

Snow King Apartments Provide Much Needed Housing in Jackson

Affordable housing is a prominent issue throughout the state of Wyoming. Communities are struggling to provide adequate and affordable housing for lower-income families and senior citizens. Jackson, Wyoming found one solution to its affordable housing issues in a for-profit developer. Karnes Hillside Associates, a Wyoming Limited Partnership, successfully delivered much needed affordable housing to lower-income families in the Jackson area with the development of the Snow King Apartments in 2004.

Located at the base of Snow King Mountain Resort in Jackson, the 24 family apartments were constructed with funding made available through the LIHTC and the HOME Programs administered by WCDA. The Teton County Housing Authority was instrumental in attracting the developer to Jackson by offering the site at a price well below the market value. Teton County Housing Authority also offered additional funding to help alleviate some of the off-site infrastructure

costs. This prime location had not previously been developed due to some very costly utility line relocation issues. By acquiring the site at a very low price, the developer was able to spend the dollars required to relocate the utilities, complete construction, and still provide affordable housing units.

This ideal location in the center of the Jackson community is now home to 24 working families with incomes at or below 60 percent of HUD's area median income. This project is a good example of how a local government and a for-profit developer can partner to create a win-win situation.



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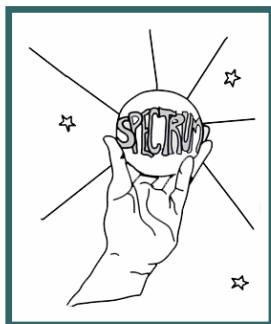
SPECTRUM Enterprises to Provide Trainings

SPECTRUM Enterprises has been actively involved with the Low Income Housing Tax Credit (LIHTC) Program since its inception in 1987.

SPECTRUM is nationally recognized for its expertise in all areas of LIHTC & HOME compliance monitoring and training and is under contract with WCDA to monitor all HOME and LIHTC projects.

Wyoming Community Development Authority welcomes Steve Rosenblatt of SPECTRUM Seminars, Inc. to its offices in Casper to host a Fair Housing workshop and two-day Compliance workshop. Steve Rosenblatt is rated as an excellent instructor and is recognized as a national resource on complicated Government Regulations and Laws. Participants will receive a training manual for use in the class as well as a thorough and handy reference guide.

WCDA is offering the Fair Housing workshop and the Compliance workshop with SPECTRUM Enterprises at no charge. An opportunity to obtain a c3p certification will be available for a nominal fee.



Tuesday, February 15th

SPECTRUM Fair Housing Workshop 8:00 am – 4:00 pm

This workshop will be presented by SPECTRUM Seminars, Inc. and will explore fair housing issues as they pertain to the building, designing, and developing of housing units.

Wednesday & Thursday, February 16th – 17th

SPECTRUM Compliance Workshop 8:00 am – 4:00 pm

Join Steve Rosenblatt from SPECTRUM Seminars, Inc. for a two-day compliance workshop. Steve will cover an array of compliance issues including income verifications, treatment of assets, rent restrictions, student status, regulatory agreements, restrictive covenants, and Fair Housing. With completion of this workshop and a passing mark on the certification exam, you can earn your c3p designation certificate for a \$50 fee.

To register for the SPECTRUM workshops, visit the WCDA website, www.wyomingcda.com, or call the WCDA office.

WCDA Sets Application Deadlines for 2005

The Wyoming Community Development Authority (WCDA) has set the final deadlines for the applications under the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Low-Income Housing Tax Credit (LIHTC), and the Community Pride and Revitalization (CPR) Programs. Applications are due in the WCDA office **no later than 5:00 p.m. on February 28, 2005**. Anticipated funding for the 2005 Programs is \$800,000 in CDBG funds, \$3.5 million in HOME funds, \$2.4 million in Low Income Housing Tax Credits, and \$46,000 in CPR funds.

Applications for all programs are available on the WCDA website, www.wyomingcda.com, under Housing Development Programs.

For more information or to receive a registration brochure, contact WCDA at (307) 265-0603.

HOME, CDBG, LIHTC, & CPR Applications are due in the WCDA Office **no later than 5:00 p.m. on February 28, 2005**.

