate a need to build more units, but indicates an imbalance between what is available and what households can comfortably afford. People that are in higher income ranges have more housing choices than those at lower incomes, as they can afford a wider variety of homes at different price points. A higher income household may choose to rent or purchase units with rents or prices lower than the maximum that they can afford. Therefore, households in lower income ranges compete with higher income households for low rent units.

Another housing need has to do with the age of the home. In Cheyenne 18,432 housing units were built prior to 1980. Therefore, 68 percent of the current housing stock is over 35 years old. With an older housing stock available residents deal with lead based paint and asbestos, homes that are not up to current code or that are not ADA accessible.

The data was pre populated by HUD.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	53,011	57,935	9%
Households	22,346	23,924	7%
Median Income	\$38,856.00	\$50,535.00	30%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)



## Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,260	3,140	4,835	2,885	10,805
Small Family Households *	695	1,035	1,910	1,225	5,790
Large Family Households *	85	80	210	290	595
Household contains at least one person 62-74 years of age	435	430	720	400	1,850
Household contains at least one person age 75 or older	270	585	605	305	830
Households with one or more children 6 years old or younger *	430	609	984	534	905
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

Data Source: 2006-2010 CHAS

## Housing Needs Summary Tables

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

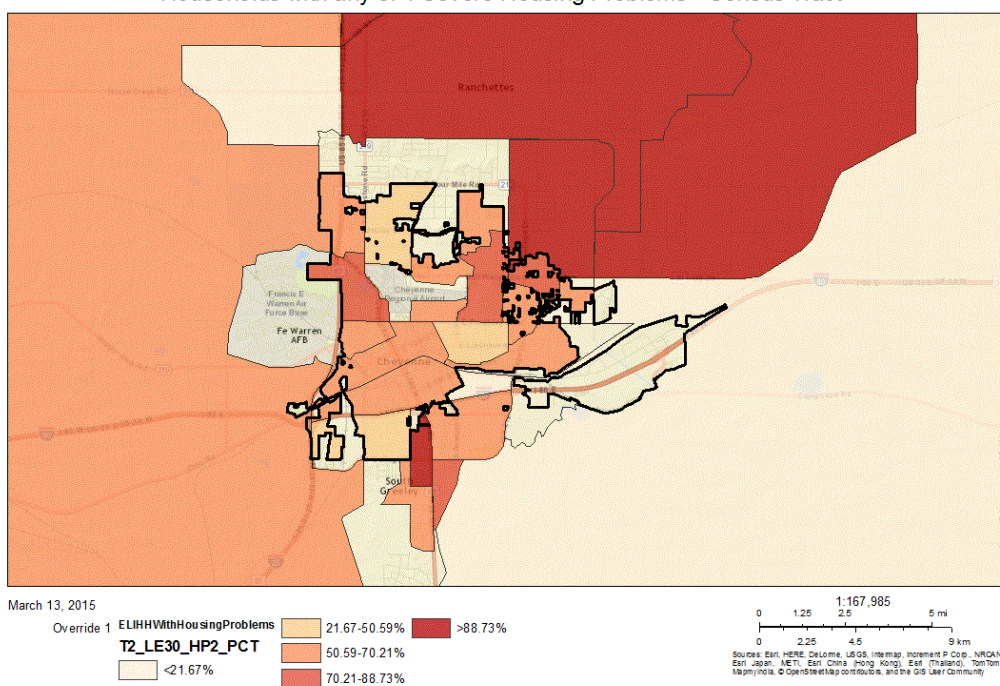
	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	20	80	40	0	140	0	10	0	25	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	0	0	0

	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
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	40	0	85	0	125	0	15	40	25	80
Housing cost burden greater than 50% of income (and none of the above problems)	920	345	40	0	1,305	320	295	165	80	860
Housing cost burden greater than 30% of income (and none of the above problems)	280	645	340	60	1,325	140	215	885	400	1,640
Zero/negative Income (and none of the above problems)	75	0	0	0	75	35	0	0	0	35

**Table 7 – Housing Problems Table**

**Data** 2006-2010 CHAS  
**Source:**

Households with any of 4 Severe Housing Problems - Census Tract



Households with any of 4 Severe Housing Problems - Census Tract

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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	975	430	165	0	1,570	320	320	205	130	975
Having none of four housing problems	620	1,620	2,125	905	5,270	235	775	2,335	1,845	5,190
Household has negative income, but none of the other housing problems	75	0	0	0	75	35	0	0	0	35

Table 8 – Housing Problems 2

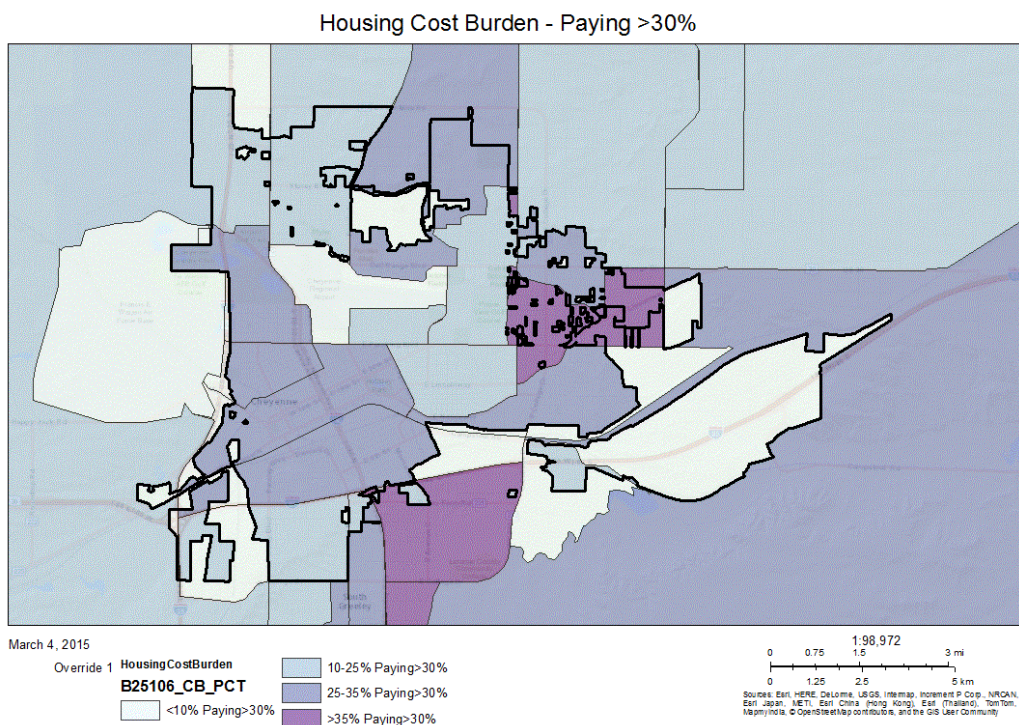
Data 2006-2010 CHAS  
Source:

### 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	440	420	230	1,090	170	180	450	800
Large Related	85	35	4	124	0	35	50	85
Elderly	185	160	35	380	225	225	195	645
Other	545	395	120	1,060	65	85	350	500
Total need by income	1,255	1,010	389	2,654	460	525	1,045	2,030

**Table 9 – Cost Burden > 30%**

**Data** 2006-2010 CHAS  
**Source:**



### Housing Cost Burden - Paying >30%

#### 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	390	150	30	570	125	125	75	325
Large Related	85	0	0	85	0	20	20	40
Elderly	100	100	10	210	150	130	25	305
Other	400	110	0	510	45	35	45	125
Total need by income	975	360	40	1,375	320	310	165	795

**Table 10 – Cost Burden > 50%**

Data 2006-2010 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	40	0	50	0	90	0	15	40	25	80
Multiple, unrelated family households	0	0	35	0	35	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	40	0	85	0	125	0	15	40	25	80

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

Data 2006-2010 CHAS  
Source:

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

Within the 27,115 housing units in Cheyenne only 211 have no bedroom while 3,023 have 1 bedroom. Per the Wyoming Profile for Laramie County there are 12 efficiency rental units available and 909 one bedroom rentals available and there are 10,538 one person households which is 28.7 percent of the total households. Of those households 6,011 own their own home and 4,527 rent. Per the numbers above, there are only 921 efficiency or one bedroom rental units available for the 4,527 renters in Laramie County. For the single person households 79 percent, or more, rent a 2 or more bedroom unit, as some of the one bedroom units could be rented to a couple. This could contribute to the cost burden.

The average market rate rent in Laramie County for all types of housing is: \$468 for an efficiency apartment, \$588 for a one bedroom, \$757 for a two bedroom, \$1,019 for a three bedroom, and \$1,319 for a four bedroom. These costs are high and contribute to the reason why there are 1,375 renters who are cost burdened over 50 percent. There are also 795 homeowners who are cost burdened over 50 percent. This shows a need for affordable housing in Cheyenne.

### **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.**

In 2013 there was an average of 50 people sheltered at Safehouse, the local domestic violence shelter. In 2014 there was an average of 40 people sheltered.

Per the 2013 ACS there are 7,376 people with a disability, 779 under the age of 18, 3,941 between the ages of 18 and 64, and 2,656 over the age of 65. This is 13 percent of the non institutionalized population of Cheyenne. The estimated population over the age of 65 is 7,920, so approximately 34 percent of the elderly population has a disability.

The majority of the housing stock within Cheyenne is pre 1990, 78 percent, with another 9 percent built before 2000. Within the last 4 years 21 homeowners received CDBG assistance to make their homes ADA accessible. There is a lack of ADA accessible housing available in the community and a good portion of the older housing has smaller doorways and smaller bathrooms that do not work for wheelchair access.

Each year there are well over 100 people who contact Wyoming Independent Living for services or information regarding services. Approximately 30 percent need some form of rehabilitation to stay in their homes.

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

The needs assessment conducted for Cheyenne found a severe shortage of affordable rental units (renting less than \$625/month) for renter households earning less than \$25,000 per year. Per the Wyoming Housing Database Partnership, August 29, 2014, there were 91 units available for rent. One unit rented for less than \$500, sixty-two units between \$500 and \$1,000, three units between \$1,000 and \$1,500. Twenty five units had missing rental cost. Another housing problem is the age of the current housing stock in Cheyenne. Sixty eight percent of the homes were built prior to 1980. These homes have the potential for lead based paint and asbestos. They are 35 plus years old and are not always maintained. The H&CD Office receives phone calls weekly from renters who are looking for rehabilitation assistance because the landlord is not maintaining the property. Low income homeowners also call because they cannot afford to pay for the work that is needed.

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

Yes, renters and homeowners at 0 to 30 percent AMI are much more likely to be cost burdened with greater than 50 percent of income. Also, renters and homeowners from 30 to 50 percent of AMI have a housing cost burden greater than 30 percent of income. Overcrowding is more common for renters below 30 percent AMI and 50 to 80 percent AMI and owners between 50 to 80 percent AMI.

**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**

Some characteristics that are seen in many of the homeless families is the lack of education or training in order to find employment with a livable wage. The families are living paycheck to paycheck without the ability to put any money into a savings to cover emergencies. It is inevitable an emergency will arise and the family does not have the financial resources to meet this need on top of their monthly bills. In addition to the limited income, almost 100% of the families have challenges developing and following through with a budget. This results in budgeting being one of the most important areas of focus with the clients.

There is also limited support in the area; over 50 percent of the families do not have any support in Wyoming. This is difficult because if a child becomes sick and is unable to attend school or daycare, the parent must stay home and miss work.

Another characteristic seen with many homeless families is mental illness and substance abuse. The reported number is roughly 58 percent. Many of the clients are not participating in treatment and this is subsequently a barrier they struggle to move past.

One of the biggest needs of these clients is affordable housing. There has been an increase in the length of time the families stay in the emergency shelter because they are unable to locate and obtain affordable housing. Many of the income based housing have substantial waiting lists and some of the families do not qualify because of their history.

The City does not maintain data on formerly homeless families and individuals who are receiving rapid re housing assistance and nearing the termination of that assistance.

**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:**

Please see above.

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

Some of the housing characteristics include housing that is below livable standards including issues with mold, plumbing or heating not working, or other issues that put the safety of the family at risk. Another issue is the housing being affordable for the clients. Often times the housing available is at a cost that does not allow for much deviation in a budget. This means if an emergency arises, the family does not have the funds to address the emergency and still be

able to pay rent. Families also struggle with the location of housing. The parents want to provide a location that is safe, unfortunately, sometimes that is not an option because of the cost or availability of housing for the family.

## Discussion

Note that HAMFI refers to the area median income, adjusted for family size. AMI is the area median income. Income categories are defined by HUD and change annually.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (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 provides data on households with disproportionate housing needs. Data are presented by race and ethnicity and income category. Racial categories and ethnicity (Hispanic) are consistent with the definitions used by the U.S. Census. Income ranges correspond to HUD income categories and are based on the area median income for a family of four. All data are pre populated by HUD. According to HUD, disproportionate need occurs when a household category has a level of need that is at least 10 percentage points higher than the level of need of all households in a particular income category. For example, if 60 percent of households earning between 50 and 80 percent of the area median income (AMI) have a housing problem, and 75 percent of Hispanics in the same income category have a housing problem, Hispanics would have a disproportionate need.

## 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	1,770	335	70
White	1,265	265	70
Black / African American	175	0	0
Asian	15	20	0
American Indian, Alaska Native	75	4	0
Pacific Islander	0	0	0
Hispanic	170	45	0

**Table 12 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2006-2010 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	1,305	1,405	0
White	1,040	1,130	0
Black / African American	0	25	0
Asian	0	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	235	150	0

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2006-2010 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	1,695	2,910	0
White	1,330	2,400	0
Black / African American	90	150	0
Asian	35	0	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	185	335	0

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2006-2010 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	525	2,125	0
White	500	1,690	0
Black / African American	20	100	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	315	0

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2006-2010 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

The most disproportionate housing problems are experienced by African Americans and American Indians earning below 30 percent AMI. For African Americans the disproportionate need is 18 percentage points higher than the jurisdiction as a whole and 21 percentage points higher than for whites. For American Indians the disproportionate need is 13 percentage points higher than the jurisdiction as a whole and 16 percentage points higher than for whites.

Between 30 and 50 percent AMI the most disproportionate housing problems are experienced by Hispanic's. The disproportionate need is 12 percentage points higher than the jurisdiction as a whole and 13 percentage points higher than for whites.

Between 50 and 80 percent AMI the most disproportionate housing problems are experienced by Asians and American Indians. For both Asians and American Indians the disproportionate need is 63 percentage points higher than the jurisdiction as a whole and 64 percentage points higher than for whites.

For housing problems greater than 80 percent AMI they are fairly evenly distributed among race and ethnicity and no disproportionate need exists.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (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 provides data on households with disproportionately severe housing problems. Severe housing problems include: 1) Overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half rooms, or 2) Households with cost burdens of more than 50 percent of income.

Data are presented by race and ethnicity and income category. Racial categories and ethnicity (Hispanic) are consistent with the definitions used by the U.S. Census. Income ranges correspond to HUD income categories and are based on the area median income for a family of four, which can be found at <http://www.huduser.org/portal/datasets/il.html>. All data are pre populated by HUD.

According to HUD, disproportionate need occurs when a household category has a level of need that is at least 10 percentage points higher than the level of need of all households in a particular income category. For example, if 60 percent of households earning between 50 and 80 percent of the area median income (AMI) have a housing problem, and 75 percent of Hispanics in the same income category have a housing problem, Hispanics would have a disproportionate need.

### 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	1,450	655	70
White	1,015	525	70
Black / African American	165	10	0
Asian	15	20	0
American Indian, Alaska Native	60	20	0
Pacific Islander	0	0	0
Hispanic	130	80	0

**Table 16 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2006-2010 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	580	2,125	0
White	495	1,670	0
Black / African American	0	25	0
Asian	0	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	80	300	0

**Table 17 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2006-2010 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	360	4,245	0
White	340	3,390	0
Black / African American	0	235	0
Asian	0	35	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	20	500	0

**Table 18 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2006-2010 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	50	2,595	0
White	50	2,135	0
Black / African American	0	120	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	320	0

**Table 19 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2006-2010 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

The most disproportionately severe housing problems are experienced by African Americans earning below 30 percent AMI. For African Americans earning below 30 percent AMI, the disproportionate need is 26 percentage points higher than the jurisdiction as a whole and 29 percentage points higher than for whites.

All other earning categories are fairly evenly distributed among race and ethnicity and no disproportionate need exists.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (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 provides data on households with disproportionate levels of housing cost burden. Housing cost burden occurs when households pay more than 30 percent of their gross household income toward housing costs, which includes utilities. Severe housing cost burden occurs when housing costs are 50 percent or more of gross household income.

According to HUD, disproportionate need occurs when a household category has a level of need that is at least 10 percentage points higher than the level of need of all households in a particular income category. For example, if 60 percent of households earning between 50 and 80 percent of the area median income (AMI) have a housing problem, and 75 percent of Hispanics in the same income category have a housing problem, Hispanics would have a disproportionate need.

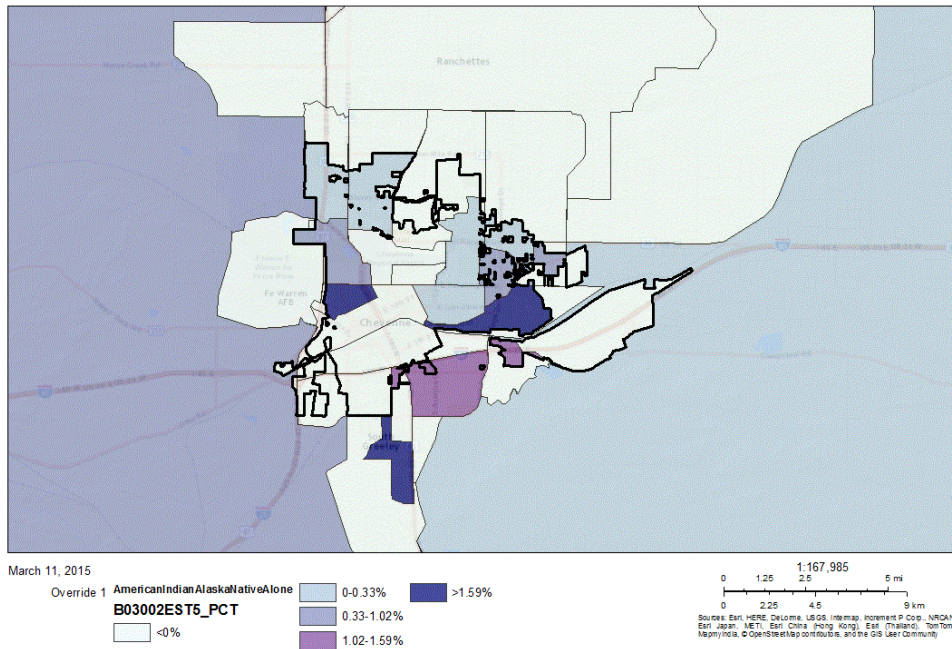
Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,045	3,585	2,290	70
White	14,520	2,925	1,755	70
Black / African American	500	130	165	0
Asian	85	35	15	0
American Indian, Alaska Native	80	45	60	0
Pacific Islander	0	0	0	0
Hispanic	1,750	380	230	0

**Data Source:** 2006-2010 CHAS



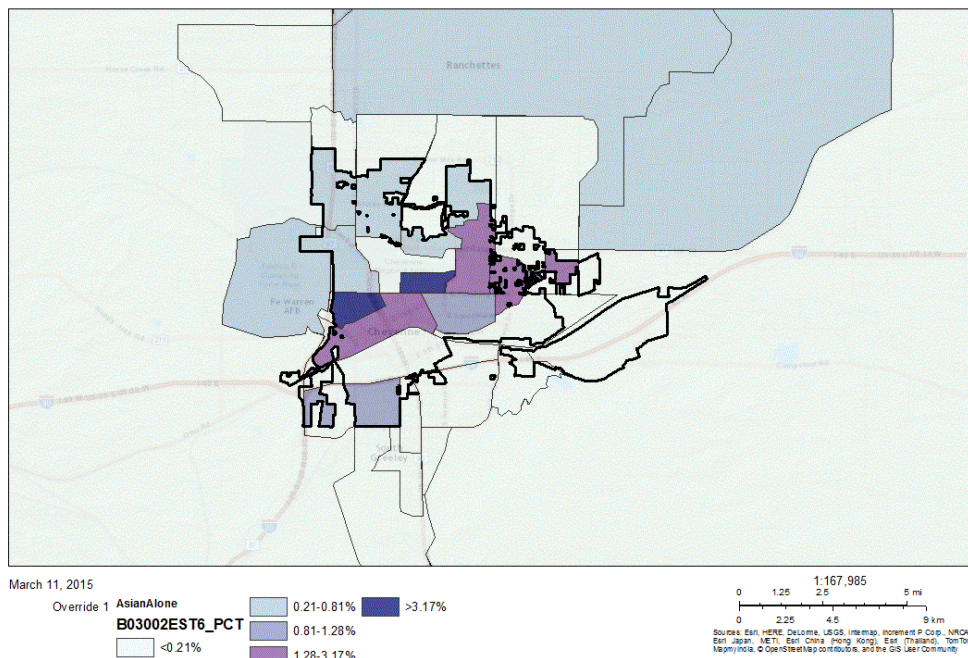


American Indian - Census Tracts



American Indian - Census Tracts

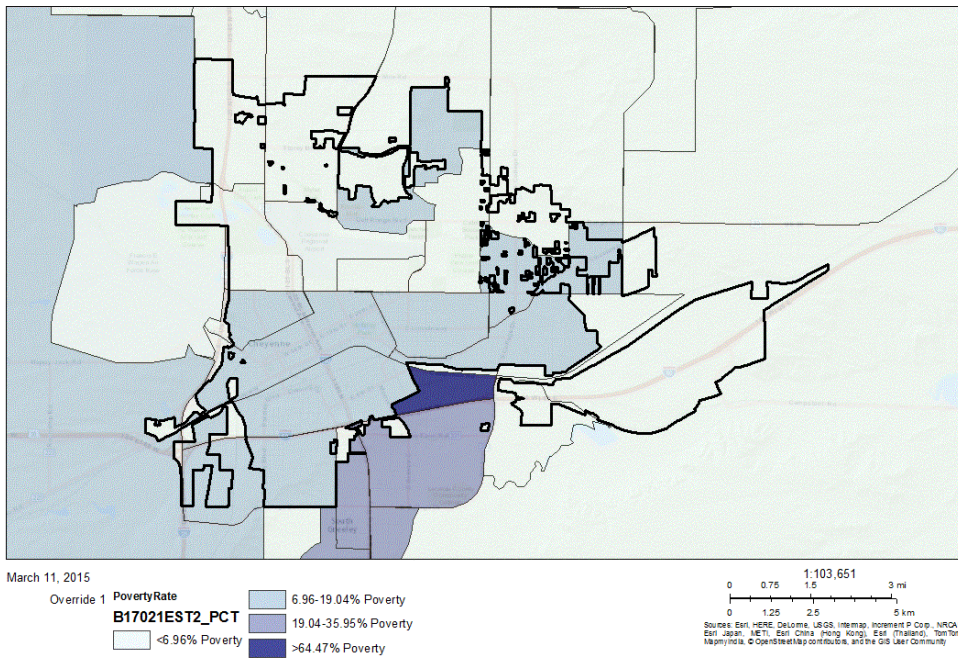
Asian - Census Tracts



Asian - Census Tracts

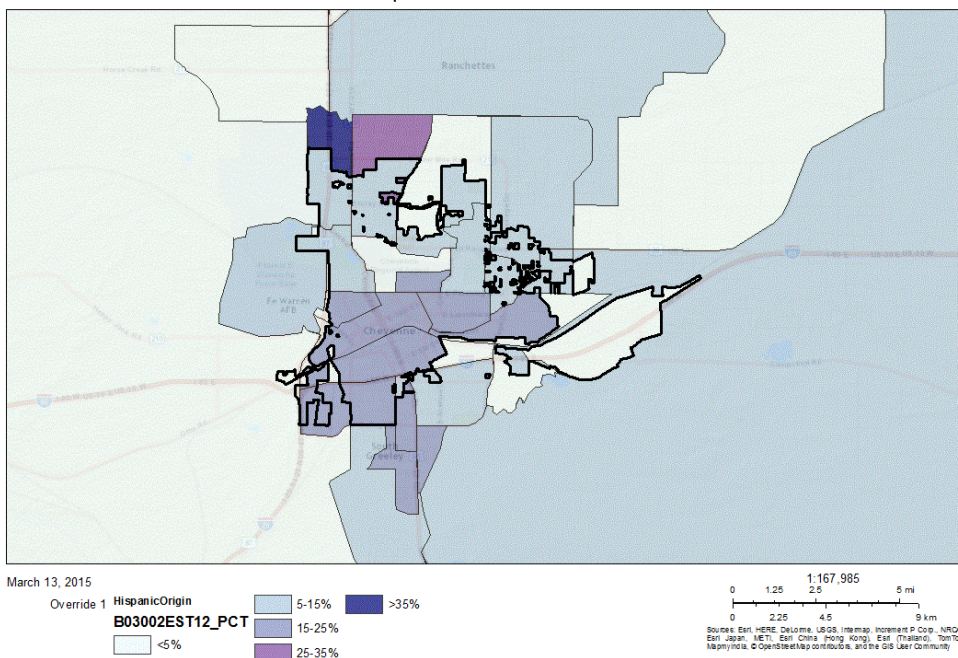


Poverty Rate - Census Tracts



Poverty Rate - Census Tracts

Hispanic - Census Tracts



Hispanic - Census Tracts



**Discussion:**

Asians earning 30 to 50 percent AMI have disproportionately greater cost burden than the jurisdiction as a whole, by 10 percentage points. African Americans and American Indians earning more than 50 percent AMI have disproportionately greater cost burden than the jurisdiction as a whole, by 11 and 23 percentage points, respectively.