Please mail applications to:
WCDA
Attn: Gayle Brownlee
P.O. Box 634
Casper, WY 82602

WCDA Provides Series of Workshops

In January, WCDA provided a series of application workshops. WCDA Staff Chad Curry, Jennifer Crawford, and Gayle Brownlee provided information on the Community Development Block Grant (CDBG), the HOME Investment Partnership (HOME), and the Low Income Housing Tax Credit (LIHTC) Programs.

The CDBG Workshop covered many basic concepts of the CDBG Program, as well as detailed discussions about applicable federal regulations, application completion and ranking criteria. A special session about CDBG Environmental Reviews offered information on how to complete the components of an environmental review for CDBG projects.

The HOME and LIHTC workshop provided information on how the programs can be used. The workshop guided participants through a step-by-step review of the scoring process, proper application completion, and federal requirements.



Left: Jennifer Crawford speaks about CDBG Environmental Reviews. Below: Gayle Brownlee discusses the HOME & LIHTC Programs.



WCDA Program Training Offered

“Opening Doors to Affordable Housing” is a lender, real estate agent, and developer training on WCDA’s single family and multi-family programs. The WCDA program training has been approved by the Wyoming Real Estate Commission for four hours of continuing education training for real estate agents. The trainings will be held in six locations throughout the state in 2005.

Locations	8:00 a.m.– 12:00 p.m.
Casper: WCDA Office	January 20, 2005
Cheyenne: Holiday Inn	March 24, 2005
Gillette: Best Western	May 5, 2005
Cody: Holiday Inn	July 20, 2005
Riverton: Holiday Inn	July 21, 2005
Rock Springs: Best Western	September 8, 2005

The trainings will explore WCDA’s Standard Single Family Program, as well as the HOME Run, Spruce Up Wyoming Programs, and the Community Pride and Revitalization Program. WCDA administered Federal Programs HOME, LIHTC, and CDBG will also be introduced. The specific agenda for the training is as follows:

Agenda

7:30 a.m. – 8:00 a.m.	Registration
8:00 a.m. – 8:15 a.m.	Introductions and Overview
8:15 a.m. – 8:45 a.m.	Wyoming Demographics, Economics and Housing
8:45 a.m. – 9:30 a.m.	Single Family Mortgage Purchase Program
9:45 a.m. – 10:00 a.m.	Questions and Answers/Break
10:00 a.m. – 10:30 a.m.	Spruce Up Wyoming II Spruce Up Wyoming I HOME Run Program Wyoming Partners in Homebuyer Education, Inc.
10:30 a.m. – 10:45 a.m.	Questions and Answers/Break
10:45 a.m. – Noon	WCDA Administered Federal Programs: HOME, LITHC, & CBDG WCDA Community Pride and Revitalization Program WCDA/Habitat Partnership Questions and Answers

The trainings are free of charge. However, to ensure WCDA has ample space and materials to accommodate everyone interested in attending, Participants are required to pre-register. Visit the WCDA website, www.wyomingcda.com, to download a registration form or call the WCDA office.

Wyoming Community Development Authority

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Phone:(307)265-0603

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www.wyomingcda.com



Calendar of Events

February

15 Fair Housing Workshop with
SPECTRUM-Casper, WCDA Office

16-17 Compliance Workshop with
SPECTRUM-Casper, WCDA Office

March

15 Anticipated release date of the
semi-annual report "A Profile of
Wyoming: Demographics,
Economics, & Housing,
December 31, 2004"

24 Opening Doors to Affordable
Housing: WCDA Program
Training-Cheyenne, Holiday Inn

25-26 Homebuyer Education*

April - Fair Housing Month

8-9 Homebuyer Education*

19 Pathways to Homeownership -
Wyoming Indian High School

May

5 Opening Doors to Affordable
Housing: WCDA Program
Training-Gillette, Best Western-Tower
West Lodge

6-7 Homebuyer Education*

* For more information on Homebuyer Education or to download a registration form, visit the WCDA website.



Wyoming Community Development Authority

P.O. Box 634

Casper, Wyoming 82602