**NA-30 Disproportionately Greater Need: Discussion – 91.205(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?**

The most disproportionate needs are experienced by African Americans earning below 30 percent AMI. The disproportionate need is 21 percentage points higher than for the jurisdiction as a whole and 23 percentage points higher than for whites.

The next disproportionate needs are experienced by American Indians and Asians earning between 50 and 80 percent AMI. The disproportionate need is 28 percentage points higher than for the jurisdiction as a whole and 28 percentage points higher than for whites.

The rest of the income categories for the racial and ethnic groups are fairly evenly distributed and no disproportionate need exists.

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

Persons with disabilities are not represented in the disproportionate need data. Based on input from persons with disabilities at the Consolidated Plan community meetings, persons with disabilities in Cheyenne are in need of very affordable, accessible housing near transit.

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

The greatest congregation of African American's are located within Census Tract 4.01 Block Group 1, Census Tract 3 Block Group 2 and 3, and Census Tract 15.02 Block Group 2 and 3.

The greatest congregation of American Indians is located within Census Tract 5.01 and Census Tract 10.

The greatest congregation of Asians is located within Census Tract 10 and Census Tract 8.

Portions of Census Tract 8 and 10 are low income and Census Tract 15.02 Block Group 3 is low income.

See maps above.

## NA-35 Public Housing – 91.205(b)

### Introduction

This section provides an overview of public housing in Cheyenne. The data in the tables below is pre populated by HUD except where noted. It is important to note that some of the data in the public housing tables below may be outdated, as Cheyenne Housing Authority is working with the homeless population to help them get off the street.

### 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	0	316	1,887	0	1,823	64	0	0

**Table 21 - 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			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	14,463	11,327	0	11,329	11,265	0
Average length of stay	0	0	4	3	0	3	0	0
Average Household size	0	0	2	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	91	414	0	403	11	0
# of Disabled Families	0	0	101	620	0	583	37	0
# of Families requesting accessibility features	0	0	316	1,887	0	1,823	64	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 22 – Characteristics of Public Housing Residents by Program Type**

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

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	293	1,728	0	1,673	55	0	0
Black/African American	0	0	17	93	0	85	8	0	0
Asian	0	0	1	4	0	4	0	0	0
American Indian/Alaska Native	0	0	5	61	0	60	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 23 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	51	276	0	269	7	0	0
Not Hispanic	0	0	265	1,611	0	1,554	57	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 24 – 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:**

The needs of Public Housing tenants for accessible units are approximately 1 - 2 percent. The Cheyenne Housing Authority does not track the accessibility needs of Section 8 participants.

## **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

There are 1,383 families on the Cheyenne Housing Authority waiting list. The number of families below 30 percent AMI are 1,231, between 30 and 50 percent AMI are 111, and above 50 percent AMI are 39. There are 1,174 families with children, 74 elderly families, 135 families with disabilities. The number of Hispanic families are 157 and non Hispanic families are 1,226. The number of white families waiting is 1,102, African American families are 208, American Indian families are 56, Asian families are 8 and mixed race families are 9. The number waiting for 1 bedroom units are 140, 2 bedroom units are 219, 3 bedroom units are 71, 4 bedroom units are 39, and 5 bedroom units are 4. Per the Cheyenne Housing Authority the public housing resident's needs are perceived to include: Increased income, job training, and increased access to community services, including money management, credit repair, and budget preparation.

## **How do these needs compare to the housing needs of the population at large**

The needs of the population at large are very similar to the residents of Cheyenne Housing Authority.

The low vacancy rate affects everyone within the City, not just those in public housing. The entry level jobs that only pay minimum wage do not allow for an individual to live comfortably with one income, multiple incomes are needed. Job training is needed in order to move up from an entry level position.

Money management and budgeting affects more than just public housing residents. With the public housing waiting list it is difficult for low income residents to obtain affordable housing so money management is a vital component that is needed by all.

## **Discussion**

Please see above.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The Wyoming Homeless Collaborative (WHC) oversees the Continuum of Care program in Wyoming. A Governance Charter was adopted September 19, 2013 with a final amendment June 3, 2014. The WHC is an inclusive, community-based group that plans for and manages homeless assistance resources and programs efficiently and effectively with the ultimate goal of ending homelessness in Wyoming. The WHC is divided into five regions representing all areas of Wyoming. The City of Cheyenne is within the Southeast Region.

The WHC has overseen the Wyoming Point in Time Count starting in 2014. The data collected is mentioned below, as well as, data collected from the COMEA House, Safehouse Services, School District, and Community Action of Laramie County. These agencies do not collect all of the data requested.

### 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)	200	39	953	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	75	0	0	0
Chronically Homeless Individuals	0	0	273	0	0	0
Chronically Homeless Families	0	0	20	0	0	0
Veterans	25	5	134	0	0	0
Unaccompanied Child	19	5	0	39	0	150
Persons with HIV	0	0	10	0	0	0

Table 25 - Homeless Needs Assessment

**Data Source Comments:** January 2014 Point in Time Count, School District, Safehouse, and COMEA House

Indicate if the homeless population is: Has No Rural Homeless

**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 school district has a homeless youth coordinator that works with the unaccompanied youth. In 2014 they identified 39 unaccompanied youth. The average length of homelessness is about 5 months. The kids living doubled up or couch surfing could live there indefinitely (maybe not in the same residence though). Those living in shelters are often there at least a month, but the average was about 3 months. Kids living in a car are usually very short term. The school district does not track the children's race but it is mostly white followed by Hispanic.

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

Safehouse Services worked with 100 families of domestic violence in 2014, 10 of those families were veterans.

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

The overall population for Cheyenne is 86 percent white, 4 percent African American, 2 percent American Indian, 2 percent Asian, and 15 percent Hispanic. Per the reported numbers from COMEA House, on average their homeless clients are 80 percent white, 7 percent African American, 7 percent American Indian, 1 percent Asian, and 10 percent Hispanic. The above numbers show that there are a disproportionate number of homeless African American's and American Indians in Cheyenne.

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

Some of the characteristics of the homeless that have utilized COMEA House are: 14 percent are elderly, 42 percent are disabled, 11 percent have a chemical addiction, 56 percent are chronically homeless, 32 percent are veterans, and 3 percent are single female head of household. This information is not available for the unsheltered population.

**Discussion:**

Please see above.



## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

This section provides a summary of the size and needs of special needs populations in Cheyenne.

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

A number of different sources were used to estimate the size, characteristics and needs of special needs populations in Cheyenne. The Wyoming Housing Database Partnership report showed that there are 5,907 males and 7,253 females over the age of 65 which is an increase of 14.4 percent from the 2010 census. Per the American Community Survey there are 7,376 residents with a disability, 2,656 are over the age of 65. Peak Wellness Center (PWC) provides accessible, affordable and effective mental health and substance abuse services. In 2014 PWC served 3,352 clients in their outpatient clinical program, 6 clients in their supervised residence program, 10 clients in their shared living program, 27 clients in their Logan Manor Apartments, 19 clients in The Haven, 72 clients in Casa de Paz, 85 clients in their transitions residential program, 272 clients in their alcohol receiving center, 5 clients in their Women's Recovery House, and 8 clients in the Men's Recovery House.

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

Please see above. In addition, the stakeholders and residents responding to the survey and participating in the community meetings held for the Consolidated Plan identified the following top needs: Disabled access and wheel chair access, ADA accessible housing, and additional services for adults with addictions and insufficient intervention. It was also felt that the disabled had the greatest un-met need.

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

Per the Wyoming Department of Health, 2013 Wyoming HIV/AIDS Surveillance Report it was noted that between 2004 and 2013 there were 51 new cases reported in Laramie County. As of December 2013, Laramie County had 33 HIV cases and 50 AIDS cases.

### **Discussion:**

Please see above.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

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

During the public meetings the attendees were asked what the top needs in Cheyenne were. The following were identified as public facilities needs: Halfway housing for people with mental health, substance abuse, and domestic violence issues; Transitional programs for mental health and domestic violence; Emergency shelters or housing for homeless families, veterans, individuals, and unaccompanied youth.

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

Please see above.

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

Throughout Cheyenne's history, the community has placed a high priority on acquiring developing, and improving park and recreation facilities across the city. Cheyenne also has a greenway system that provides a safe and accessible recreational corridor that connects neighborhoods and schools together. There are non-contiguous segments that need to be connected.

During the public meetings the attendees were asked what the top needs in Cheyenne were for Community Development. The following were identified as public improvement needs: Provide park infrastructure to improve storm water issues downtown; Parks infrastructure; City infrastructure - sidewalks, sewers and streets; Improvements to public infrastructure; and improved drainage system.

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

Plan Cheyenne identifies strategies to create a legacy of parks, open spaces, and trails. The Citizen's Survey identified that Parks - Greenways need to be improved.

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

During the public meetings the attendees were asked what the top needs in Cheyenne were. The following were identified as public services needs: Veterans housing and services; Counseling, mentoring, and tutoring for youth and young adults; Training or case management for homeless, especially youth. The Citizen's Survey identified the need for supportive services. The highest need identified was for youth, then persons with disabilities, then seniors, then homeless.

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

Please see above.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

This section provides information on the affordability and condition of the housing market in Cheyenne. Many of the data tables are prepopulated by HUD and use the American Community Survey (ACS) five year, 2006 to 2010 dataset. The data tables show a substantial increase in the sale prices during the past decade, a 65% increase and a 34% increase in rental costs. Rental vacancies in Cheyenne are at a record low per a rental housing market study done January 2014. Rents have risen dramatically in the past few years, making it even more challenging for the city's lowest income renters and renters with special needs to find affordable units.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

This section provides an overview of the housing stock in Cheyenne.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	16,576	62%
1-unit, attached structure	2,453	9%
2-4 units	3,780	14%
5-19 units	1,978	7%
20 or more units	1,043	4%
Mobile Home, boat, RV, van, etc	788	3%
<b>Total</b>	<b>26,618</b>	<b>100%</b>

Table 26 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	22	0%	116	1%
1 bedroom	334	2%	2,194	26%
2 bedrooms	2,590	17%	3,161	37%
3 or more bedrooms	12,417	81%	3,090	36%
<b>Total</b>	<b>15,363</b>	<b>100%</b>	<b>8,561</b>	<b>100%</b>

Table 27 – Unit Size by Tenure

Data Source: 2006-2010 ACS

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

The largest provider of affordable housing is Cheyenne Housing Authority (CHA). CHA currently owns and operates Logan Manor with 19 units, Foxcrest II with 32 units that serve elderly up to 110% of AMI, 342 public housing units, 50 section 8 new construction units serving elderly and disabled tenants, and 6 market rate rentals. As of December 2013, CHA administered approximately 1,700 Section 8 vouchers.

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

Cheyenne Housing Authority is not aware of any affordable housing inventory that will be lost during the next 5 years. No Section 8 contracts will expire in the next 5 years.

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

Per the Economic Indicators for Greater Cheyenne, December 2014, there is a decline in the supply of homes available for sale, down 8.8% from one year ago, and the vacancy rate at large apartment complexes remain at 1.4%. Through September 2014 new residential permits were 240 for single family and 3 for manufactured homes. Per the rental housing market study the projected population for Cheyenne in 2019 is 65,748 which is an increase of 3,574 from the 2014 estimate of 62,174. With the anticipated increase in population the current housing stock is not sufficient. There is also an estimated 4,000 renters in Cheyenne who are cost burdened and cannot find affordable rental units. This includes special needs residents.

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

The greatest housing needs in Cheyenne include:

- 1) Rental units with rents of less than \$625 per month to serve low income renters and persons with special needs;
- 2) Rental units for all income levels to address the low 1.4 percent vacancy rate;
- 3) Accessible, affordable housing that accepts Section 8 vouchers;
- 4) Housing to serve persons who are homeless and at risk of homelessness;
- 5) Homeowner housing in need of ADA accessibility.

**Discussion**

Please see above.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

This section summarizes housing costs in Cheyenne.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	100,400	165,300	65%
Median Contract Rent	421	566	34%

**Table 28 – Cost of Housing**

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,454	40.3%
\$500-999	4,520	52.8%
\$1,000-1,499	511	6.0%
\$1,500-1,999	25	0.3%
\$2,000 or more	51	0.6%
<b>Total</b>	<b>8,561</b>	<b>100.0%</b>

**Table 29 - Rent Paid**

Data Source: 2006-2010 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	800	No Data
50% HAMFI	3,730	610
80% HAMFI	6,540	3,870
100% HAMFI	No Data	6,015
<b>Total</b>	<b>11,070</b>	<b>10,495</b>

**Table 30 – Housing Affordability**

Data Source: 2006-2010 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	519	590	798	1,094	1,282
High HOME Rent	0	995	1,295	2,700	2,800
Low HOME Rent	0	450	500	700	700

**Table 31 – Monthly Rent**

Data Source Comments: Information obtained from HUD User - FY 2015 Fair Market Rent Documentation System Low and High rent obtained from a current rental search.

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

No. Per the 2013 ACS the homeowner vacancy rate is estimated at 1.7 percent and the rental vacancy rate is estimated at 5 percent. This is a very low vacancy rate with only 2,623 vacant housing units out of 27,115. Per the Housing Affordability table above, there are only 800 rental units available for families below 30 percent AMI; 3,730 rentals and 610 owner occupied units for families between 30 and 50 percent AMI. The Cheyenne Housing Authority (CHA) has 1,383 families on their waiting list. The number of families below 30 percent AMI is 1,231 with 111 families between 30 and 50 percent AMI and 39 families between 50 and 80 percent AMI.

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

In Cheyenne the housing costs are increasing. The average sales price in 2012 was \$209,523, in 2013 \$218,809, and in 2014 \$231,811, for an increase of 10.6 percent within 3 years. While the costs increase the availability of units is decreasing. There were 365 units for sale in 2012, 339 units for sale in 2013, and 309 units for sale in 2014, for a decrease of 15.3 percent. The HOME homeownership value limits for Cheyenne in 2013 was \$157,000. Per the 2013 ACS only 34 percent of the owner occupied housing stock is within this affordability range. With the housing costs increasing the affordability of housing is likely to decline.

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

The Cheyenne Housing Authority approved 110 percent of Fair Market Rent (FMR) for their Section 8 Voucher recipients. The average rent for a one bedroom apartment is 120 percent of FMR, a two bedroom apartment is 105 percent of FMR, a three bedroom apartment is 121 percent of FMR, and a four bedroom apartment is 133 percent of FMR. An increase in FMR is needed to allow renters to be able to afford the average rental in Cheyenne. This also shows that there is a need for more affordable housing to be built and the current stock of affordable housing needs to be preserved and maintained.

### **Discussion**

Note that the HAMFI refers to the area median income, adjusted for family size. The HOME rent fields in Table 32 were derived from a search of rental apartments and homes that were available in early 2015. These rental amounts were averaged to provide the percent information above.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

This section contains an overview of the housing condition in Cheyenne, including an estimate of the number of units that contain lead based paint hazards and are occupied by low and moderate income households. The tables in this section contain pre populated data provided by HUD.

### Definitions

The City of Cheyenne does not define "substandard condition" and "substandard condition but suitable for rehabilitation."

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,163	21%	2,869	34%
With two selected Conditions	49	0%	85	1%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,151	79%	5,607	65%
<b>Total</b>	<b>15,363</b>	<b>100%</b>	<b>8,561</b>	<b>100%</b>

Table 32 - Condition of Units

Data Source: 2006-2010 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,813	12%	973	11%
1980-1999	2,895	19%	1,980	23%
1950-1979	7,823	51%	3,718	43%
Before 1950	2,832	18%	1,890	22%
<b>Total</b>	<b>15,363</b>	<b>100%</b>	<b>8,561</b>	<b>99%</b>

Table 33 – Year Unit Built

Data Source: 2006-2010 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	10,655	69%	5,608	66%
Housing Units build before 1980 with children present	825	5%	8,395	98%

Table 34 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

## **Need for Owner and Rental Rehabilitation**

Rehabilitation of owner and renter occupied housing was a top need identified by residents attending the community meetings and by residents responding to the survey. Poorly maintained rental housing was mentioned by residents. Cheyenne has a relatively old housing stock with the majority being built prior to 1980, approximately 70 percent of owner occupied housing and over 60 percent of rental housing.

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

Housing built before 1978 is considered to have some risk of lead based paint, but housing built prior to 1940 is considered to have the highest risk. This is because after 1940, paint manufacturers voluntarily began to reduce the amount of lead they added to their paint. Lead based paint was banned from residential use in 1978. It is difficult to determine the precise number of households at risk of lead based paint poisoning. However, people living in substandard units or older housing, and who are low income, are more likely to be exposed to lead based paint than higher income households living in newer or rehabilitated older housing. The 2013 ACS estimates that 14 percent, or 3,603 homes in Cheyenne, was built before 1940, when lead based paint was most common. Another 22 percent (5,855 units) was built between 1940 and 1960, when lead based paint was still used, but the amount of lead in the paint was being reduced. 8,974 units were built between 1960 and 1980. Based on the city's overall proportion of very low income households (earning less than \$36,000 per year), about 23 percent of the city's residents could occupy homes with lead based paint.

## **Discussion**

Please see above.



## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Cheyenne Housing Authority (CHA) manages the public housing within Cheyenne. There are a total of 316 Public Housing Units in Cheyenne consisting of 97 scattered site single family homes and 4 multifamily properties serving senior and disabled tenants. The figures below include units outside of Cheyenne.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			341	1,806			604	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 35 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

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

The 316 public housing units are well maintained and by utilizing the Capital Fund Program are consistently undergoing modernization activities including installation of new roofing, siding, sewer lines, tree removal, and other capital improvements.

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Please see above.

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

In addition to the answer above, the CHA is participating in HUD's Energy Performance Contracting program. After an assessment of all Public Housing units to identify cost effective replacement of mechanical, electrical, and plumbing systems and appliances, CHA has identified methods to reduce energy and operating costs to tenants and CHA. CHA has competitively selected Johnson Controls to perform unit upgrades under a HUD-Approved Energy Services Agreement. Over the next 9 months new energy efficient heating boilers and water heaters will be installed in two multifamily properties. Energy efficient light fixtures, toilets, shower heads, faucets, appliances, and other improvements will be installed in single family and multifamily Public Housing units. This work will be completed by the end of calendar year 2015 and will result in multiple improvements in the living environment of low and moderate income families residing in Public Housing. Installation of energy conservation measures will result in lower utility bills for tenants, improved lighting, increased safety, and a more stable room temperature.

**Discussion:**

Please see above.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

This section provides an overview of the facilities and services currently available in Cheyenne to assist persons who are homeless. The data are from the Wyoming Homeless Collaborative (WHC) 2014 Homeless Point in Time Study and interviews with service providers.

### Facilities and Housing Targeted to Homeless Households

	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)	44	0	4	11	0
Households with Only Adults	62	0	23	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 36 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

**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**

The Safehouse shelter has 42 beds available for those in crisis. Staff is on call 24 hours a day, 7 days a week. The on call staff responds to any calls generated through the hot line, Laramie County Sheriff's Office, Cheyenne Police Department, Pine Bluffs Police Department and other partner agencies. The main office is manned by advocates that mostly assist in seeking Family Violence Protection Orders through the courts for victims of domestic violence. The shelter is staffed with advocates at the house or on call 24/7. The shelter staff assists clients in preparing for self sufficiency by making referrals for health, mental health, and employment services.

Community Action's Health Care for the Homeless is a program of Community Action of Laramie County, Inc., which provides medical care and other health services to the homeless population. Client services include primary health care and limited dental care, prescription assistance, health education, and mental health/substance abuse referrals are made to Peak Wellness Center.

Peak Wellness Center Transitions Program assists homeless or low income men with addictions by providing accessible, affordable and effective mental health and substance abuse services to the residents of Cheyenne and the homeless. Their services include: Substance abuse treatment; Drug addiction treatment; Alcohol addiction treatment; Drug Detox; Alcohol Detox; and Buprenorphine Services. Peak Wellness Center also offers assistance to youth and families by providing the following services; evaluation, prevention, diagnosis, and treatment of mental, emotional and behavioral health issues. A clinical psychologist uses psychotherapy and other counseling skills to improve emotional and mental health.

**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.**

Please see the above discussion.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

This section briefly summarizes the services and facilities available in Cheyenne to special needs populations.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Please see the discussion in NA 35.

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

Cheyenne does not have programs that specifically assist persons returning from mental and physical health institutions; however, to the extent they qualify, these individuals would be eligible to receive support from the housing and supportive service providers that assist low income and special needs residents in Cheyenne.

## **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)**

In fiscal year 2015, Cheyenne intends to allocate \$4,250 for smoke alarms that will include hearing and sight impaired units. The Senior Services Activity Center will receive \$16,706 for rehabilitating their restrooms. Habitat for Humanity will receive \$23,900 for exterior rehabilitation, to include possibly installing two wheel chair ramps. Needs, Inc. will receive \$17,500 for food baskets (in FY 2014, 332 disabled individuals and 213 elderly individuals received food baskets). We are also funding free bus tokens and homeless prevention which might be used to assist this population.

## **For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Please see above.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

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

An Analysis of Impediments to Fair Housing Choice (AI) was completed for Cheyenne in 2009. The AI found development related impediments in Cheyenne related to public policies that include land development costs and impact fees and growth management and design regulations. Actions have been identified to address this issue.

## **MA-45 Non-Housing Community Development Assets – 91.215 (f)**

### **Introduction**

Cheyenne, Wyoming, is the state's most populous municipality and is well positioned for continued economic growth and stability due to our geographic location, physical infrastructure, diverse industry base, land use vision, and sustainability and inclusiveness values. Cheyenne is located directly north of Colorado and is well connected to the State of Wyoming through highways, interstates, and railroads, making Cheyenne an attractive location for residents and industry. Our diverse industry base is served

by a well educated population at the local level while our land use vision for redevelopment of Cheyenne provide for significant commercial and residential growth. This section contains economic development data and information for the City of Cheyenne. The data in the tables were pre populated by HUD.

## 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	351	62	2	0	-2
Arts, Entertainment, Accommodations	2,951	3,787	16	17	1
Construction	1,448	1,434	8	6	-2
Education and Health Care Services	2,794	3,955	16	17	1
Finance, Insurance, and Real Estate	1,484	2,109	8	9	1
Information	643	1,057	4	5	1
Manufacturing	880	1,159	5	5	0
Other Services	863	1,041	5	5	0
Professional, Scientific, Management Services	1,098	1,485	6	7	1
Public Administration	186	9	1	0	-1
Retail Trade	3,632	5,143	20	23	3
Transportation and Warehousing	1,050	939	6	4	-2
Wholesale Trade	621	635	3	3	0
Total	18,001	22,815	--	--	--

**Table 37 - Business Activity**

**Data** 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

### Labor Force

Total Population in the Civilian Labor Force	30,219
Civilian Employed Population 16 years and over	28,703
Unemployment Rate	5.02
Unemployment Rate for Ages 16-24	17.34
Unemployment Rate for Ages 25-65	3.27

**Table 38 - Labor Force**

**Data Source:** 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	6,226
Farming, fisheries and forestry occupations	1,311
Service	3,162
Sales and office	5,466
Construction, extraction, maintenance and repair	2,428
Production, transportation and material moving	1,372

**Table 39 – Occupations by Sector**

Data Source: 2006-2010 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	27,224	94%
30-59 Minutes	1,125	4%
60 or More Minutes	623	2%
<b>Total</b>	<b>28,972</b>	<b>100%</b>

**Table 40 - Travel Time**

Data Source: 2006-2010 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	1,053	107	513
High school graduate (includes equivalency)	5,515	437	1,450
Some college or Associate's degree	10,213	297	2,254
Bachelor's degree or higher	6,057	134	760

**Table 41 - Educational Attainment by Employment Status**

Data Source: 2006-2010 ACS

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	53	89	69	240	579
9th to 12th grade, no diploma	766	298	378	599	616
High school graduate, GED, or alternative	1,952	2,055	1,888	3,672	2,629
Some college, no degree	2,099	2,825	1,665	4,713	1,931
Associate's degree	444	1,122	988	1,882	419
Bachelor's degree	358	1,312	1,320	2,005	850
Graduate or professional degree	11	579	695	1,430	698

**Table 42 - Educational Attainment by Age**

Data Source: 2006-2010 ACS

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,447
High school graduate (includes equivalency)	26,809
Some college or Associate's degree	33,015
Bachelor's degree	46,615
Graduate or professional degree	56,396

**Table 43 – Median Earnings in the Past 12 Months**

Data Source: 2006-2010 ACS

## Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Cheyenne's major employment sectors include Retail Trade (23 percent), Education and Health Care Services (17 percent), Arts, Entertainment, Accommodations (17 percent) and Finance, Insurance, and Real Estate (9 percent). Major employers include the government with an estimated 6,392 employees, the military with an estimated 4,890 employees, Laramie County School District, a Community College, a major hospital and Veteran's Administration Center, several large distribution centers, and many more knowledge intensive business services firms.

## Describe the workforce and infrastructure needs of the business community:

The workforce and infrastructure needs of Cheyenne's business community are not dissimilar to the needs of businesses throughout Wyoming. Our business community requires a mix of low, middle and highly skilled workforce. Recent graduates, newly trained, and experienced individuals with the



appropriate skills sets are in demand. A large portion of our employers are involved in knowledge based industries that require specialized training programs, many of which can be found at local higher education institutions and K to 12, for their employees. Generally, basic needs of the business community are being met in terms of utilities, telecommunications, transportation and real estate. Transportation infrastructure is provided by a local bus system and roadways (94 percent of the households own a car). Additionally, pedestrian and bicycle connectivity is continually being improved and planned for to increase transportation options and access. Cheyenne's business community is in need of new commercial real estate to accommodate growth of existing employers both office and industrial.

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

The West Edge has the potential to have an impact on the community that could encourage residential housing in our Downtown area. This project is being spurred by public infrastructure investment to address stormwater flooding and quality concerns Downtown. Through the creation of public open spaces that provide stormwater amenities, the potential exists for urban residential projects to be built adjacent to these public squares or parks. This area is also anticipated to become a magnet for technology and creative company investment, leveraging the character of the District to attract new, emerging job sectors to Cheyenne. These changes will require new housing models including more rental and apartment/loft units, as well as the creation of creative places for a new generation to thrive.

Cheyenne Regional Medical Center (CRMC) expanded their services and made a strategic decision to keep the hospital centrally located which makes both health care and jobs more accessible to a wider variety of populations. The new cancer center is part of the hospital's major expansion that also included a parking garage and a new emergency department. The cancer center makes CRMC competitive in the region by offering top quality treatment in a central location so cancer patients will stay in Cheyenne. The cancer center opened in early January 2014. With the new center, all cancer related care, including physician appointments, lab work, radiation oncology treatments, chemotherapy and infusions, will take place under one roof.

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

The skills and education needed by the city's prominent employers align fairly well with the educational attainment of residents in the city. According to the above data, 22 percent of residents in the city have a bachelor's or graduate degree and another 36 percent have an associate's degree or some college. But almost 23 percent have a high school degree or less education, which limits their employment industries to low skill positions. An examination of the educational attainment of Cheyenne's workers by age (see Educational Attainment by Age table above) suggests that workers between 45 and 65 years were more likely to finish college; and the proportion of workers without education beyond high school is growing. The educational attainment of the city's workforce is suited to serve our concentration of Professional, Technical, and Scientific industries and other knowledge intensive business services.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

CLIMB Wyoming provides training and job placement for low income single mothers. CLIMB works directly with employers to ensure that their training and community needs are met. Their staff researches and identifies career opportunities in growing fields and engages and surveys businesses and industry groups within those growing fields. Then, based on the business input, CLIMB works with a community college or private training entity. A curriculum is developed that gives the single mothers the knowledge, skills, and abilities for the identified job.

Laramie County Community College (LCCC) partners with hundreds of businesses and organizations in order to identify gaps in the workforce, create programs that will alleviate those gaps and then provide training to bring employees and employers up to speed. LCCC specializes in customized workforce and professional development. They offer a number of workforce and technical training classes that can help organizations achieve performance, productivity, and profitability goals. The training can be customized to address specific demands and needs of an organization. A.C.T. Now is a new program at LCCC where students can obtain career training in some of the most in demand occupations. This program helps students receive training and earn national certifications in areas such as medical office, petroleum process technology, computer technology, and pharmacy technician.

The Wyoming Department of Workforce Services' Employment and Training Division helps to build a workforce to meet the changing demands of Wyoming's diverse businesses, citizens, and economy. Employment and Training administers a number of important programs, including Dads Making a Difference, Workforce Investment Act Program, and the Veterans Employment and Training Program.

These programs are examples of the many programs in Cheyenne designed to address the workforce needs of our business community and expand employment opportunities to Cheyenne's entire workforce.

All of these training opportunities support the consolidated plan's priority need for job training and opportunities.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of Cheyenne does not by itself participate in a Comprehensive Economic Development Strategy (CEDS). There is a Southeast Wyoming Economic Development District (SWEDD) that encompasses

Platte, Goshen, Albany, and Laramie Counties. As part of the requirement of being a fully funded economic development district, the Economic Development Administration, under the Department of Commerce, requires that a Comprehensive Economic Development Strategy (CEDS) be submitted every five years, with annual updates for the years in between, and they have just completed their five year update in 2014.

One regional plan is The Swan Ranch Railroad (SRRR) which began operations December 28, 2011. The SRRR operates within the newly developed Swan Ranch Industrial Park in Cheyenne, the largest logistics hub in the Rocky Mountain Region to meet the rapidly growing transportation needs of the energy sector. This unique state of the art development is at the crosshairs of two Class 1 railroads, the Union Pacific and the BNSF, as well as two major interstate highways, I 25 and I 80, making it a prime location for manufacturing and distribution companies. When fully developed, the Swan Ranch Industrial Park will encompass approximately 7,200 acres. The first phase of development is the Cheyenne Logistics HUB, which will total 1,300 acres and include a transloading facility. The SRRR consists of 17,192 feet of track as a switching railroad in the premier logistics hub and is Watco Transportation Services first short line operating in the state of Wyoming and within an industrial park.

Cheyenne has also been very successful in luring data centers, including Microsoft, Echostar, Green House Data and more.

## **Discussion**

Please see above.

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

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

According to the CPD mapping software, the eastern (Census Tract 15.02 with 19.5 percent LMI) and southeastern (Census Tract 4.02 with 32.6 percent LMI and mostly county) areas in the city are where the most cost burden households are concentrated and the northern (Census Tract 9 with 33.3 percent LMI, Census Tract 14.01 with 31.3 percent LMI, and Census Tract 15.01 with 19.5 percent LMI) and southwestern (Census Tract 4.02 with 32.6 percent LMI) areas in the city are where the most housing problems are concentrated. Only one of these identified Census Tract Block Groups is a low income area. Census Tract 15.02 Block Group 3 is a low income Census Tract with 54 percent low income residents who are cost burdened and paying over 30 percent of their income for housing. See CPD Maps in Section NA 10. In this instance the definition of concentration is over 35 percent for housing cost burden and over 70 percent for households with any of 4 severe housing problems. Percents are found on the CPD Maps in Section NA 10.

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

Cheyenne has very few minority concentrated areas. Except for persons of Hispanic descent, the populations of racial minorities are very small. Maps of the distribution of residents of African

American, American Indian, Asian, and Hispanic descent were prepared and are in Section NA 25. A poverty rate map was also included. Per these maps there is one Census Tract, 10, where American Indian's and Asians are concentrated together. All other concentrated areas are scattered throughout the city. Low income households are located throughout the city with the majority to the south. A small portion of the African American and American Indian households are within this low income area. (Census Tract 4.02 with 32.6 percent LMI). In this instance the definition of concentration is over 3.92 percent for African American's, over 1.59 percent for American Indians, over 3.17 percent for Asians, over 35 percent for Hispanic's, and over 19.04 percent for poverty rate. Percents are found on the CPD Maps in Section NA 25.

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

Census Tract 15.02 is over 3.92 percent African American, between 0.33 and 1.02 percent American Indian, between 1.28 and 3.17 percent Asian, between 4 and 15 percent Hispanic, between 6.96 and 19.04 percent poverty, above 35 percent housing cost burden and between 50.59 and 70.21 percent households with severe housing problems. Between 29.59 and 52.41 percent of the rental housing was built before 1949. See map below. This area is on the eastern edge of the city with county pockets scattered throughout. Highway 30 runs through the Census Tract with Dell Range to the north, Pershing to the south, and Ridge Road and College to the west. There is no southern access to the east because of the railroad. The City MPO office has a plan designed for Christianson Road with a railroad overpass but unfortunately they have been unable to obtain funding for this project. To the south of this Census Tract and railroad is an industrial park zoned heavy industrial with room for new businesses. There is a grade school within the Census Tract and one just to the north. A high school is within 2.5 miles and the Community College is within 5 miles. There is a large grocery store north of the area with a few smaller businesses within the Census Tract. There is also a creek running through the area with a greenway maintained by the City Parks Department and a golf course just north of the High School.

Census Tract 10 is between 3.07 and 3.92 percent African American, over 1.59 percent American Indian, over 3.17 percent Asian, between 15 and 25 percent Hispanic, between 6.96 and 19.04 percent poverty, between 25 and 35 percent housing cost burden and between 50.59 and 70.21 percent households with severe housing problems. Between 52.41 and 80.38 percent of the rental housing was built before 1949. See map below. This area is on the western edge of the city. Pershing Blvd. runs to the north and 24th Street runs to the south, with I 25 on the west. The State Capitol, a state office building, the new CRMC Cancer Center, and the Laramie County School District #1 Administration Building are all located within Census Tract 10. There is a grade school located within the Census Tract along with a community center. The Junior and Senior High Schools are approximately 3 miles north along with a major grocery store. The Board of Public Utilities relocated their main office to this area a few years ago and Cheyenne Light Fuel and Power moved their main office just to the southwest of the census tract last year.

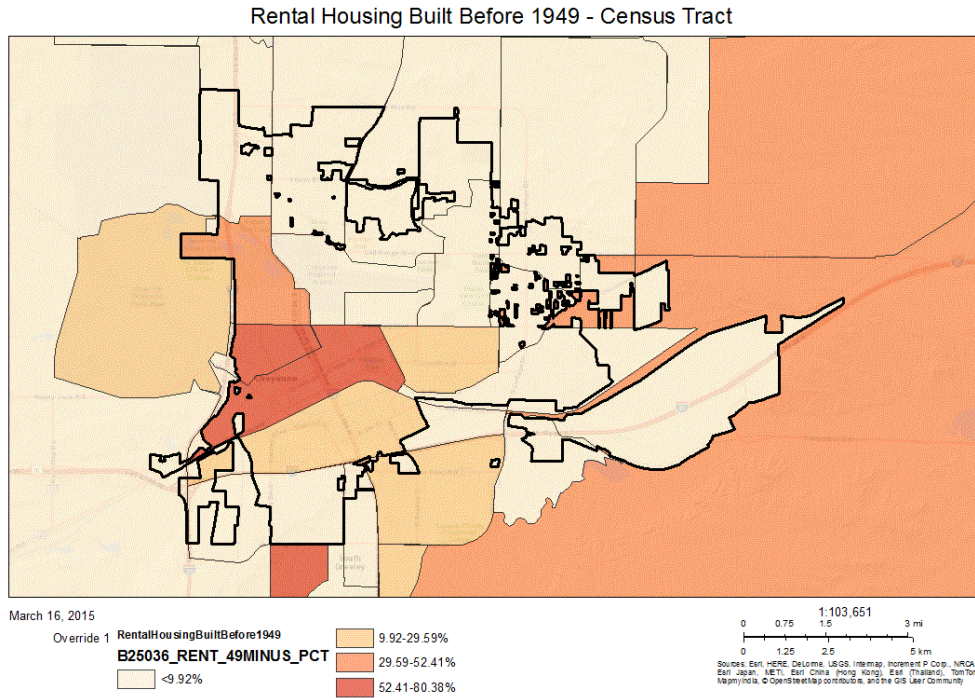
### **Are there any community assets in these areas/neighborhoods?**

Yes. Just south of Census Tract 15.02 is where they are constructing a new WalMart SuperStore. The Cheyenne Transit Bus Route runs to the west on College Drive and to the south along Pershing Blvd.

The new CRMC Cancer Center has been built within Census Tract 10. Two bus routes run through this area; one down Snyder Avenue and one down Central Avenue.

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

Please see above.



**Rental Housing Built Before 1949 - Census Tract**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

This section contains the Strategic Plan for Housing and Community Development that will guide the City of Cheyenne's allocation of CDBG funding during the 2015 through 2019 planning period. The city's goals for the 2015 to 2019 period focus on continuing neighborhood revitalization efforts, providing affordable housing and assisting low income, homeless and special needs residents with supportive services. These goals primarily focus on helping residents maintain and improve their quality of life in Cheyenne. To this end, Cheyenne will continue to build on successful projects and programs that meet the needs of low and moderate income residents. Projects selected for funding in the five year period will be managed as efficiently as possible in order to address a wide range of issues that exist in Cheyenne.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 44 - Geographic Priority Areas

1	<b>Area Name:</b>	City of Cheyenne
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

## General Allocation Priorities

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

The Target Area for Cheyenne's CDBG allocation encompasses the entire City. There is not one specific area within the City that we will focus on. The CDBG funding will be dispersed throughout.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 45 – Priority Needs Summary

1	<b>Priority Need Name</b>	Housing Rehabilitation and Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children 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
	<b>Geographic Areas Affected</b>	City of Cheyenne
	<b>Associated Goals</b>	Provide safe, decent affordable housing
	<b>Description</b>	Provide homeowner rehabilitation for low income homeowners. Provide infrastructure for low income neighborhoods i.e. sidewalks, water and sewer etc.
	<b>Basis for Relative Priority</b>	Preserving the current housing stock is a very high need in Cheyenne. This prevents more slum and blight areas from occurring.

2	<b>Priority Need Name</b>	First Time Homebuyer Assistance
	<b>Priority Level</b>	Low
	<b>Population</b>	Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	City of Cheyenne
	<b>Associated Goals</b>	Provide safe, decent affordable housing
	<b>Description</b>	Provide funding for downpayment and closing costs to first time homebuyers.
	<b>Basis for Relative Priority</b>	The City of Cheyenne has managed the Cheyenne Homeowners Opportunitites Program (CHOP) for many years. We wish to keep the program available for prospective applicants but unfortunately we have not had many applicants. It is identified as low priority due to the minimum number of applicants applying for the program.



3	<b>Priority Need Name</b>	Supportive Services for Low Income & Special Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth 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 Non-housing Community Development
	<b>Geographic Areas Affected</b>	City of Cheyenne
	<b>Associated Goals</b>	Promote self-sufficiency through service provision
	<b>Description</b>	To provide supportive services (public services) to low income individuals within the city of Cheyenne. To include assistance for special needs individuals. i.e. free bus tokens, food, training, medical, homeless prevention etc.
	<b>Basis for Relative Priority</b>	Public Service activities are high priority. If individuals do not have funding for transportation, food, medical, etc. they do not prosper.

4	<b>Priority Need Name</b>	Neighborhood Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth 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 Non-housing Community Development
	<b>Geographic Areas Affected</b>	City of Cheyenne
	<b>Associated Goals</b>	Preserve and improve low income neighborhoods
	<b>Description</b>	Provide for public facilities and improvements throughout the city of Cheyenne. To include acquisition, rehabilitation, and installation of needed public improvements or facilities.
	<b>Basis for Relative Priority</b>	Providing for public improvements or facilities is a high need within the city of Cheyenne. There are older buildings that non-profits are purchasing or currently working in that need improvements. This will provide safe environments for the low income residents to gain assistance.

5	<b>Priority Need Name</b>	Job Training and Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	City of Cheyenne
	<b>Associated Goals</b>	Promote job training and opportunities
	<b>Description</b>	Provide job training to low income individuals. Also provide job opportunities for low income individuals.
	<b>Basis for Relative Priority</b>	Training / providing low income individuals for better jobs is a high priority in Cheyenne.

6	<b>Priority Need Name</b>	Public Facilities or Infrastructure Improvements
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth 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 Non-housing Community Development
	<b>Geographic Areas Affected</b>	City of Cheyenne
	<b>Associated Goals</b>	Public Facilities or Infrastructure Activities
	<b>Description</b>	To provide rehabilitation for public facilities and infrastructure improvements. Also provide for the purchase of property to be utilized for public facilities.
	<b>Basis for Relative Priority</b>	During the public meetings this goal was identified as a need within the community. The attendees assigned the priority.

<b>7</b>	<b>Priority Need Name</b>	Program Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	City of Cheyenne
	<b>Associated Goals</b>	Program Administration
	<b>Description</b>	To provide program administration for the CDBG Entitlement Allocation.
	<b>Basis for Relative Priority</b>	Administering the program is a need so therefore a high priority.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	There is a lack of housing in Cheyenne. Unfortunately this is not an eligible activity for CDBG funding. CDBG funding can be utilized for infrastructure for public facilities. i.e. Shelters for victims of domestic violence, shelters and transitional facilities, housing for the homeless, and halfway houses for runaway children. Cheyenne will continue to support this need.
Rehabilitation	The need for housing rehabilitation, as well as neighborhood revitalization, was mentioned often in the community meetings and in the surveys conducted for the Consolidated Plan. Market characteristics also support housing rehabilitation and preservation of existing housing. The City has older housing stock and continued maintenance of residential housing is essential for the city. In addition, as an older community, the city has a large senior population, many of whom live on fixed incomes. It is challenging in this economic environment for seniors and lower income households to find money or obtain loans to make needed repairs to their homes. It is for these reasons that Cheyenne will continue to make housing rehabilitation and preservation of homes a high priority in this five year Consolidated Planning period.
Acquisition, including preservation	<p>First time homebuyer assistance is a low priority but there is still a need. It is difficult for low income individuals and families to purchase a home and any assistance that they can receive is welcome. Also acquiring housing for the homeless and other special populations is a need. Having a more stable housing situation, other than a shelter, will help end homelessness. Even though the above activities have a low priority they are still needs in Cheyenne.</p> <p>The preservation of housing is mentioned above.</p>

**Table 46 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

For Fiscal Year 2015 to 2016 the City of Cheyenne CDBG allocation is \$404,588. It is anticipated that \$2,000 in program income will be received. The amount of program income is declining each year. There is less funding to provide housing rehabilitation so there is less program income. Recaptured funding will be available in 2015 but might not be available for the remaining 4 years.

### 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	404,588	2,000	51,185	457,773	1,616,000	

Table 47 - 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

CDBG funding does not have a matching requirement and is not being used to match any funding sources in Cheyenne. Even so, some local nonprofit agencies do provide leveraged dollars for the projects that they receive CDBG funding for. These leveraged dollars are identified with the specific projects.

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

There is no publically owned land or property within Cheyenne that will be used to address the needs of the Consolidated Plan.

**Discussion**

Please see above.



## SP-40 Institutional Delivery Structure – 91.215(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
City of Cheyenne	Government	Economic Development Homelessness Non-homeless special needs Ownership neighborhood improvements public facilities public services	Jurisdiction

**Table 48 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

Cheyenne has a small number of housing providers who work together cooperatively. The City administers the CDBG funding; Single Family Rehabilitation and Cheyenne Homebuyers Opportunity Program. The Cheyenne Housing Authority is the city's largest provider of affordable rental housing.

Gaps in the delivery system are not related to institutional delivery as much as lack of funds to support needed programs.

### 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
Legal Assistance			X
Mortgage Assistance	X		X
Rental Assistance	X		X
Utilities Assistance	X		X
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			X
Other Street Outreach Services	X	X	X

Supportive Services			
Alcohol & Drug Abuse	X		X
Child Care	X		X
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS			X
Life Skills	X		
Mental Health Counseling	X		X
Transportation	X	X	X
Other			

**Table 49 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

COMECA House, Safehouse, Peak Wellness Center, and Community Action of Laramie County provide some of the services mentioned above and have been identified in other parts of this plan.

Southwest Wyoming Recovery Access Programs (SW Wrap) is a team of professional veterans, counselors and citizens that work with homeless veterans. They provide veterans and their families with case management; health care services; transportation; payments to landlords, utility companies, child care; legal services, and housing counseling services.

The Military & Veteran Programs offered by Rocky Mountain Human Services (RMHS) are designed to ease that transition through services to help veterans, along with their families, reconnect with family and friends and pursue fulfilling, meaningful lives. RMHS provides the following services: Rapid rehousing and homelessness prevention.

The Wyoming Department of Health, Behavioral Health Division's Veterans Outreach and Advocacy Program has been funded by the Wyoming Legislature since 2008. The Veterans Outreach program provides outreach, case management, and advocacy services to Wyoming Post 9/11 veterans and their families, who may need mental health and/or substance abuse recovery services. Three regional advocates provide case management and advocacy in assisting the veteran to reintegrate back into their family, their employment, and their community.

The Wyoming Department of Health's HOPWA and ADAP Program provides persons living with HIV/AIDS access to comprehensive health care and other supportive services. These programs serve as the payer of last resort for persons who are uninsured, under-insured, or are otherwise unable to access medical treatment. Some of the available services provided by the programs include: Primary medical care, Laboratory and diagnostic services, Dental care services, Vision care services, Case management

services, Prescription medications, Mortgage and rent assistance, Utility assistance, and Transportation assistance .

**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**

The strengths are mentioned above. There are some gaps in the service. The HOPWA program can only provide legal assistance for a Power of Attorney. No other legal assistance is available for those with HIV/AIDS. They also have no funding or resources for Employment and Employment Training and Life Skills. There are also gaps in the services for veterans. SW Wrap has no assistance for sex offenders, landowners, veterans who have been dishonorably discharged, and those who need car repairs. There is also not enough Affordable housing.

**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**

Cheyenne will continue to explore ways to increase funding dedicated to service provision.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve and improve low income neighborhoods	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Cheyenne	Neighborhood Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted  Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted  Homeless Person Overnight Shelter: 50 Persons Assisted  Buildings Demolished: 2 Buildings  Other: 2 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Provide safe, decent affordable housing	2015	2019	Affordable Housing Public Housing Non-Homeless Special Needs	City of Cheyenne	Housing Rehabilitation and Improvements First Time Homebuyer Assistance		Homeowner Housing Rehabilitated: 30 Household Housing Unit  Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	Promote self-sufficiency through service provision	2015	2019	Homeless Non-Homeless Special Needs	City of Cheyenne	Supportive Services for Low Income & Special Needs		Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted  Homelessness Prevention: 10 Persons Assisted
4	Promote job training and opportunities	2015	2019	Non-Housing Community Development	City of Cheyenne	Job Training and Opportunities		Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted  Jobs created/retained: 3 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Facilities or Infrastructure Activities	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Cheyenne	Public Facilities or Infrastructure Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 35 Households Assisted  Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted  Homeless Person Overnight Shelter: 300 Persons Assisted
6	Program Administration	2015	2019	Program Administration	City of Cheyenne	Program Administration	CDBG: \$80,917	Other: 5 Other

**Table 50 – Goals Summary**

## Goal Descriptions

1	Goal Name	Preserve and improve low income neighborhoods
	Goal Description	To provide infrastructure and rehabilitation for low income neighborhoods.
2	Goal Name	Provide safe, decent affordable housing
	Goal Description	To provide homeowner rehabilitation. To provide downpayment and closing cost for first time homebuyers.
3	Goal Name	Promote self-sufficiency through service provision
	Goal Description	To provide public service to service providers for low - moderate income residents of Cheyenne.
4	Goal Name	Promote job training and opportunities
	Goal Description	Provide for training of low income individuals. Provide qualified applicants with funding for creating job opportunities for low income individuals.
5	Goal Name	Public Facilities or Infrastructure Activities
	Goal Description	To assist public facilities with acquisition or rehabilitation and improve infrastructure for the city.
6	Goal Name	Program Administration
	Goal Description	To provide program administration for the CDBG Entitlement Allocation.

**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)**

It is estimated that 30 homeowners will receive rehabilitation, 3 first time homebuyers will receive downpayment and closing cost assistance, 2 spot blight properties will either be rehabilitated or demolished and 5 Transitional or Rapid Rehousing units will be purchased. All of the above units will be to assist low income families or the homeless.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

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

The Cheyenne Housing Authority (CHA) has 1,383 families on their waiting list. There are 135 families with disabilities. One of their strategies for addressing elderly needs is to encourage the development of affordable elderly designated properties. Some of their strategies for addressing the needs of families with disabilities is: carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing; affirmatively market to local nonprofit agencies that assist families with disabilities; and encourage the development of affordable disabled designated/accessible properties.

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

The CHA has a Family Self Sufficiency (FSS) Program that helps the participants become self sufficient. They also conduct activities to affirmatively further fair housing by counseling Section 8 tenants as to the location of units outside of areas of poverty and assist them with locating those units. Please see AP 60 for additional information.

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

No.

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

The CHA is not a troubled public housing agency.



## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

An Analysis of Impediments to Fair Housing Choice (AI) was completed for Cheyenne in 2009. The AI found development related impediments in Cheyenne related to public policies that include land development costs and impact fees and growth management and design regulations. Actions have been identified to address this issue.

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

The 2009 AI contained recommended actions for the City of Cheyenne. These include working with other city and state entities to get a Fair Housing Act in front of the Wyoming Legislature. To work with Cheyenne Housing Authority and WyoNAHRO to provide training opportunities to increase awareness and understanding of fair housing. To also work with City of Cheyenne Planning Office to research current best practices in ordinance and building codes to increase affordable housing.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City of Cheyenne will continue to direct resources to strategies that help to address the homeless. The 2015 Point in Time (PIT) Count asked the homeless individuals what their needs were.

The Cheyenne Housing Authority has a Family Self Sufficiency Program that provides GED/ABE completion, developing and enhancing your resume, interviewing skills, job referrals, building personal skills, credit repair, and money management.

The City of Cheyenne is also a member of the Wyoming Homeless Collaborative (WHC). The WHC organizes a PIT Homeless Count for the State of Wyoming. The purpose of the annual PIT is to count the number of homeless individuals on one day of the year and to educate citizens about the presence of homelessness within their own communities. Cheyenne staff participates each year in the PIT count and serves as a member throughout the year. The staff is also a member of the Southeast Region Continuum of Care who meets throughout the year to discuss the regional homeless issues.

The COMEA House is the local homeless shelter and provides emergency shelter for men, women, and families. Clients receive two meals a day, clothing pantry, personal care items, and free medical attention. There are beds for 50 men, 12 women, and two families. Their Pay to Stay Dormitory provides semi-private living space for 10 men. Studio apartments are also available in the Transitional Living Program. COMEA also assists travelers passing through Cheyenne in the form of food boxes, gas vouchers, bus tokens, and bus fares.

The Wyoming Coalition for the Homeless (WCH) is an all volunteer nonprofit organization working for and with the homeless in Cheyenne. WCH is a day center where the homeless have a place to stay during the day. There is a shower and laundry facility where the homeless who are camping out or traveling through can take a shower during the day and do their laundry. WCH works with COMEA House, Salvation Army, Community Action, Needs, and St. Joseph's Catholic Church Pantry to try and provide needed services for the homeless.

Community Action of Laramie County (CALC) provides medical care and other health services to the homeless population. Clients include people living temporarily in motels, sleeping on the streets, residing in short term residential facilities, or doubling up with friends or family. CALC also manages the Interfaith Family Support Services (IFSS) Program who helps homeless families with a safe place to sleep through their partnership with the faith based community. The families receive comprehensive case management including assistance with resumes, job search, interviewing, locating affordable housing, and accessing additional community resources. The program also offers enrichment programs for the families, including budgeting, nutrition, parenting and relationship, and preschool classes. IFSS also manages two transitional apartments where families have the opportunity to move into once they graduate from the first phase of the program. Families may also receive emergency assistance such as food, diapers, and clothing. CALC also has a Self Sufficiency and Housing program that offers a variety of tools to help families. Financial assistance, including help with utilities, rent, mortgage payments and medical needs is available. CALC also provides transitional housing to homeless veterans. CALC works with the Veterans Administration to provide a comprehensive program that provides housing, treatment programs and case management.

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

Please see above.

**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.**

Please see above.

**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**

Please see above.

## **SP-65 Lead based paint Hazards – 91.215(i)**

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

Cheyenne will continue to evaluate lead hazards and build lead mitigation and reduction efforts into existing housing programs, such as housing rehabilitation. Cheyenne will also continue to provide lead testing for nonprofit agencies that perform housing rehabilitation.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Over 50 percent of the city's housing stock was built prior to 1980; as such, the risk of poisoning is higher than in communities with newer housing stock. Integrating lead paint hazard identification and mitigation into existing programs is the most efficient and effective strategy to mitigate hazards, given budget constraints and limited HUD block grant funding.

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

The Sub Grantee Procedures state the lead based paint requirements for any rehabilitation project. If the property is older than 1978 a lead based paint test needs to be done, a lead report submitted, a copy of "Renovate Right" given to the homeowner, a lead certified contractor utilized and a copy of the contractor's certification, or EPA certificate number and expiration date provided. Lead wipe test results need to be submitted to show clearance. The Hand Program, homeowner rehabilitation, has the same requirements.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

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

Poverty reduction efforts are challenging in the current economic climate, where poverty levels have risen in most communities. In 1999 the number of people living in poverty in Cheyenne was 7,104 or 9.1 percent. Child poverty remained the same from 2010 to 2012 at 36 percent. Seniors increased from 4.9 percent in 2009 to 6.4 percent in 2012. In this difficult economic climate, keeping families out of poverty is a critical element of an anti poverty strategy. The City of Cheyenne's efforts focus on providing access to affordable, stable housing and providing supportive services to individuals and families. For example, the Head Start program provides access to affordable child care so families may work. Dad's Making a Difference and CLIMB Wyoming both work with parents to provide job training so parents can obtain better paying jobs to help bring their families out of poverty and the Cheyenne Housing Authority provides low income housing.

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

Maintaining and expanding affordable housing opportunities for Cheyenne residents is at the core of the city's anti poverty plan. During the 2015 to 2019 Consolidated Planning period, the city will continue to focus on the preservation of safe, quality, affordable homeownership units. Also to provide public

service assistance to low income individuals in the form of bus tokens, food baskets, job training, homeless prevention assistance etc.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction 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 City of Cheyenne is committed to taking all appropriate steps, as outlined by HUD, to ensure compliance with applicable laws, procedures and eligibility requirements. All CDBG funds are disbursed by the City's Finance Department. Each month expenses are drawn down utilizing IDIS, as well as to report program performance. Cheyenne's CDBG program manager regularly monitors all CDBG projects for regulatory compliance. Monitoring occurs in many different forms to include desk monitoring, phone and e-mail monitoring, and on site visits, which are outlined in the Sub Grantee Procedures.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

For Fiscal Year 2015 to 2016 the City of Cheyenne CDBG allocation is \$404,588. It is anticipated that \$2,000 in program income will be received. The amount of program income is declining each year. There is less funding to provide housing rehabilitation so there is less program income. Recaptured funding will be available in 2015 but might not be available for the remaining 4 years.

#### 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	404,588	2,000	51,185	457,773	1,616,000	

Table 51 - 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**

CDBG funding does not have a matching requirement and is not being used to match any funding sources in Cheyenne. Even so, some local nonprofit agencies do provide leveraged dollars for the projects that they receive CDBG funding for. These leveraged dollars are identified with the specific projects.

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

There is no publically owned land or property within Cheyenne that will be used to address the needs of the Consolidated Plan.

**Discussion**

Please see above.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Promote self-sufficiency through service provision	2015	2019	Homeless Non-Homeless Special Needs	City of Cheyenne	Supportive Services for Low Income & Special Needs	CDBG: \$42,500	Public service activities other than Low/Moderate Income Housing Benefit: 3300 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 40 Households Assisted
2	Promote job training and opportunities	2015	2019	Non-Housing Community Development	City of Cheyenne	Job Training and Opportunities	CDBG: \$17,500	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
3	Provide safe, decent affordable housing	2015	2019	Affordable Housing Public Housing Non-Homeless Special Needs	City of Cheyenne	Housing Rehabilitation and Improvements	CDBG: \$28,150	Homeowner Housing Rehabilitated: 111 Household Housing Unit
4	Preserve and improve low income neighborhoods	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Cheyenne	Neighborhood Improvements	CDBG: \$20,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit Buildings Demolished: 1 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Facilities or Infrastructure Activities	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Cheyenne	Public Facilities or Infrastructure Improvements	CDBG: \$268,706	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 930 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 6 Beds
6	Program Administration	2015	2019	Program Administration	City of Cheyenne	Program Administration	CDBG: \$80,917	Other: 1 Other

**Table 52 – Goals Summary**



## Goal Descriptions

1	<b>Goal Name</b>	Promote self-sufficiency through service provision
	<b>Goal Description</b>	To provide free bus token assistance to low income individuals. To also provide financial assistance with rent, mortgages, and utilities to assist with homeless prevention. To also provide food baskets for low income individuals.
2	<b>Goal Name</b>	Promote job training and opportunities
	<b>Goal Description</b>	To train and place low income single mothers in careers that support their families.
3	<b>Goal Name</b>	Provide safe, decent affordable housing
	<b>Goal Description</b>	To provide low moderate income citizens with operational smoke alarms in their homes. To provide low income homeowners exterior rehabilitation for their homes.
4	<b>Goal Name</b>	Preserve and improve low income neighborhoods
	<b>Goal Description</b>	To provide slum and spot blight assistance to include demolition or rehabilitation.
5	<b>Goal Name</b>	Public Facilities or Infrastructure Activities
	<b>Goal Description</b>	To provide rehabilitation to a senior services facility. To provide for the acquisition of a transitional home for homeless families. To provide infrastructure for a homeless youth residence. To provide for the acquisition of a childrens justice center.
6	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	To provide program administration for the CDBG Entitlement Allocation for 2015.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Below is a summary of the eligible projects that will take place during the program year that address the City's priority needs. Specific objectives are detailed in the individual project descriptions below. Accomplishments of each project will be recorded in a quantitative manner that measures productivity by addressing the following categories:

#### Objectives

1. Creating Suitable Living Environments
2. Providing Decent Affordable Housing
3. Creating Economic Opportunities

#### Outcomes

1. Availability/Accessibility
2. Affordability
3. Sustainability

#### Projects

#	Project Name
1	Climb Wyoming - Train and Place Low-Income Single Mothers
2	Cheyenne Transit Program - Bus Tokens
3	CALC - Homeless Prevention
4	Needs - Crisis Food Assistance
5	Fire & Rescue - Smoke Detectors
6	CHA - SENIOR SERVICES
7	Interfaith Family Support Services Transitional Housing
8	Habitat for Humanity - Brush with Kindness
9	LCCP - Homeless Youth Residence
10	Safe Harbor - Building Acquisition
11	Slum and Spot Blight
12	Program Administration

**Table 53 – Project Information**

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

The allocation of funds is closely aligned with the housing and community development needs identified by the stakeholders and citizens who participated in the development of the Consolidated Plan. The primary obstacle to addressing underserved needs is lack of funds. The cost of needed improvements to the city far exceeds the city's five year allocation of HUD block grant funds. The City also faces budgetary constraints associated with the economic downturn.

## **AP-38 Project Summary**

### **Project Summary Information**

<b>1</b>	<b>Project Name</b>	Climb Wyoming - Train and Place Low-Income Single Mothers
	<b>Target Area</b>	City of Cheyenne
	<b>Goals Supported</b>	Promote job training and opportunities
	<b>Needs Addressed</b>	Job Training and Opportunities
	<b>Funding</b>	CDBG: \$17,500
	<b>Description</b>	This program will provide training for low-income single mothers. During the comprehensive training, CLIMB participants are guided through job training and also receive services that allow them to begin to address personal barriers to success. Training includes industry specific training, work readiness training, life skills training, parenting skills training, mental health services and advocacy services.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that 10 low income single mothers will benefit from this activity.
	<b>Location Description</b>	The location of the training is dependent on the class that is chosen.
	<b>Planned Activities</b>	This activity will provide for low income single mothers to be trained and placed within careers that will support their families.
<b>2</b>	<b>Project Name</b>	Cheyenne Transit Program - Bus Tokens
	<b>Target Area</b>	City of Cheyenne
	<b>Goals Supported</b>	Promote self-sufficiency through service provision
	<b>Needs Addressed</b>	Supportive Services for Low Income & Special Needs

	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	To provide free bus token assistance to very low, low, and moderate-income residents of Cheyenne.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that 400 low income individuals will be assisted.
	<b>Location Description</b>	The bus tokens will mainly be distributed from 322 W. Lincolnway, Cheyenne, WY 82001. The COMEA House will also distribute tokens to their homeless clients.
	<b>Planned Activities</b>	This activity will provide free bus tokens to low income individuals.
<b>3</b>	<b>Project Name</b>	CALC - Homeless Prevention
	<b>Target Area</b>	City of Cheyenne
	<b>Goals Supported</b>	Promote self-sufficiency through service provision
	<b>Needs Addressed</b>	Supportive Services for Low Income & Special Needs
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	To provide grants for emergency assistance to very low, low and moderate income residents for mortgage payments, rent payments, damage deposits, utilities, etc. to prevent homelessness.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 40 low income individuals will be assisted with this funding. This project will assist single individuals or family households.
	<b>Location Description</b>	This project will assist households scattered throughout the City of Cheyenne.
	<b>Planned Activities</b>	This project will provide payments on rent, mortgages, and utilities.
<b>4</b>	<b>Project Name</b>	Needs - Crisis Food Assistance
	<b>Target Area</b>	City of Cheyenne
	<b>Goals Supported</b>	Promote self-sufficiency through service provision
	<b>Needs Addressed</b>	Supportive Services for Low Income & Special Needs
	<b>Funding</b>	CDBG: \$17,500
	<b>Description</b>	To provide crisis food baskets to low income residents of Cheyenne.

	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 3,500 low income individuals will be assisted with this activity.
	<b>Location Description</b>	The food will be distributed at 900 Central Avenue, Cheyenne, WY 82007. The clients are scattered throughout the City of Cheyenne.
	<b>Planned Activities</b>	To provide food baskets to low income residents of Cheyenne.
5	<b>Project Name</b>	Fire & Rescue - Smoke Detectors
	<b>Target Area</b>	City of Cheyenne
	<b>Goals Supported</b>	Provide safe, decent affordable housing
	<b>Needs Addressed</b>	Housing Rehabilitation and Improvements
	<b>Funding</b>	CDBG: \$4,250
	<b>Description</b>	To provide smoke detectors for those that may not be able to afford to purchase safety appliances. The detectors will provide early notification to enhance fire safety and increase the sense of security should a fire occur.
	<b>Target Date</b>	8/15/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 105 low income homeowners will be assisted through this program.
	<b>Location Description</b>	The applications will be taken at the main fire administration office currently located at 2101 O'Neil Avenue, Room 304, Cheyenne, WY 82001.
6	<b>Planned Activities</b>	To provide low and moderate income citizens with operational smoke alarms in their homes.
	<b>Project Name</b>	CHA - SENIOR SERVICES
	<b>Target Area</b>	City of Cheyenne
	<b>Goals Supported</b>	Public Facilities or Infrastructure Activities
	<b>Needs Addressed</b>	Public Facilities or Infrastructure Improvements
	<b>Funding</b>	CDBG: \$16,706
	<b>Description</b>	To provide bathroom rehabilitation for the Senior Services Program.
	<b>Target Date</b>	8/15/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 875 low income seniors will benefit from this activity each year.
	<b>Location Description</b>	The Senior Activity Center is located at 2101 Thomes Avenue, Cheyenne, WY 82001.
	<b>Planned Activities</b>	This project will provide for the rehabilitation of restrooms in the Senior Activity Center.
<b>7</b>	<b>Project Name</b>	Interfaith Family Support Services Transitional Housing
	<b>Target Area</b>	City of Cheyenne
	<b>Goals Supported</b>	Public Facilities or Infrastructure Activities
	<b>Needs Addressed</b>	Public Facilities or Infrastructure Improvements
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	To provide for the acquisition of two transitional housing units for families with minor children transitioning out of homelessness.
	<b>Target Date</b>	8/15/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that a minimum of two families will benefit from this project every two years.
	<b>Location Description</b>	The property to be purchased has not been identified yet.
	<b>Planned Activities</b>	To acquire two additional transitional housing units for families with minor children transitioning out of homelessness.
<b>8</b>	<b>Project Name</b>	Habitat for Humanity - Brush with Kindness
	<b>Target Area</b>	City of Cheyenne
	<b>Goals Supported</b>	Provide safe, decent affordable housing
	<b>Needs Addressed</b>	Housing Rehabilitation and Improvements
	<b>Funding</b>	CDBG: \$23,900
	<b>Description</b>	To provide low income homeowners rehabilitation assistance for the exterior of their homes.
	<b>Target Date</b>	8/15/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 6 low income homeowners would receive rehabilitation assistance through this project.
	<b>Location Description</b>	The applications will be taken at 1805 Ames Avenue, Cheyenne, WY 82001. The individual homes that will receive assistance are scattered throughout the City of Cheyenne.
	<b>Planned Activities</b>	To provide for exterior rehabilitation. i.e. roofing, windows, wheelchair ramps
<b>9</b>	<b>Project Name</b>	LCCP - Homeless Youth Residence
	<b>Target Area</b>	City of Cheyenne
	<b>Goals Supported</b>	Public Facilities or Infrastructure Activities
	<b>Needs Addressed</b>	Public Facilities or Infrastructure Improvements
	<b>Funding</b>	CDBG: \$27,000
	<b>Description</b>	To provide infrastructure for a Homeless Youth Residence
	<b>Target Date</b>	8/15/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project would help 4 homeless youth with housing.
	<b>Location Description</b>	The location has not been determined yet.
	<b>Planned Activities</b>	To provide infrastructure assistance for a homeless youth residence. i.e. water, sewer, sidewalk, curb and gutter.
<b>10</b>	<b>Project Name</b>	Safe Harbor - Building Acquisition
	<b>Target Area</b>	City of Cheyenne
	<b>Goals Supported</b>	Public Facilities or Infrastructure Activities
	<b>Needs Addressed</b>	Public Facilities or Infrastructure Improvements
	<b>Funding</b>	CDBG: \$175,000
	<b>Description</b>	To assist with the purchase of a children's justice center which provides a safe place for families to receive supervised visitation and safe exchanges.
	<b>Target Date</b>	8/15/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 55 households would receive assistance each year.
	<b>Location Description</b>	The property address is 2712 Thomes Avenue, Cheyenne, WY 82001.
	<b>Planned Activities</b>	To assist with the purchase of a children's justice center which provides a neutral location for court ordered and non court ordered supervised visitation and monitored exchanges.
<b>11</b>	<b>Project Name</b>	Slum and Spot Blight
	<b>Target Area</b>	City of Cheyenne
	<b>Goals Supported</b>	Preserve and improve low income neighborhoods
	<b>Needs Addressed</b>	Neighborhood Improvements
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	To provide assistance for individuals who have a slum or spot blight building that has been identified and provide either rehabilitation or demolition.
	<b>Target Date</b>	8/15/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 2 properties would be assisted with slum or spot blight assistance.
	<b>Location Description</b>	The location of the properties has not yet been determined.
	<b>Planned Activities</b>	To provide for the rehabilitation or demolition of an identified slum or spot blight property within the city limits.
<b>12</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	City of Cheyenne
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	CDBG: \$80,917
	<b>Description</b>	Provide program administration for the City of Cheyenne CDBG Entitlement funds.
	<b>Target Date</b>	7/1/2016



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program Administration
	<b>Location Description</b>	The business office is located at 2101 O'Neil Avenue, Cheyenne, WY 82001.
	<b>Planned Activities</b>	To provide for the program administration of the City of Cheyenne CDBG Entitlement funds.

## AP-50 Geographic Distribution – 91.220(f)

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

The geographic area of the jurisdiction is the City of Cheyenne. Approximately 82 percent of the offices are located within Census Tract 7, with 47 percent of the funding identified to be spent within Census Tract 10, 5 percent within Census Tract 7, and 5 percent within Census Tract 2. The remainder of the funding will be spread throughout the City of Cheyenne for low to moderate income households and persons.

### Geographic Distribution

Target Area	Percentage of Funds
City of Cheyenne	100

Table 54 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The Housing & Community Development Advisory Council's priorities are to serve the low to moderate income population. The grant recipients have to demonstrate that their clients are low to moderate income city residents. The majority of their clients live in Census Tracts 2, 3, 7, and 10, which are the City of Cheyenne's low income neighborhoods. It is estimated that approximately 90 percent of our grant allocation will be dedicated to these low income neighborhoods.

### Discussion

The following grants have been recommended for funding and are located within the identified Census Tract.

CLIMB Wyoming \$17,500.00. Their main office is located in Census Tract 7, Block 1. They assist low to moderate income single mothers with employment training. Their clients are scattered throughout Cheyenne.

Cheyenne Transit \$20,000.00. Their main office is located in Census Tract 7, Block 1. They assist low to moderate income residents of Cheyenne with 6 bus routes. Their clients are scattered throughout Cheyenne.

Needs, Inc. \$17,500.00. Their main office is located in Census Tract 2, Block 2. All of their assistance will be given to low to moderate income residents of Cheyenne. Their clients are scattered throughout Cheyenne.

Community Action of Laramie County \$5,000.00. Their main office is located in Census Tract 7, Block 1. All of their assistance will be given to low to moderate income residents of Cheyenne. Their clients are scattered throughout Cheyenne.

Cheyenne Fire Rescue \$4,250.00. Their main office is located in Census Tract 7, Block 1. All of their assistance will be given to low to moderate income residents of Cheyenne or those with an identified

hardship. Their clients are scattered throughout Cheyenne.

Cheyenne Housing Authority Senior Services \$16,706.00. Their activity center is located in Census Tract 7, Block 1. They assist low to moderate income seniors of Cheyenne.

Community Action of Laramie County Interfaith Support Services \$50,000.00. Their main office is located in Census Tract 7, Block 1. They have not yet identified the property they will purchase.

Habitat for Humanity \$23,900.00. Their main office is located in Census Tract 7, Block 1. All of their assistance will be given to low to moderate income homeowners of Cheyenne. Their clients are scattered throughout Cheyenne.

Laramie County Community Partnership \$27,000.00. Their main office is located in Census Tract 7, Block 1. They have not yet identified the property they will need assistance with.

Safe Harbor \$175,000.00. They are located within Census Tract 10, Block 3. They mainly assist low to moderate income residents of Cheyenne.

H&CD Office \$20,000.00. Their main office is located in Census Tract 7, Block 1. Their clients are scattered throughout Cheyenne.

City of Cheyenne is 38.1 percent low to moderate per the 2000 Census Tract and Block Percentages for Low/Moderate.

Census Tract 2 61.3 percent

Block 2 72.9 percent

Census Tract 7 54.6 percent

Block 1 66.8 percent

Census Tract 10 52.9 percent

Block 3 62.9 percent

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Affordable housing is a continuing need in Cheyenne. In past years it has been a struggle to find developers who are willing to provide new affordable housing units within the city. Even so, in 2014 three developers applied to WCDA for HOME and Low Income Housing Tax Credit assistance to build 117 units within Cheyenne. Another agency is looking to build 44 units for veterans. Two of the developers again submitted applications to WCDA in 2015. This is encouraging that developers are looking at Cheyenne, unfortunately funding is an issue.

The City Metropolitan Planning Office (MPO) has updated PlanCheyenne. PlanCheyenne places a strong emphasis on mixed use development patterns as a means of maintaining the Cheyenne Area's identity, creating livable and pedestrian oriented neighborhoods, stimulating development and revitalization, and promoting energy efficient development. As part of the City's Unified Development Code (UDC), a variety of new mixed use districts were established to support the implementation of the different intensities and types of mixed use development designated by the Future Land Use Plan. In addition, some existing zone districts were modified to promote more compact, pedestrian oriented development patterns. These and other amendments not only help bring the City's regulations into compliance with PlanCheyenne, but also serve as incentives for future infill and redevelopment.

The process of updating and approving PlanCheyenne has gone a long way to educating the local developers and they are becoming more open to building more compact neighborhoods which are more affordable, as opposed to single family homes on large lots which are not affordable. Pedestrian oriented neighborhoods will give the low income residents of Cheyenne the opportunity to work, live, and play all within walking distance so transportation will not be an issue.

The City will continue to discuss the affordable housing concept with local developers. Also, the amount of CDBG funding that the City receives is too little to help with more than a small infrastructure project. Therefore, the Housing & Community Development Office is focusing on ensuring that homeowners remain in their current homes. The City has dedicated \$48,150 for Homeowner Rehabilitation projects within the City.

One Year Goals for the Number of Households to be Supported	
Homeless	2
Non-Homeless	10
Special-Needs	0
Total	12

**Table 55 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	4
The Production of New Units	2
Rehab of Existing Units	6
Acquisition of Existing Units	0
Total	12

**Table 56 - One Year Goals for Affordable Housing by Support Type**

## Discussion

The above 12 households that will be assisted include approximately 4 homes assisted with homeless prevention rental assistance, approximately 6 homes assisted with exterior rehabilitation, and the acquisition of a transitional homeless facility and infrastructure for a homeless youth residence.

With all of the recent and projected growth in the City, demand for affordable housing will only increase in coming years. Vacancies in Cheyenne have remained very low over the past 2 years, with vacancies remaining at, or below 1.4 percent. The number of City residential units for sale in 2014 was 309 compared to 339 units for sale at the same time in 2013. The number of City unfurnished apartments vacant in 2014 was 51 compared to 25 vacant at the same time in 2013.

Because Cheyenne is growing, average home prices, especially for newer homes have seen a strong increase over the past 8 years. In 2014 the average home sales price was \$231,811 compared to \$218,809 in 2013, an increase of 5.9 percent and \$209,523 in 2012, an increase of 10.6 percent.

## ***AP-60 Public Housing – 91.220(h)***

### Introduction

The Cheyenne Housing Authority (CHA) manages the public housing for Cheyenne. The CHA provides decent, safe and sanitary housing to the elderly, disabled and economically disadvantaged families who are unable to obtain housing through conventional means. The ultimate goal of the CHA is to assist and empower their clients through the professional and courteous provision of basic life services, in order to allow them opportunities to establish control of their destinies.

The CHA administers low income rental housing assistance for nearly 2,150 households throughout Wyoming. At the same time the CHA also has a waiting list of approximately 1,400 households for its Section 8 and Public Housing programs, one indication of the shortage of affordable housing for all eligible populations.

The CHA has a total of 316 Public Housing Units in Cheyenne consisting of 97 scattered site single family homes and 4 multifamily properties serving senior and disabled tenants.

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

The City of Cheyenne has a working partnership with the CHA to meet the needs within the community. However, the CHA develops its own Consolidated Plan for submission which is consistent with the City of Cheyenne Consolidated Plan.

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

The CHA has a Family Self Sufficiency (FSS) Program. The Program helps active participants eliminate their need for food stamps, and other social services programs by showing households ways to become financially independent.

Participants are offered a variety of tools to get ahead, the opportunity to learn new skills and/or enhance old ones, and raise their ability to gain economic self sufficiency. The FSS Program is available to all participants receiving Section 8 rental assistance or Public Housing through the CHA, and live in Laramie County or Albany County.

A great benefit is the opportunity to build escrow savings account while participating in the program. As earned household income increases, the escrow account increases. Upon successful completion of the program, which means the family has met all goals, the participant receives the full amount of their escrow, including interest. The monies obtained from their escrow account can be used for a down payment on a home, open a small home business, get out of debt, etc.

In 2014, FSS program participants included 14 Public Housing tenants and 27 Section 8 participants; five of the Section 8 participants successfully completed the program and graduated.

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

The CHA is not a troubled public housing agency. On the contrary, the CHA functions exceptionally well with the resources it has.

### **Discussion**

Last year the CHA applied for Home Low Income Housing Tax Credits for the McGowan Place Apartments, development located at 325 & 327 East Prosser Road in Cheyenne. The project will provide 48 units of housing for low income residents. The project will provide eight (8) one bedroom one bath units, twenty six (26) two bedroom two bath units, and thirteen (13) three bedroom two bath units.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Homeless and special populations are one of the City of Cheyenne's top three categories for priority needs and goals within the Five Year Consolidated Plan. The City of Cheyenne Housing & Community Development Office has a working relationship with COMEA House, the local homeless shelter; Safehouse, the local domestic violence shelter; Community Action of Laramie County (CALC) Interfaith Family Support Services, a local transitional housing agency; CALC, is also a local ESG and CSBG agency; Wyoming Independent Living, a local disability agency; Cheyenne Transit Program, the local public transit system; Laramie County Community Partnership Strong Families Action Team, a local nonprofit working with homeless youth; and Needs, Inc., a local food bank. All of the above agencies work with the homeless and special populations in the City of Cheyenne.

### **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 following actions will be taken by the City of Cheyenne in Fiscal Year 2015 to address the needs of homeless persons and homelessness prevention. In January 2015, a Point In Time (PIT) count was conducted. The PIT is an intense survey used to count the number of homeless individuals living in Cheyenne on the streets, in shelters, safe houses or in transitional housing, or in areas not meant for human habitation. The survey was conducted by approximately 20 volunteers who canvassed the city looking for unsheltered homeless. The homeless shelter, SafeHouse, and transitional housing employees collected the information for the sheltered count. The information collected is being compiled into a report that will show a more accurate homeless count. The volunteer's handed out bags with toiletries, socks, snacks, bus tokens, gift cards, and agency brochures.

The Wyoming Coalition for the Homeless (WCH) is an advocacy and empowerment agency offering the homeless non-violent ways to voice their views and become self advocates. They offer assistance during the day to the homeless population. They have acquired a building that they are rehabilitating that includes room for life skills training and a clothes closet. The WCH provides opportunities for writing/publication, art exhibits/sales, legislative action, homeless speaker's bureau and other programs, which raise self esteem and confidence, and educates the public from the homeless person's point of view. The Welcome Mat has been an active project of WCH, since 1993. This project offers a day center for the homeless, spot labor, clothing closet, computer access, job listings, etc.

Community Action of Laramie County (CALC), operates a health clinic for the homeless at the COMEA House, Cheyenne Crossroads Clinic. This program provides medical care and other health services to the homeless population of Laramie County. They also manage Interfaith Family Support Services that works with homeless families. In addition, they manage an 8 unit Homeless Veterans House.

The Housing & Community Development (H&CD) Office will be working with four nonprofit agencies in Fiscal Year 2015 that help the homeless population in Cheyenne:

Needs, Inc. provides short term emergency services and assistance to homeless individuals and families, during daylight hours. Individuals in need receive food and clothing.

Cheyenne Transit offers free transportation to the homeless so they are able to get around the City of Cheyenne to look for housing and jobs.

Community Action of Laramie County Interfaith Family Support Services provides transitional housing for homeless families.

Laramie County Community Partnership Strong Families Action Team is working with homeless youth and is working to provide housing.

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

The COMEA House continues to be a primary overnight homeless shelter for the community. The shelter provides a safe and secure emergency shelter to homeless adults and families. COMEA is a 30 day emergency shelter for men, women, and families. Currently the shelter can accommodate 65 men and women and two families at a time. In addition to the emergency shelter, COMEA House also has a Transitional Living Program (TLP). The TLP consists of 12 efficiency apartments; two of these apartments are handicap accessible. The purpose of the TLP is to help homeless men and women transition from homelessness into self sufficiency. They also have a pay to stay dormitory that houses up to 10 men in a semi private living space. These men are working and saving for a place of their own and are able to participate in the program for 90 days.

Community Action of Laramie County (CALC) receives HUD Emergency Solutions Grant (ESG) Funds to provide for emergency lodging, first month's rent and/or deposit for homeless individuals and families. They also manage a VA homeless apartment complex that is funded by a veteran's grant and per diem program that pays for the days that a veteran is in the apartment and this money also provides for meals. CALC also receives Community Services Block Grant (CSBG) funds, part of which can and, usually is, used for the same as the emergency solutions funds but includes support services; medical, identification, transportation. CALC also has the Healthcare for Homeless grant which covers basic medical care.

**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**

Community Action of Laramie County (CALC) offers several programs for the homeless. The Key Transitional Housing (KTH) program offers homeless families the use of three single family homes for periods ranging from six months to two years. Smith Manor offers 18 efficiency apartments to homeless individuals. Twelve units are used as transitional housing for men and women in need of a home while they are in transition back to work. The other six units are leased as permanent supportive housing to those with disabilities. Yet another way CALC helps people in need is by renting four apartments along



west Dell Range Boulevard to low income families. Monthly rent for the three bedroom units is priced at about 30 percent below the average for Cheyenne. In addition, CALC has built a Homeless Veterans Housing project that houses 8 qualified homeless veterans. CALC has also taken over the management of Interfaith Family Support Services that houses homeless families in churches and in a duplex that they own. They are wishing to expand this program by purchasing another duplex with the help of CDBG funds.

Laramie County Community Partnership (LCCP) Strong Families Action Team is working with Catholic Charities to provide host homes for homeless unaccompanied youth. They are wishing to acquire a Homeless Youth Residence with infrastructure assistance from CDBG funds.

**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**

CALC operates a Homeless Prevention program. This program assists individuals with financial assistance, up to \$750.00, to our very low and low income residents for payment of mortgage, rent, or utilities when the family or individual is in jeopardy of losing housing. They are receiving CDBG assistance for this in 2015.

LCCP Strong Families Action Team continues to work with a youth homeless taskforce to identify the needs of the local homeless youth.

## **Discussion**

In past years the City of Cheyenne has put Public Service dollars towards the homeless in Cheyenne, also \$277,950 has been given to COMEA House for rehabilitation, CALC has received \$11,000 for Homeless Prevention and \$9,170 for Transitional Housing Rehabilitation and Safehouse also received \$4,600 for their victim to survivor program.

This is an area where Cheyenne will continue to provide funding.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City of Cheyenne continues to view nonprofit capacity of affordable housing partners, economic market conditions for low to moderate income homebuyers, and reductions in federal investments to be the most significant barriers to affordable housing in Cheyenne.

In 2014 three developers applied to WCDA for HOME Low Income Housing Tax Credit funding for building affordable housing here in Cheyenne. Two of the developers applied again in 2015, which means they were not funded last year. The other developer also did not receive funding. Now that we have developers interested in building affordable housing in Cheyenne the funding is very competitive and reduced which makes it harder to proceed.

### **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 Cheyenne Metropolitan Planning Office (MPO) has updated PlanCheyenne. PlanCheyenne and the Unified Development Code (UDC) addresses topics like land use, zoning ordinances, building codes, and policies. During the approval process for Plan Cheyenne there were a variety of concerns expressed. Some false information was provided to the residents specifically relating to the adverse impact that affordable housing options could have on area neighbors. Such information, when not based in fact, has the ability to become a barrier to providing affordable housing within the City of Cheyenne. The MPO, Planning, Development and Building offices will continue to work with and encourage developers to build more affordable housing along with encouraging a broader diversity of housing types that can better match housing products to area incomes. Additional discussions relating to density and strategies to mitigate the adverse effects of density will continue to be an ongoing topic of discussion in the City of Cheyenne.

Discussions have also been held within City offices to see if fees could be lowered to make development more affordable. Although fees constitute a small proportion of the total cost of any housing unit, future discussions relating to fees should also focus on strategies or credits that could be applied to affordable housing.

### **Discussion:**

Cheyenne, like most communities, deal with potential concerns and opposition from neighborhoods and Cheyenne, like most communities, deal with potential concerns and opposition from neighborhoods and residents when any new development is proposed. "Not in my backyard," NIMBY, and "Not over there, either," NOTE, are common outcries.

Affordable rental housing draws the most attention, although affordable owner housing has opposition. Neighbors express concerns about overcrowded schools, falling property values, crime and traffic. To calm these reasonable concerns, the City should continue to provide a balanced approach to

development in which these issues are addressed in code and are mitigated by our standards. With adequate assurances in place, elected officials can assure concerned neighbors that their issues will be addressed in a predictable and sufficient manner. This enables elected officials to approve development projects with greater certainty that they are not neglecting the concerns of area residents they represent.

The Cheyenne Housing & Community Development (H&CD) Office offers several programs to remove barriers to affordable housing:

- 1) Assistance with down payment and closing costs for first time homebuyers.
- 2) Assistance with housing rehabilitation to bring a home up to code, making it safe, decent and sanitary.

In addition to the H&CD Office programs, the Cheyenne Building Department, Planning Services and Cheyenne's governing body work with developers to encourage affordable housing development. PlanCheyenne is a great educational tool for developers to see how smaller more compact and affordable neighborhoods could benefit the City of Cheyenne. The CHA Housing Market Study also shows that Affordable Housing is a need within the City.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The Housing & Community Development (H&CD) Office will continue to develop programs and initiatives, designed to improve existing programs, and identify additional sources to better serve those in need of affordable housing and related services.

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

The City of Cheyenne has a strong working relationship established with the Cheyenne Housing Authority and with the local nonprofit agencies and organizations that provide services to low and moderate income households and underserved populations in the community. The city and its staff will continue to support these agencies and organizations as they serve the community's populations who are most in need of assistance, including the homeless and special needs populations. The City of Cheyenne will also promote continued communication and collaboration among these groups.

The greatest obstacle facing all agencies and organizations who work to meet the underserved needs in the community has been and is expected to continue to be the lack of available funding for meeting the level of need that exists in the community. Funding has been reduced for most programs, including housing, community development, education, and human services. As a result, competition for available funds has increased. The City of Cheyenne had a decrease in sales tax revenues in 2010 which caused the city to decrease their allocation to nonprofits. The funding levels have remained low due to the lack of sustainable revenue.

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

The H&CD Office will continue to work with the City Planning offices to support PlanCheyenne and will offer support to other agencies that work with and foster affordable housing.

The H&CD Office will also continue to provide funding for homeowner rehabilitation projects in an effort to maintain the local affordable housing stock and also continue to provide funding for first time homebuyers to assist with down payment and closing costs.

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

According to Census data, Cheyenne has over 18,000 housing units that were built prior to 1980 and many of these units are thought to contain lead based paint. The neighborhoods containing older homes are also neighborhoods that many low and moderate income individuals and families call home. The H&CD's policy when dealing with housing rehabilitation projects is to require lead paint testing by a certified lead based paint inspector on any house built prior to 1978, if the rehabilitation work will include disturbing any existing painted surfaces. Where lead based paint is found, the safe removal or encapsulation of all areas containing lead paint will be required as part of the rehabilitation contract.

The H&CD Office Contract Housing Inspector is trained in dealing with lead based paint, and is certified as a lead paint Inspector and Risk Assessor. Only Certified Renovation Firms, listed with the EPA, are invited to bid on the homes where lead based paint is found.

Lead paint information booklets are available in English and Spanish, and are provided to all Emergency Assistance Program (HAND) and HOME Program participants, as well as buyers through the Cheyenne Homebuyers Opportunities Program (CHOP).

The H&CD Office sponsored Certified Renovation classes in recent years and several local contractors attended. Additional classes will be sponsored by the H&CD Office as needed.

The H&CD Office is also working with the nonprofit agencies in Cheyenne and the City/County Health Department. If the City/County Health Department becomes aware of a lead based hazard they can contact the H&CD Office and request a lead inspection. If a sub grantee is required to have a lead based paint test done then the H&CD Office Housing Inspector is made available to perform the lead test.

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

The majority of the activities funded by the City of Cheyenne CDBG grant are intended to reduce the number of persons living in poverty and improve their overall quality of life. The programs that may influence poverty levels include those that provide job training and skills; public service activities; and affordable housing opportunities.

Actions that will take place during 2015 to promote self sufficiency and help move individuals and families out of poverty include:

- 1) Funding for job training for low income single mothers through CLIMB Wyoming.

2) Continued support for agencies that work with individuals and families living in poverty, including;

- Funding for transportation programs (providing free bus tokens that allow those with no transportation the ability to travel to work, the doctor, the grocery store, etc.)
- Funding for the local food bank (providing food baskets for the low income)
- Funding for homeless prevention (providing rental/house payments and utility payments)

3) Continued support for improving the quality of the housing stock through the Fire Department (smoke detectors), Habitat for Humanity (exterior housing rehabilitation), and slum and spot blight.

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

It is the responsibility of the Cheyenne Housing & Community Development (H&CD) Office Program Manager to administer the 2015 to 2016 grant proposals, as well as, ongoing programs from prior years, as public guardian in a manner that is accountable and demonstrates cost effective methods for the betterment of the community, while reflecting the intent of CDBG to service the needs of the community in meeting a national objective.

The H&CD Office works with several city departments on CDBG funded projects. These departments include the following:

- 1) Finance Department, which provides management of the financial aspects of the grant and fund draw down and assists when the Program Manager is unavailable;
- 2) Purchasing Department, which provides assistance to the H&CD Office with purchase orders;
- 3) IT Department, which provides computer, mail room, and copy assistance;
- 4) Fire & Rescue Department, which provides management of the smoke detector program;
- 5) Other city department, as the need may arise.

The City of Cheyenne H&CD Office has a partnership with and between nonprofit organizations, community residents, social service agencies, public health, public institutions and businesses. With these working partnerships our office will be able to direct people to the agencies that can better serve their needs if the H&CD Office cannot help them.

The Advisory Council looks closely at the individual grants that are received to make sure that the grant recipients do not duplicate services. This way our funds can be spread throughout the community in a more efficient and cost effective manner.

The H&CD Office is working with Laramie County Community Partnership, Inc. This partnership was formed to promote active participation in defining and addressing the problems we face in our community. It is a forum to discuss ideas about the direction our community is heading and to

implement innovative strategies that will take us in the direction we want to go, a vibrant, thriving community that offers the opportunity for all of our residents to realize their full potential.

The H&CD Office Program Manager is also working with the Wyoming 211 agency and the Inter Service Family Assistance Committee as other avenues to inform the community of our services.

The Wyoming Homeless Collaborative is working with agencies throughout the state, including the H&CD Office, to strengthen the Continuum of Care in Wyoming. One of their steps was to ensure that the 2014 and 2015 Point in Time Count was a success.

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

The City of Cheyenne continues to work in coordination and collaboration with multiple public and private entities including Cheyenne Housing Authority, COMEA House, and LCCP partners in addressing the needs of low to moderate income, special needs, and homeless populations.

### **Discussion:**

It is the intent of the Housing & Community Development Office to continue working with the residents and agencies of Cheyenne to help the low income population in the areas of Housing, Homelessness/Special Populations and Economic/Community Development.

## **Program Specific Requirements**

### **AP-90 Program Specific Requirements – 91.220(I)(1,2,4)**

### **Introduction:**

For Fiscal Year 2015 to 2016 the City of Cheyenne will receive \$404,588. It is anticipated that \$2,000 in program income will be received. \$51,185 in recaptured funds will be included with the grant cycle.

### **Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(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	2,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>2,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

#### Discussion:

The Housing & Community Development (H&CD) Office maintains several mortgages for homeowner rehabilitation projects, as well as, mortgages made to several nonprofit agencies. Any program income that is received throughout the year comes from the mortgages.

The amount of program income that the H&CD receives each year is under \$3,000 unless one of the mortgages being maintained is paid off.

## **Attachments**

### **Citizen Participation Comments**





A COMMUNITY OF CHOICE

## The City of Cheyenne

### 2015 – 2019 Comprehensive Consolidated Plan

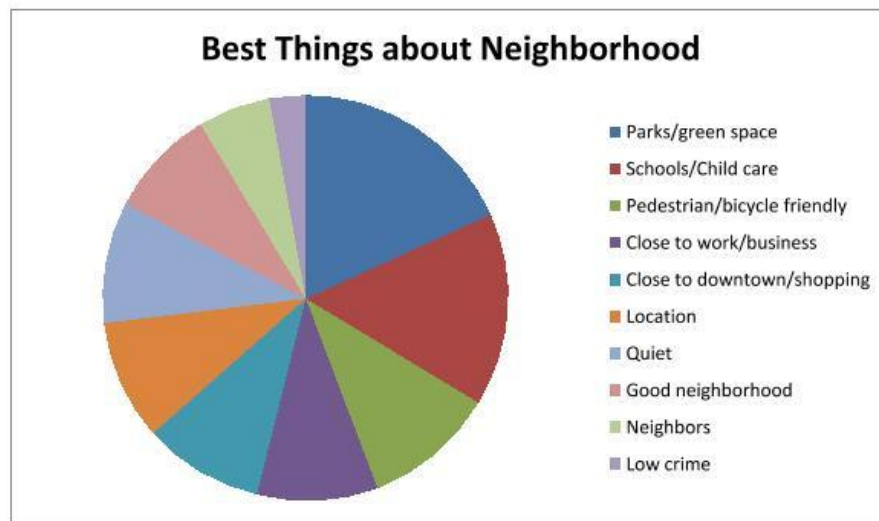
#### Citizen Survey Results

Number of Survey's Received: 42

1. **Think about the neighborhood you live in today. What are the three best things about your neighborhood?** *(For example, quality of schools, being close to downtown, good parks, good businesses, pedestrian/bicycle-friendly neighborhood)*

▶ Close to/Good schools / Quality of schools	13
▶ Grade school for our grandchildren	1
▶ Small elementary schools	1
▶ Child care center	1
▶ Close to/Good parks	10
▶ Open space – green	2
▶ Greenway is not too far (Needs more trees to block the wind)	7
▶ Pedestrian/bicycle friendly neighborhood	8
▶ Dog Friendly housing and walking paths	1
▶ Feels safe to walk around	2
▶ Close to a gym	1
▶ Seems to be reasonably crime free – not free but low	1
▶ Zero violence or theft	1
▶ Low crime in my neighborhood	1
▶ Close to downtown and Del Range	6
▶ Close to freeway and downtown	1
▶ Accessible to main corridors	1
▶ Houses fairly close together and close proximity to downtown makes walking places easy	1
▶ Quick, easy access to all areas of the city	3
▶ Easy access to main roads	1
▶ Well located	1
▶ It's not in town	2
▶ Close in rural	1
▶ Low traffic	2
▶ Small population	1
▶ Solitude	1
▶ Quiet	5
▶ Quiet with nice neighbors	1
▶ Older neighborhood with good neighborly vibe	1
▶ Friendly	3
▶ The people and their family values	1
▶ Multi generational mixed together	1
▶ Nice view of the city and the Colorado Mountains	1
▶ Newer housing stock	1

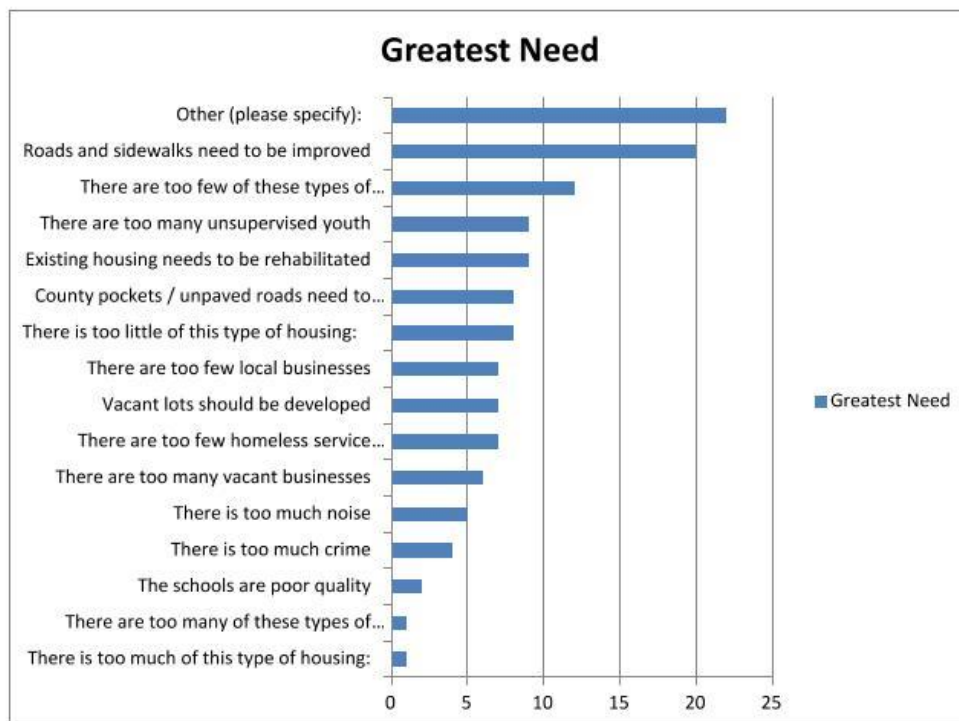
➤ Close to work	1
➤ Good business	1
➤ Close to businesses	3
➤ Available/close grocery store/haircut/shopping	5
➤ Well established mature trees	1
➤ Well established neighborhood	1
➤ Fairly new neighborhood	1
➤ Affordable housing	3
➤ Improvements	1
➤ Maintained	1
➤ No grocery store in the local neighborhood	1
➤ I can call the city for help with water-trash utilities and they respond within a few days with a solution	1



2. What do you think are the greatest needs in your neighborhood? Choose only three top needs.

▶ Existing housing needs to be rehabilitated	9
▶ Roads and sidewalks need to be improved	20
▶ County pockets / unpaved roads need to be improved	8
▶ The schools are poor quality	2
▶ There are <b>too few</b> homeless service providers	7
▶ There are <b>too few</b> local businesses	7
▶ There are <b>too few</b> of these types of services (e.g. social services, health care, recreation centers, child care, adult day care)	5
» We need a rec center for our kids and adults	2
» Need sports complex or something	1
» Elder care resources are lacking	1
» Need all these services on South side of city, in addition to grocery stores, recreation	1
» Recreation, parks, after school support	1
▶ There are <b>too many</b> of these types of services (e.g. social services, health care, recreation centers, child care, adult day care)	
» City approved bar license – Cadillac Ranch. It is immediately next to residential homes	1
▶ There are <b>too many</b> unsupervised youth	9
▶ There are <b>too many</b> vacant businesses	6
▶ There is <b>too little</b> of this type of housing:	
» Affordable Housing	2
» Affordable Housing Downtown	1
» Pet friendly, lower income housing	1
» Transitional housing for homeless families for rapid re-housing	1
» Youth homeless, teen housing program	2
» Quality affordable rentals	1
▶ There is <b>too much</b> crime	4
▶ There is <b>too much</b> noise	5
▶ There is <b>too much</b> of this type of housing:	
» Too many rentals with landlords that do not care about who they rent to or condition of property	1
▶ Vacant lots should be developed	7
▶ Other (please specify):	
» Traffic is too fast – 30 mph limit	1
» 30 mph speed limit through my neighborhood where there are driveways every 65 feet and children playing – is not safe. Especially since many drivers drive well over the limit	1
» Traffic noise on College Drive thru Sun Valley is dreadful. Homes were there before the road	1
» Gang activity and dirty streets	1
» Obvious drug selling house nearby which is still operational, despite being reported.	1
» More connectivity to street network	1
» I have a good neighborhood, schools, shopping are convenient	1
» I like my neighborhood and don't have a lot of needs. There is a rental property close by that has many people coming and going, I would like that to be different	1
» I would like more convenience retail we could walk to	1
» "Normal-looking" people move into a neighborhood rental and sell drugs, ruining the innocence of the quiet	1
» Clean out the drug dealers!	1

» Enforce laws	1
» More green space and trees – remove dead/dying trees – prune right-of-way trees	1
» Pioneer Hotel is unsafe	1
» High traffic areas – need speed restriction and/or stop lights	1
» Pedestrian friendly walking	1
» Water drainage	1
» Homeless youth not being cared for	1
» Lack of affordable home ownership	1
» The developer has allowed trash etc. to be wind blown all over the fences along the south side next to the interstate. Looks ghetto!	1
» Lots of broken sidewalks and potholes, not a lot of child care or recreation in walking distance	1
» Nothing	1



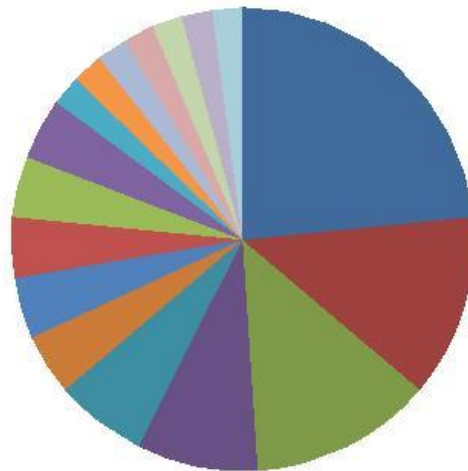
3. In your opinion, what should be done to address the top needs in your neighborhood?

▶ Slow down the traffic on West Allison	1
▶ Speed limit signs (25 mph) need to be posted	1
▶ The speed limit needs to be lowered to at least 25 mph – and enforced	1
▶ Slow down traffic on in-town streets, stop putting in more driveways on high-speed roads	1
▶ Fix existing streets before you build new ones	1
▶ Evans road needs to be totally redone not just patched	1
▶ Unpaved roads need to be improved	1
▶ I would like to see some of the roads repaved as there are very large potholes which are difficult or impossible to avoid.	1
▶ Re-pave streets vs taring cracks	1
▶ Get the owners of the Trailer Park to do improvements to their roads	1
▶ The county needs to maintain all roads. I pay the same amount as everyone else does. If you are not going to maintain my roads lower my taxes.	1
▶ Road maintenance needs a lot of work, more than just re-sealing	1
▶ It appears there may be some deferred maintenance issues with regards to roads and sidewalks	1
▶ Roadwork and in some cases sidewalks need to be repaired	1
▶ Better sidewalks (wider)	1
▶ Safer access to cross main thorough fares	1
▶ More connectivity to the existing street network especially to the west.	1
▶ Less cul-de-sac and dead end streets	1
▶ Let's put county pockets into the city	1
▶ Clean out the drug dealers and the unsavory clientele	1
▶ More police attention to resident drug dealers	1
▶ Landlords/slumlords should be required to keep up property and pay attention to tenant behaviors	1
▶ I would like to see run down properties that have graffiti and or broken abandoned look to them refurbished and something done with these properties	1
▶ Keep schools small so kids can walk to school	1
▶ Better support for youth	1
▶ Establish safe residences for homeless youth	1
▶ Water drainage is the biggest issue and with the soon to be addition of the new 5/6 school, we have been told it will get worse. The issue should be addressed prior to the building of the school	1
▶ Sanitation pick up garbage and recycling more often and streets clean more often	1
▶ Clean the crap up, simple . . .	1
▶ The liquor license for Cadillac Ranch needs to be rescinded	1
▶ The west side has less of these necessities and should be promoted for improvements	1
▶ Improvement and having more improvements to the west side of downtown	1
▶ Assistance to local businesses and homeowners for upkeep, etc.	1
▶ Work to provide support for downtown housing	1
▶ A noise abatement wall along N. College Drive between the lights at 12 <sup>th</sup> southward to the overpass over the railroad tracks	1
▶ Incentivize. Local small businesses to buy abandoned store fronts on Lincolnway and Pershing	1
▶ Development of existing commercial lots that are abandoned	1
▶ More commercial development on the south side of the city	1



▶ I keep hearing that Cheyenne is the worst city to open a business in	1
▶ The city council and the mayor need to get out of the way of progress	1
▶ Why does the local government fight progress, the youth of Cheyenne would like to stay here, but we can't because there are no jobs	1
▶ Right-of-way trees need to be pruned / replanted	1
▶ Better upkeep of parks, etc.	1
▶ Affordable housing / transitional for families to rapid re-house from an emergency shelter	1
▶ Young and disabled teens and adults need more affordable housing options, so they can get on their feet financially without debt. I recommend a boarding house facility, chaperoned by a responsible adult, trained to manage older youth who are gaining independence.	1
▶ Rapid re-housing or housing first initiative	1
▶ Provide down payment assist for families to gain homeownership	1
▶ I am very fortunate in my neighborhood. We have a few very irresponsible parents whose children are rampant. I can't imagine what the city can do to correct that.	1
▶ People need to talk and become educated on the current issue.	1
▶ Media need to get involved as well as the local business to bring about change	1
▶ Nothing	1

## How to Address Top Need



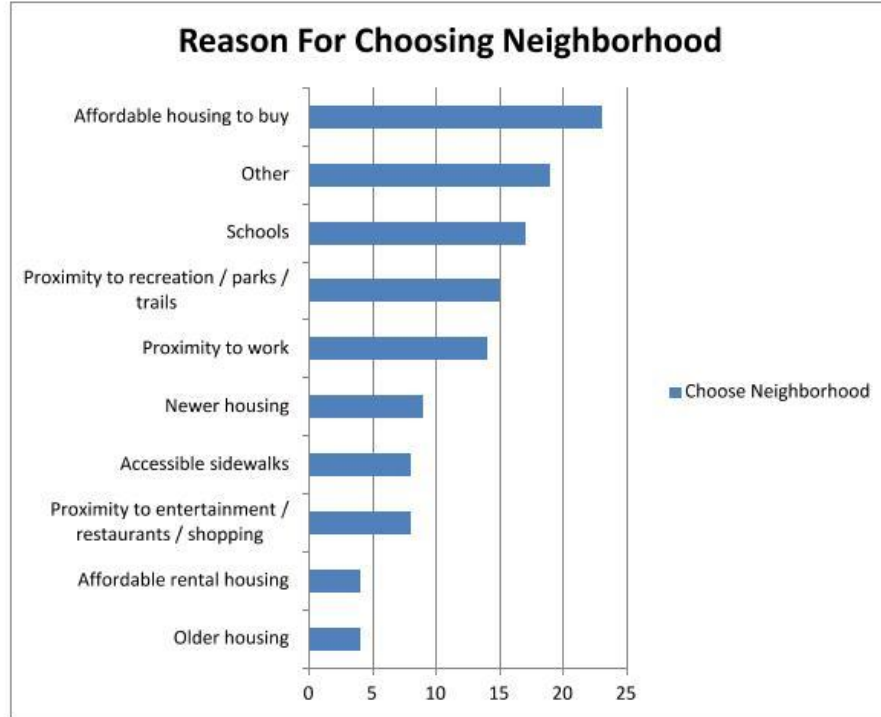
- Fix Roads/Sidewalks
- Improve City Infrastructure
- Improve Streetscape
- Traffic Speed
- Increase Affordable-Transitional-Shelter housing
- Improve New Business Options
- Improve Abandoned Buildings/Lots
- Provide Youth Services
- Drug Dealers
- Improve Westside
- Improve Southside
- Improve Youth Activities
- Improve Downtown Housing
- Provide Noise Abatement
- Encourage walkable neighborhoods
- Better City/Resident Relations
- Provide Downpayment Assistance

4. **What are the top three reasons you chose to move into your current neighborhood? Please select three answers.**

▶ Accessible sidewalks	8
▶ Affordable housing to buy	23
▶ Affordable rental housing	4
▶ Newer housing	9
▶ Older housing	4
▶ Proximity to entertainment/restaurants/shopping	8
▶ Proximity to recreation / parks / trails	15
▶ Proximity to work	14
▶ Schools ( <i>please list</i> ):	9
» Rossman, Johnson Jr High and now South High	1
» Anderson	1
» Could walk to elementary school. Now that kids are older we would move to better triad.	1
» East triad	1
» Afflerbauch Elementary School has been a great school for my granddaughters.	1
» Jessup, McCormick, Central High	1
» Anderson, Carey, East High School	1
» South Cheyenne schools	1

» Other ( <i>please list</i> ):	
» Loved the mature landscaping and big trees. Nice “feel” to the neighborhood 20 years ago.	1
» If I had known about the rentals I would not have purchased a home in this neighborhood	1
» Land	1
» When we were buying we did not have time to continue our search	1
» We needed to find a lot to build a house on that was able to meet our desires and needs	1
» They accepted my dog	1
» Highway noise has increased over the years decreasing enjoyment of family home	1
» Close to bus depot	1
» Enjoy the layout of the neighborhood with main roads and less busy side streets	1
» Quiet neighborhood – low traffic	2
» Quiet neighborhood with affordable housing options	1
» Quiet, room to breath	1
» It’s quiet, private, affordable and a nice neighborhood	1
» Nice old established neighborhood with good schools	1
» Nice area – great neighbors – well built homes – secluded to general neighborhood	1
» Proximity to aging mother	1
» Located where most needed – Boys & Girls Club	1
» Family Friendly and safe	1
»	

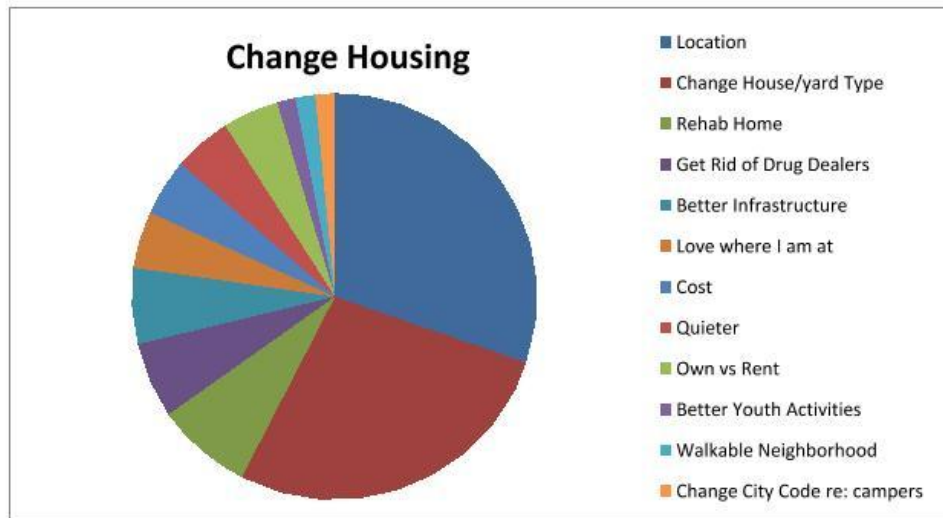




5. **If there were three things you would change about your housing situation, what would they be?** *(For example, own rather than rent; live closer to work; live in another neighborhood; accessible bathroom)*

➤ Location	2
➤ Live in another/better neighborhood	2
➤ Live in a neighborhood with less traffic	2
➤ Live closer to work	2
➤ Live closer to the Greenway	1
➤ Live closer to more commercial and retail	1
➤ Nosey neighbors	1
➤ My neighbors wouldn't smoke marijuana or meth in the units	1
➤ Live away from the drug dealers and users	2
➤ It's perfect except for the drug dealers who moved in on my block last year	1
➤ Move out of South High zone	1
➤ Low income housing that is too close to my house	1
➤ Live in a neighborhood without rentals owned by slumlords	1
➤ Live where there is more parking	2
➤ Live in a neighborhood with more bike lanes	1
➤ Live in a neighborhood with more diverse housing options	1
➤ Live in a neighborhood with more parks	1
➤ Close to work without being too close to the city	1
➤ Own not rent	2
➤ Own a home, but not enough services for a single person to purchase housing	1
➤ Have a standalone home rather than a townhome	1
➤ Live in a single level housing complex with a small outdoor space	1
➤ The WRAP program needs to promote more	1
➤ More real estate options	1
➤ I like the subdivision but maybe a little more property – houses are too close together	1
➤ I would move to a larger lot, detached house, and pay attention to where the sun falls (I get large patches of ice all winter because my side of the street has more shade)	1
➤ Live on larger, more private lot	2
➤ More land and trees and no construction dust. I live in Saddle Ridge and they dug up all the land which is not going to be developed for years. When the wind blows so does the dust.	1
➤ I would have a driveway that wasn't on a hill and I would have a bigger lot	1
➤ House size	4
➤ Newer home	1
➤ I'd have a fenced yard	1
➤ Upgrading property	1
➤ Remodel and upgrade / rehab	2
➤ Larger garage	1
➤ More things to walk to.	1
➤ When we find what we want, where we want it we would buy and move	1
➤ Maintained roads	2
➤ None	2
➤ Love where I am at	1
➤ Groundwater issues addressed by the city	1
➤ Prohibit all campers and trailers from parking on streets more than 72 hours at a time	1
➤ Affordable summer daycare to maintain supervision and keep kids away from unlimited video games	1

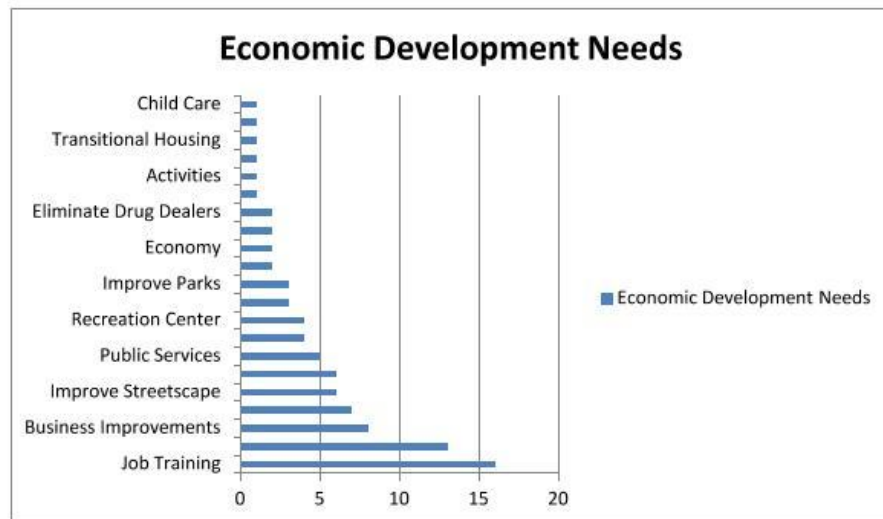
‣ Have greater access to stores	1
‣ It would be less expensive	1
‣ Cheaper rent	1
‣ Cheaper utilities	1
‣ Block the highway noise	2
‣ Decrease highway noise – high traffic – noise barriers along highways	1
‣ Add on a family room as the homes in this area are small and if no windows on the east side of an add on, it might block some of the traffic noise	1
‣ More energy efficient – change from electric to gas heat	1
‣ My house trailer has mold issues, if I could I would clean it up or move into another place	1
‣ Better driveways in our park – they are the originals from the early 80's and they need to be replaced	1
‣ The current programs focus on families.	1



6. **In your opinion, what are the three most important economic development needs in Cheyenne?** *(For example, small business lending; job training; business façade improvements)*

▶ Affordable Housing	1
▶ Housing choices and lower income housing	1
▶ Homeowner rehabilitation	1
▶ Transitional housing	1
▶ Job training/opportunities/more specialized skills	12
▶ Disabled in house training for home bound	1
▶ Job placement	1
▶ Create work programs for under employed people that will better help them sustain themselves	1
▶ Job training for our youth	1
▶ Need more college age students to work in coffee shops and small unique stores	1
▶ Apprenticeship programs for trades	1
▶ Pay / Higher paying jobs (Raise the minimum wage) / living wage	6
▶ I would like to know why my residents get up at 4:40 a.m. while you are sleeping quietly in a warm bed, and my residents are walking to labor ready to make \$7.50 an hour?	1
▶ We need more businesses	1
▶ Business lending / growth	2
▶ Support small business	4
▶ The City needs to work with new business owners	
▶ Fill vacant buildings/lots with thriving businesses	2
▶ Continue to attract business to downtown / Encourage businesses to fill vacant structures and units downtown	2
▶ Make it easier for more 'unique' Ma & Pa stores downtown	1
▶ Keep downtown businesses thriving	1
▶ Business development and refurbishing some current downtown local businesses	1
▶ Downtown improvement – parking, business development, hotels	2
▶ Parking downtown so it's easier to access local business instead of driving to Dell Range for big box stores	1
▶ Improving the visual attractiveness and streetscape of downtown	2
▶ Keep up the good work with making downtown attractive and inviting	1
▶ Keep up the good work with events downtown	1
▶ Downtown Development	1
▶ A different focus on recurring downtown development	1
▶ More walkable and inviting downtown, larger sidewalks	1
▶ Encourage businesses and residential housing to locate in the downtown area	1
▶ New housing for workers downtown	1
▶ Quality, available, childcare	1
▶ I would like to know why I can send residents to funded programs like Community Action and they are not qualified to do anything?	1
▶ Improve parks – need youth activities	2
▶ Rec center	2
▶ A sports complex – indoor soccer, lacrosse, etc... in town	1
▶ Better entertainment for both adults and kids	1
▶ Clean out the drug dealers from our neighborhoods	2
▶ Economic gardening – help out our own and stop giving tax money to Microsoft millionaires	1

▶ More diverse economy	1
▶ Stop subsidizing developers with my tax money. Developers should pay the full cost of development.	1
▶ Allow the city to grow	1
▶ More liquor licenses	1
▶ Pursue accreditation for the police fire and dispatch center. Which equals better insurance premiums to business owners.	1
▶ Get rid of the "good ol' boy" attitudes many people have and instill pride in the people for their neighborhoods	1
▶ Get city government out of the way!	1
▶ Business façade improvements	1
▶ Beautification efforts	1
▶ Fixing up dilapidated areas	1
▶ Super Walmart in East Cheyenne	1
▶ Business improvements and greater access for patrons	1
▶ Easier for small (or large) businesses to get started without jumping through so many hoops and rules.	2
▶ Local area development – everything can't be on Dell Range	1
▶ Need to promote grocery stores in each area of town	1
▶ Shopping development on west and south sides	1
▶ Grocery store in west central Cheyenne	1
▶ More emphasis on beautification and businesses on the south side of town	1
▶ Façade improvements to building fronts on main streets	2
▶ Greenway improvements	1
▶ Social services programs to help families	1
▶ Helping low-income individuals learn how to become self-sufficient	1
▶ I think better youth services (recreation, child care) would draw more businesses to the community	1
▶ People need to take pride in their property	1
▶ A bike or small car borrowing (mini rental) service for people without cars	1
▶ A local currency to foster more economic activity for people without cash	1

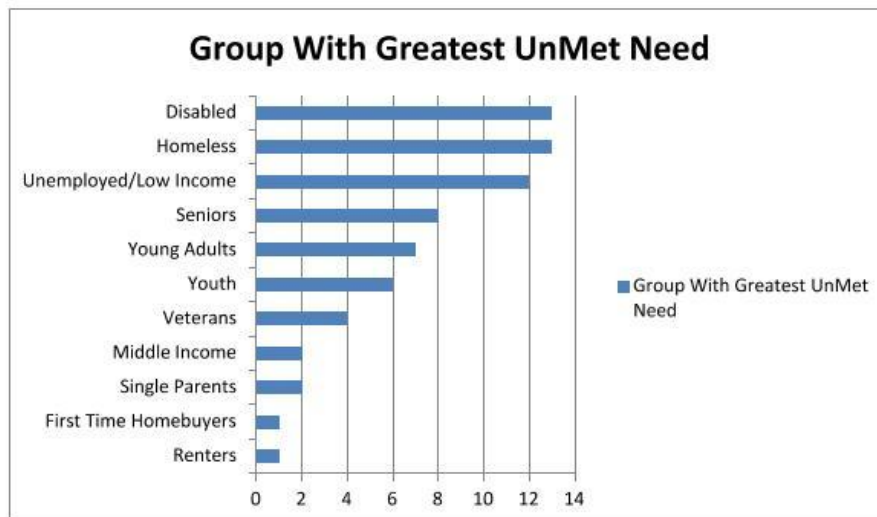




7. **To your knowledge, which groups of people in Cheyenne have the greatest unmet housing or supportive service's needs, and why?** *(Groups can be categorized by age, income, ethnicity, geography, disability status)*

▶ Homeless	4
▶ Homeless families with children	2
▶ Homeless veterans	1
▶ Systematic homeless – no rehabilitation housing options	1
▶ I think there is a growing population of homeless school-aged youth and young families. There are very few options for the families, and none that I know of for unaccompanied youth/teens.	1
▶ Homeless and at-risk youth and those with mild mental and behavioral disabilities	1
▶ Youth, there is no shelter and they are hard to get a real number on how many and their needs	2
▶ Unemployed	1
▶ Income	1
▶ Low income	6
▶ Low income – more affordable housing is necessary	1
▶ Renters	1
▶ People who can't afford cars	1
▶ Families and/or single moms with very young children who cannot make a living wage	1
▶ Middle income/class people because they struggle to support not only themselves, but everyone who is subsidized, and there are no programs to assist middle income people	2
▶ Disabled	7
▶ Disabled access and wheel chair access	1
▶ ADA accessible housing	1
▶ Disability – to include mental health and substance abuse, recovery rehabilitation/training	1
▶ Disability – assistance for housing that is equipped for disabled	1
▶ Adults with addictions and insufficient intervention	1
▶ Veterans	1
▶ Veteran's housing	1
▶ Disabled vets – unable to meet income needs and too few inaccessible housing options	1
▶ Seniors	4
▶ Elderly having easier access to public transportation and businesses	1
▶ Too old to drive	1
▶ The retired and older population need greater assistance in our community	1
▶ Elderly - Trying to keep people in homes – adding disability items	1
▶ Single males	1
▶ Don't know / No particular group	3
▶ Youth – unaccompanied / homeless	3
▶ Youth under the age of 12. They are at the mercy of parents to engage in services.	2
▶ The under age 18 is the most difficult population	1
▶ Youth (18-25)	2
▶ Those starting out on their own 20's – 30's	1
▶ Teens and young adults who cannot afford their own car and auto insurance	1
▶ Young renters / households	2
▶ Renting families that want to transition to starter home (cost / availability of housing)	1

- ▶ Young couples and families 1
- ▶ Young families – not enough low income housing available 2
- ▶ Young professionals struggle to find affordable housing to make the transition from renting to owning 1
- ▶ People who own trailers that can be taken away if they don't pay their lot rent. We need public housing options for mobile manufactured homes 1
- ▶ Also divorce and never married parents in conflict over child custody and parenting is another unmet need. 1
- ▶ Dog owners, especially big dogs 1
- ▶ Quality affordable childcare 1
- ▶ Geography 1
- ▶ Improve development South side of city 1
- ▶ First time homebuyers, the housing in Cheyenne is very expensive. No wonder most of the young people live in Colorado and commute. The housing in Colorado is about the same but Ft. Collins, Loveland, Wellington has so much more to offer. 1
- ▶

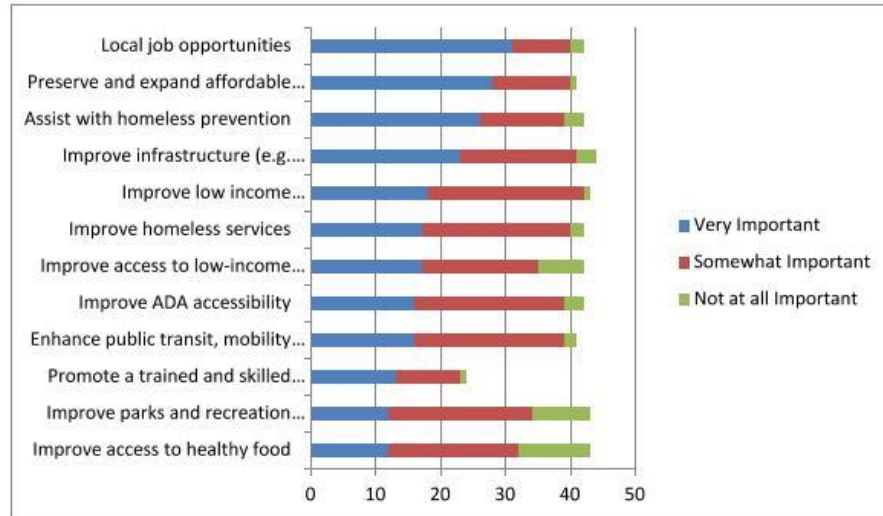


8. Each year, Cheyenne has about \$500,000 in funds from the federal government to spend on housing and community development activities. If you were in charge of spending these funds, which of the following activities would you choose from?

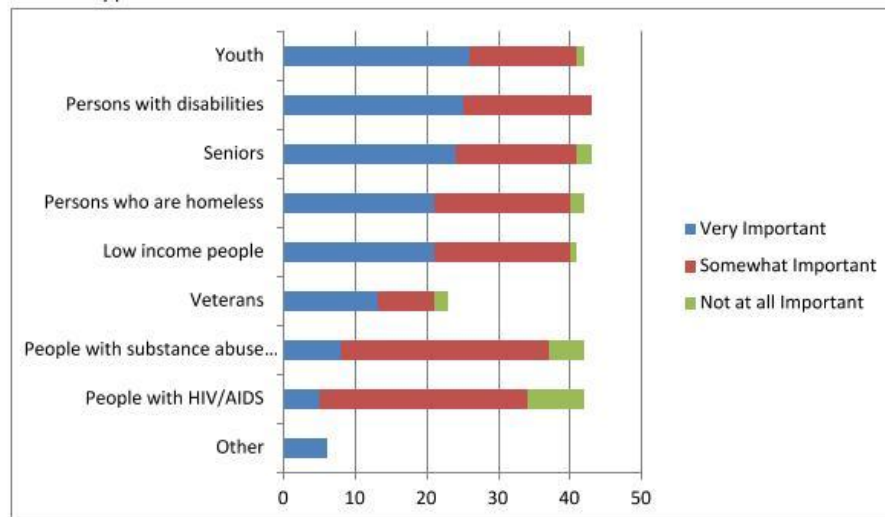
	Very Important	Somewhat Important	Not at all Important
Preserve and expand affordable housing	28	12	1
Promote a trained and skilled workforce	13	10	1
Improve access to low-income healthcare	17	18	7
Improve homeless services	17	23	2
Improve ADA accessibility	16	23	3
Local job opportunities	31	9	2
Enhance public transit, mobility and access	16	23	2
Improve parks and recreation services	12	22	9
Improve access to healthy food	12	20	11
Assist with homeless prevention	26	13	3
Improve infrastructure (e.g. sidewalks, water, sewer)	23	18	3
Improve low income neighborhoods	18	24	1
<b>Provide supportive services for special-needs populations:</b>			
• Seniors	24	17	2
• Persons with disabilities	25	18	
• Persons who are homeless	21	19	2
• Youth	26	15	1
• People with HIV/AIDS	5	29	8
• People with substance abuse challenges	8	29	5
• Low income people	21	19	1
• Veterans	13	8	2
<i>Other (please specify):</i>			
Provide supportive services for middle income people – they need help and never get any	1		
Other agencies help with most of these programs the very important to me seem to have least support	1		
Recruit more business that focus on mental illness and substance abuse	1		
Public Transportation	1		
Homeless youth and families	1		
The group with the least amount of current services are the homeless unaccompanied youth. There is nothing available for youth under 18 and for over 18 the only option is the Comea Shelter	1		



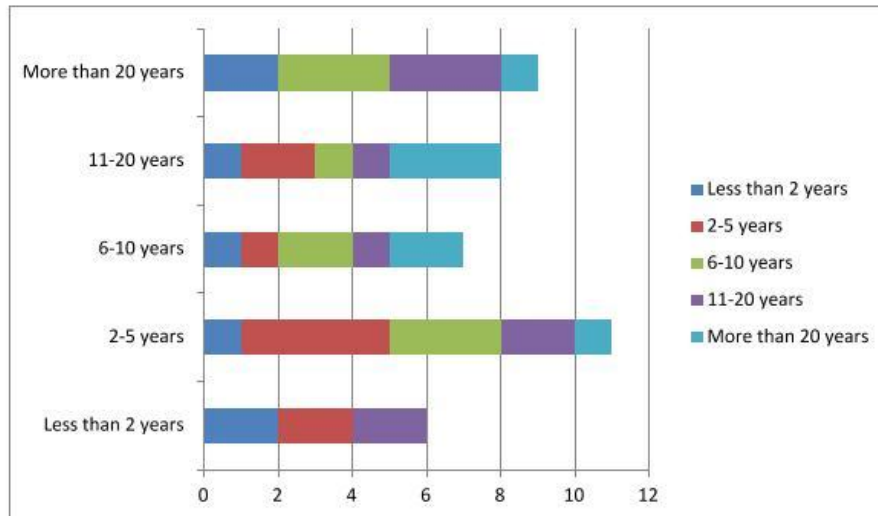
Fund Activities:



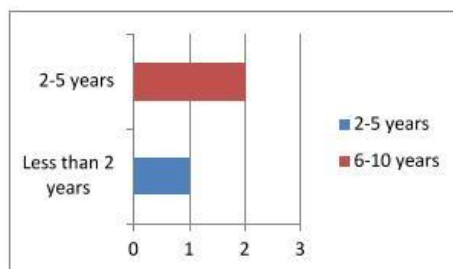
Provide supportive services:



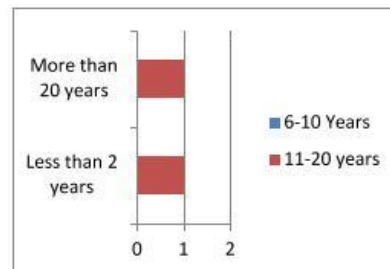
9. Please list the neighborhood in Cheyenne that you live in:	How long have you lived in your current neighborhood?	How long do you plan to stay in your current neighborhood?
Southwest	Less than 2 years	11-20 years
South Cheyenne – W Allison Rd	More than 20 years	11-20 years
Anderson Elementary	6-10 years	More than 20 years
Cheyenne Ranch	11-20 years	More than 20 years
College – Dell Range area	2-5 years	2-5 years
East Avenues	More than 20 years	Less than 2 years
Sun Valley	Less than 2 years	Less than 2 years
Oxford Drive	Less than 2 years	Less than 2 years
Blacks replete	2-5 years	2-5 years
North of Cheyenne	2-5 years	11-20 years
East area around Cheyenne Plaza	11-20 years	6-10 years
Crestridge	6-10 years	2-5 years
Sunrise Estates	11-20 years	More than 20 years
East of Dell Range/College	2-5 years	More than 20 years
W of N College, S of Hobby Lobby, E of Lebhart	More than 20 years	6-10 years
Downtown	More than 20 years	6-10 years
The Avenues	2-5 years	2-5 years
Southside	2-5 years	6-10 years
Sun Valley	2-5 years	2-5 years
East Diamond Estates	2-5 years	6-10 years
Not sure of the neighborhood, by the CRMC East building	6-10 years	6-10 years
Big Country Estates off South Greeley Highway	2-5 years	Less than 2 years
Sunrise Estates	6-10 years	Less than 2 years
East Avenues	More than 20 years	Less than 2 years
Avenues	11-20 years	11-20 years
	2-5 years	11-20 years
Buffalo Ridge	11-20 years	2-5 years
Lakeview Historic District	More than 20 years	More than 20 years
By cemetery off Pershing	6-10 years	2-5 years
	6-10 years	6-10 years
Southside	2-5 years	6-10 years
Yellowstone Addition	More than 20 years	11-20 years
Just N of Storey – right outside city limits	More than 20 years	6-10 years
Urban – Just north of Storey Blvd	11-20 years	More than 20 years
Buffalo Ridge	More than 20 years	11-20 years
Southside townhomes off 2 <sup>nd</sup> St	Less than 2 years	2-5 years
Buffalo Ridge	11-20 years	2-5 years
Saddle Ridge	Less than 2 years	2-5 years
Buffalo Ridge / Anderson area	6-10 years	11-20 years
County	6-10 years	More than 20 years
Pershing & Cleveland Avenues	2-5 years	11-20 years



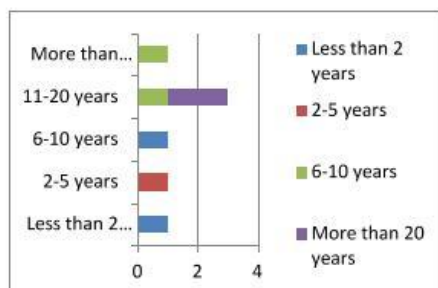
Census Tract 2



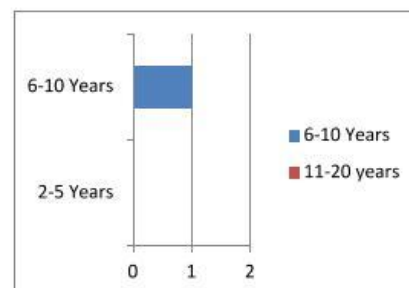
Census Tract 3



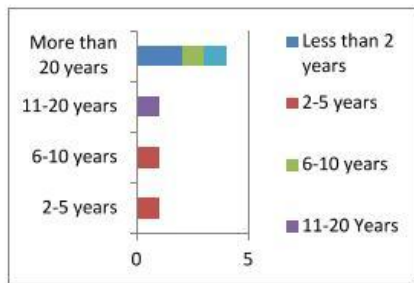
Census Tract 5



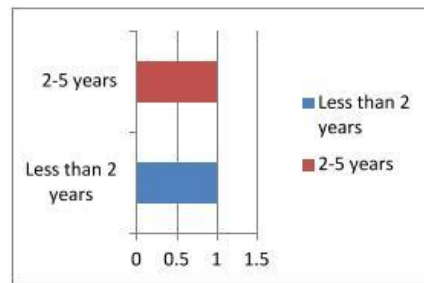
Census Tract 6



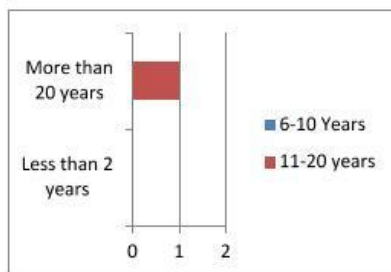
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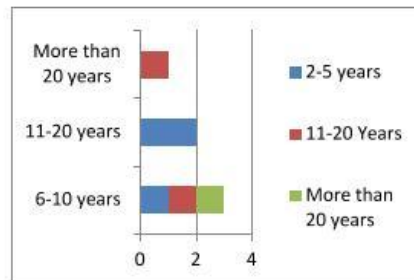
Census Tract 8



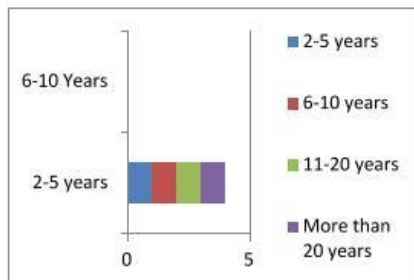
Census Tract 13



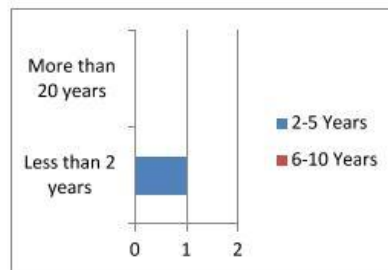
Census Tract 14



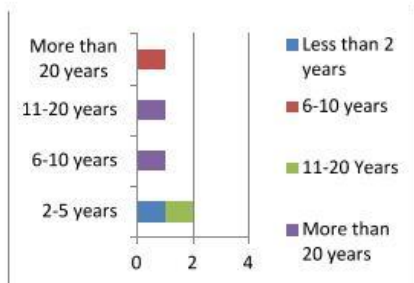
Census Tract 15



Census Tract 20



County



10. Have you personally benefited from any of the housing, economic or community development services/programs in Cheyenne within the last three years?
- |    |            |
|----|------------|
| 10 | Yes        |
| 29 | No         |
| 1  | Don't Know |

- 10b. If "Yes," which service/program? How do you rate the quality?

	Excellent	Good	Fair	Poor	Don't Know
ADA/accessibility improvements	4	1	1	3	
Child care for low income children	2	1	1	3	
Neighborhood plans and resources	5		1	3	
Park and recreation improvements	4	6	2	1	
Service for low income residents (e.g. job training, bus tokens, education, case management)	2	2	1	2	
Single family rehabilitation			1	1	1
Other (please specify):					
Food Pantry needs to have better regulations on food they distributed to the population			1		

11. **Additional comments:**

- ▶ I can't stress enough how badly we need things to do in Cheyenne. There is no indoor sports complex for people to do activities in the winter. And let's face it there is more winter than summer here.
- ▶ I hate driving to Fort Collins to do things.
- ▶ There has to be more to this town than just Frontier Days.
- ▶ Calling this a Comprehensive Plan is confusing. Plan Cheyenne is Cheyenne's Comprehensive Plan by law
- ▶ Cheyenne is a great place to live, there are always areas for improvement but the City is on the right track.
- ▶ Comment boxes limited to 100 characters feel minimizing, not really a serious desire to be informed
- ▶ Rocky Mountain Food Bank needs to be in Cheyenne as well it current location in Casper
- ▶ The single most important improvement we need to make is to improve the downtown façade. Demolish old abandoned buildings, put more parks & inviting areas. Downtown especially but also along Pershing and Lincolnway.
- ▶ After doing this survey I realize how little I know of what the true needs are in the community. I also have realized what a great neighborhood I do live in!
- ▶ Please work to focus new affordable housing near downtown
- ▶ CDBG has helped with so many wonderful programs in the past and we are blessed to be one of them. Without this funding we would not be able to provide some of our services. The community definitely benefits and these funds are a necessity.
- ▶ While living in Cheyenne for five years, I definitely notice the north side of Cheyenne is highly developed with businesses and housing.  
However, the area on the south side (of the RR tracks) there is a definite need of "clean up" of abandoned business lots with new development of businesses, abandoned housing, lack of services. Thus, increases crime rate.  
Why aren't there more beautified parks system, trails, street lighting, and drainage improvement on the southside.
- ▶ Preventing homelessness issues important. Without a home many other essential needs will remain unmet.



## Top Needs in Cheyenne by Category

### Affordable Housing (Rental assistance, Production of new units, Rehabilitation of existing units)

1	Production of units near downtown	High Priority
2	West Edge Project – Remove Blight	High Priority
3	Leverage funds with WCDA low income tax credit programs	High Priority
4	Abandoned/Dangerous houses/structures – Spot blight	High Priority
5	ADA housing rehabilitation	High Priority
6	Low Income homeowners – rehab existing housing – with follow up (proposal should include a plan to maintain upkeep/long term monitoring/ be accountable)	High Priority
7	Rental Assistance – Should continue to help people sustain themselves	High Priority
8	Homeless prevention	High Priority
9	Should encourage or require energy savings features	Medium Priority
10	Safety burner / equipment for homes	Medium Priority
11	New units – not affordable	Low Priority
12	Assistance to “flip” properties to become affordable rentals (purchase and rehab? For purchase or rental)	
13	Training – classes for how to plan – save for long-term housing (First time homebuyers – WYFHOP)	

### Persons who are Homeless (Outreach, Emergency shelters, Transitional housing, Rapid re-housing, Prevention)

1	Outreach, emergency shelters, prevention	High Priority
2	Prevention – Education to those who apply for housing	High Priority
3	Emergency shelters/housing for family unit	High Priority
4	Housing / services for homeless veterans	High Priority
5	Housing for homeless individuals	High Priority
6	Unaccompanied homeless youth	High Priority
7	Training or case management for homeless especially youth	High Priority
8	Transitional Housing / Rapid Re-housing	High Priority
9	Outreach – Assistance with deposit, 1 <sup>st</sup> months rent	High Priority
10	Teen shelter / services	High Priority
11	Transportation	High Priority
12	Let people work and get subsidy too! Balance pay and subsidy. Work program and money (Work for Benefits Program)	Medium Priority
13	Food boxes for youth (for host families)	Low Priority

**Special Needs Populations** (Persons with disabilities, Seniors, Persons with mental illness, Persons with substance abuse, Victims of domestic violence, Youth, Veterans)

1	Accessible to housing and travel	High Priority
2	Seniors with need	High Priority
3	Veterans housing and services (unemployed and underemployed – high suicide and substance occurrence)	High Priority
4	Disabilities	High Priority
5	Counseling / mentoring for youth	High Priority
6	ADA accessibility throughout city to accommodate new guidelines	High Priority
7	Youth and young adults – (if you set them working it will save money for future) mentoring / tutoring	High-Medium Priority
8	Halfway housing with people who have mental health & Substance abuse issues / domestic violence	Medium Priority
9	Transitional programs – health, domestic violence.	

**Non-Housing Community Development** (Public facilities, Improvements to public infrastructure, Public Services, Economic Development)

1	Provide park infrastructure to improve storm water issues downtown	High Priority
2	Jobs creation / training	High Priority
3	Transportation – gets them to help they need to better sustain themselves)	High Priority
4	Assist citizens in crisis with emergency funding (victims of crimes such as domestic violence or sexual assault, homelessness, medical needs, emergency food, etc	High Priority
5	Food Bank	High Priority
6	Economic Development	High Priority
7	Emergency for public assistance – car repairs, gasoline, transportation	Medium Priority
8	Health services (prescriptions, dental, etc)	Medium Priority
9	Parks infrastructure – physical fitness – healthy – nutrition	Medium Priority
10	Economic support for façade improvements downtown	Medium Priority
11	City infrastructure - Sidewalks / sewers / streets	Medium Priority
12	Training – Physical / nutrition	Medium Priority
13	Historical Preservation	Medium Priority
14	Work programs for benefits	Medium Priority
15	I.E. work for bus fare, food	Medium Priority
16	Public facilities	Low Priority
17	Improvements to public infrastructure	Low Priority
18	Public Services	Low Priority
19	Clean up, re-grade alley ways	
20	Improved drainage system, cleaner air at refinery	



PUBLIC COMMENTS RECEIVED DURING 30 DAY COMMENT PERIOD:

**Comment:** MA-40 and SP-55 mention the many barriers we have in Cheyenne to affordable housing such as "public policies that include land development costs and impact fees and growth management and design regulations." The plan mentions some steps to consider but I am curious what other actions you intend to take in this regard? If allowed under the CDBG, perhaps more emphasis on this piece would be helpful.

**Response:**

- 1) The statement that public policies play a role in the affordability of housing is true. If there were no building or development codes, housing might be cheaper. We would then likely be having a discussion on the safety and quality of housing stock in our community. A variety of costs impact the affordability of housing in a community: land, infrastructure proximity, fees, labor and materials. Of these variables, a municipality might have some influence on the first three.
- 2) Land cost are largely set by the market and fluctuate based on the willingness of owners to part ways with their property. The City does not have control over the private valuation of land. However, we do through public policy decisions establish the minimum amount of land required per housing unit. This is typically translated into a term called "density." You also hear this referred to during the platting or zoning process as the number of "dwelling units per acre." The more land that is required per unit, the higher the cost of the final product.

**Land Considerations:**

Has Cheyenne taken steps to reduce the amount of land required per housing unit? Yes. PlanCheyenne 2006 initially recommended a series of steps that would allow for higher density development to take place. (These concepts were carried forward in the 2014 update.) The Unified Development Code (UDC) enacted new zoning districts to allow for the development of more efficient housing models, including:

- The NR (Neighborhood Residential) Zone District allows single family homes to be built on lots as small as 3,000 square feet. With minimal 10-foot setbacks required between buildings and 70% lot coverage, this policy allows for very land-efficient homes to be built. Prior to the UDC, the smallest lot a single family home could be built on required a minimum of 5,000 square feet.
- Another innovation enabled under the UDC is the "Cottage Lot" concept UDC 6.6.5. This option is suitable for infill development where a series of residential lots face a small open space with common access via a driveway system rather than a public street. Reductions to setbacks, lot frontage, and a 30% reduction of minimum lot size create further efficiency opportunities to lower the cost of land per unit. Although this concept has not been built yet in Cheyenne, the Chaplin Park Planned Unit Development utilized these concepts in a project that has been approved by the City and is ready to move forward at the developer's discretion.
- More recently, an amendment to the UDC proposed for use in the Pointe 8<sup>th</sup> Filing allowed for reductions in setbacks to 10-feet if the to allow the front setback to be 15-feet; as opposed to the standard of 25-feet when certain conditions are present.
- The UDC also addressed Accessory Dwelling Units, also known as "ADU's". These are sometimes called "Granny Flats" and can be a separate, rentable unit above a garage or in a separate outbuilding. Typically less than 800 square feet in area, these units are an efficient way to provide affordable rental units in a community. While the UDC enabled ADU's as a "Use by Right" in the new

Neighborhood Residential Zone Districts, it did not provide for an efficient means to approve ADU's in other zone districts. This item is a priority action item for UDC adjustments this year.

- One land related cost that does potentially create increased land costs is the requirement in the UDC for land to be designated for Open Space. The requirement establishes that a minimum provision for open space/parks features will be provided to residential developments, along with a variety of credits that can be used for infill projects. The residential requirements are for 8% or 750 square feet per unit to be designated or accounted for. The benefit of having a set requirement enables decision-makers to have a consistent requirement to rely upon, while assuring concerned neighbors that parks and open space will be addressed with new development.

Note that whenever density issues are discussed, area neighbors are often interested in the discussion based upon possible impacts to area parks, traffic and drainage concerns, and safety and property values that extend beyond the boundaries of the development. Such impacts are addressed in City Code and provide for a predictable, balanced approach that accounts for and mitigates these external impacts. These assurances provide sound rationale for a decision making body to vote in favor of higher density projects, based on the fact that such concerns are addressed in code.

#### Infrastructure Considerations:

Several issues relating to infrastructure can affect the cost of housing, including specific width requirements for streets as well as size requirements for water and sewer mains. Another consideration is the proximity to existing infrastructure to the proposed development parcel. A few things to consider include:

- Proximity to existing infrastructure is key to the feasibility of a development. If an existing water main is 1-mile away, the development will need to account for that cost as a part of their overall cost scenario. Typically, the costs of such an extension would increase the total per-lot cost in a development.
- One effort that will likely increase the amount of land nearby infrastructure is the BOPU's Southern Water and Sewer Transmission Main projects. These efforts will bring water and sewer infrastructure nearby to thousands of developable acres, thereby increasing the supply of available land to develop. Based on the rule of supply and demand, increased availability of developable lots could reduce the overall price of lots and ultimately housing.
- The UDC provided a suite of new street sections that allow for narrower street options to reduce the overall cost of street construction. (Note that this approach also benefits the City long term in reduced cost of maintenance.)

#### Fees:

The topic of City required fees for capital infrastructure construction related to new development have been discussed extensively in recent months. While Cheyenne does charge some fees for water, sewer and park development, there are not fees charged for fire, police, transportation and public works. Please reference materials from those previous discussion if you have questions relating to this topic.

#### Conclusions:

Affordable housing is a complex issue, with variables extending beyond the City's control. Specifically, the labor market and cost of building materials are not within the realm of the City to influence. However, the City has made strides to address areas impacting the affordability of housing while balancing the concerns of existing citizens.

Recent economic conditions which have been favorable to job growth tend to put pressure on the affordability of housing due to limited supply and greater demand. According to the Wyoming Center for Business and Economic Analysis March 2015 report, "rental rates for apartments increased sharply in 4th quarter 2013 and 2nd quarter 2014, up 4.4 percent and 8.6 percent respectively. Attribution for this event is ascribed to the large amount of new commercial and industrial construction underway locally plus the new oil and gas activity that picked up somewhat unexpectedly in mid-to-late 2013."

It is important to note that area experts have identified a shortage in buildable residential lots. This shortage is being addressed by the private sector and a variety of units have been approved in the last year, including single family and multifamily developments. In fact, over 800 units/lots have been reviewed and/or approved in the past year with an additional 425 unit project which kicked off the review process in 2015. This indicates that a large amount of supply may be on its way to ease this issue. The projects reviewed or approved in the past year include:

#### 800 Units/Lots Platted or reviewed in 2014

- Chukker Ridge – 37 Lots
- Triumph Apartments – 33 Units
- Bluffs 10<sup>th</sup> – 57 Lots
- Thomas Heights – 193 Lots
- Carter Cottages – 44 Units
- Scenic/Frontier Ridge – 334 Units
- Diamond Estates 5<sup>th</sup> – 11 Lots
- Pointe 8<sup>th</sup> – 38 Lots
- Pronghorn Apartments – 17 Units
- Capital Ridge – 18 Lots
- Bluffs 9<sup>th</sup> – 18 Lots

#### 425 Units/Lots in Process (Waterford Square)

I trust this information is of benefit in furthering your understanding of the complexities associated with affordable housing in our community. I have copied Deanne Widauf on this memo to assist her in providing clarifications to the Community Development Block Grant Consolidated Plan. We also look forward to reviewing the results of the countywide housing assessment from Wyoming Rural Development Council which was supported by the City of Cheyenne.

In response to how the CDBG funding will be used to address the affordable housing issue: CDBG funding can only be utilized for a national objective (usually low income) and an eligible activity. The eligible activities that would affect Affordable Housing are: Acquisition of Real Property, Public Facilities and Improvements, Clearance, Rehabilitation, and Construction of Housing.

Acquisition of Real Property: This is not an identified goal for the next five years.

Public Facilities and Improvements: The goal is to assist one household with infrastructure, and to add 6 beds in an overnight/emergency shelter/transitional house. LCCP Homeless Youth Residence will be assisted with infrastructure and Interfaith Family Support Services is looking to purchase two Transitional Housing units.



Clearance: The goal is to demolish one slum/spot blight building. (This would open up a lot within the City that could be utilized for a new home.)

Rehabilitation: The goal is to rehabilitate one spot blight home and 111 households. Due to the limited funding that is received by the City each year this is the most economical way to assist with affordable housing and also helps to maintain the current housing stock.

Construction of Housing: This is a very limited activity and is typically never used.

- Grantees may use CDBG funds in a housing construction project that has received funding through a Housing Development Grant (a HODAG).
- Grantees may construct housing of last resort under 24 CFR Part 42, Subpart 1. (This is housing that the grantee has determined must be constructed in order to provide suitable replacement housing for persons to be displaced by a contemplated CDBG project, subject to the Uniform Act, and where the project is prevented from proceeding because the required replacement housing is not available otherwise.)

**Comment:** Page 105 contains editorial comment on the UDC and Plan Cheyenne. I think it would be more appropriate to de-politicize some of that commentary.

**Response:** This section was rewritten.

**Grantee SF-424's and Certification(s)**

Application for Federal Assistance SF-424		
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
<b>* If Revision, select appropriate letter(s):</b> <input type="text"/> <b>* Other (Specify):</b> <input type="text"/>		
<b>* 3. Date Received:</b> 05/12/2015		<b>4. Applicant Identifier:</b> City of Cheyenne
<b>5a. Federal Entity Identifier:</b> WY 560050 Cheyenne		<b>5b. Federal Award Identifier:</b> <input type="text"/>
<b>State Use Only:</b>		
<b>6. Date Received by State:</b> <input type="text"/>		<b>7. State Application Identifier:</b> <input type="text"/>
<b>8. APPLICANT INFORMATION:</b>		
<b>* a. Legal Name:</b> City of Cheyenne		
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 83-6000050		<b>* c. Organizational DUNS:</b> 0757581690000
<b>d. Address:</b>		
<b>* Street1:</b> 2101 O Neil Avenue		
<b>* Street2:</b> <input type="text"/>		
<b>* City:</b> Cheyenne		
<b>* County/Parish:</b> <input type="text"/>		
<b>* State:</b> WY: Wyoming		
<b>* Province:</b> <input type="text"/>		
<b>* Country:</b> USA: UNITED STATES		
<b>* Zip / Postal Code:</b> 82001		
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> City of Cheyenne		<b>Division Name:</b> Housing & Community Dev.
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
<b>Prefix:</b> Ms <b>* First Name:</b> Doanne		
<b>Middle Name:</b> <input type="text"/>		
<b>* Last Name:</b> Widaufr		
<b>Suffix:</b> <input type="text"/>		
<b>Title:</b> Program Manager		
<b>Organizational Affiliation:</b> <input type="text"/>		
<b>* Telephone Number:</b> 307/637-6255		<b>Fax Number:</b> 307/637-6231
<b>* Email:</b> dwidaufr@cheyennecity.org		

Application for Federal Assistance SF-424	
<b>* 9. Type of Applicant 1: Select Applicant Type:</b> <input type="text" value="C: City or Township Government"/>	
<b>Type of Applicant 2: Select Applicant Type:</b> <input type="text"/>	
<b>Type of Applicant 3: Select Applicant Type:</b> <input type="text"/>	
<b>* Other (specify):</b> <input type="text"/>	
<b>* 10. Name of Federal Agency:</b> <input type="text" value="U. S. Department of Housing &amp; Urban Development"/>	
<b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text" value="14-216"/>	
<b>CFDA Title:</b> <input type="text" value="Community Development Block Grants/Entitlement Grants"/>	
<b>* 12. Funding Opportunity Number:</b> <input type="text"/>	
<b>* Title:</b> <input type="text"/>	
<b>13. Competition Identification Number:</b> <input type="text"/>	
<b>Title:</b> <input type="text"/>	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <div> <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="Comprehensive Consolidated Plan 2015 - 2019 and Community Development Block Grant Fiscal Year 2015-2016 entitlement funding."/>	
Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
<b>16. Congressional Districts Of:</b>	
* a. Applicant <input type="text" value="NY-001"/>	* b. Program/Project <input type="text" value="Cheney"/>
Attach an additional list of Program/Project Congressional Districts if needed. <div style="display: flex; justify-content: space-between; align-items: center;"> <input style="width: 300px;" type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div> </div>	
<b>17. Proposed Project:</b>	
* a. Start Date: <input type="text" value="07/01/2015"/>	* b. End Date: <input type="text" value="06/30/2016"/>
<b>18. Estimated Funding (\$):</b>	
* a. Federal	<input type="text" value="404,588.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="51,185.00"/>
* f. Program Income	<input type="text" value="2,000.00"/>
* g. TOTAL	<input type="text" value="457,773.00"/>
<b>* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b> <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input style="width: 50px;" type="text"/> <input checked="" type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input type="checkbox"/> c. Program is not covered by E.O. 12372.	
<b>* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input style="width: 150px;" type="text"/> <div style="display: flex; justify-content: space-between; align-items: center;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
<b>21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)</b> <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
<b>Authorized Representative:</b>	
Prefix <input type="text" value="Mr."/>	* First Name: <input type="text" value="Richard"/>
Middle Name: <input type="text" value="L."/>	
* Last Name: <input type="text" value="Kaysen"/>	
Suffix <input type="text" value=""/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number <input type="text" value="307/637-6300"/>	Fax Number: <input type="text" value="307/637-6231"/>
* Email: <input type="text" value="rkaysen@cheyennecity.org"/>	
* Signature of Authorized Representative:	* Date Signed: <input style="width: 50px;" type="text" value="5/12/15"/>



## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing --** The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan --** It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Anti-Lobbying --** To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction --** The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan --** The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3 --** It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
Signature/Authorized Official

Date

5/12/15

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

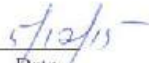
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws --** The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint --** Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws --** It will comply with applicable laws.

  
Signature/Authorized Official

  
Date

  
Title

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

N/A

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

N/A

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title



## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

N/A

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

N/A

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title



## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> Cheyenne/Laramie County Profile
	<b>List the name of the organization or individual who originated the data set.</b> Economic Indicators for Greater Cheyenne - Volume XXX, Number 4 - December 2014
	<b>Provide a brief summary of the data set.</b> The data provides Demography for 2013 and 2012.
	<b>What was the purpose for developing this data set?</b> To provide more current information than can be found with the U.S. Census.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> The information is concentrated within Cheyenne.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> Two years are covered. 2011 and 2013.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> This data set is complete.
	<b>2</b>
<b>Data Source Name</b> Wyoming Profile	
<b>List the name of the organization or individual who originated the data set.</b> Wyoming Housing Database Partnership	
<b>Provide a brief summary of the data set.</b> The data set shows the demographic information for Laramie County.	
<b>What was the purpose for developing this data set?</b> To provide more up to date information then the 2010 census.	
<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> The data is from 2013.	
<b>Briefly describe the methodology for the data collection.</b> Compiled from different data sources.	
<b>Describe the total population from which the sample was taken.</b> Laramie County.	
<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Laramie County.	