

MOUNTAIN PLAINS NAHRO  
National Association of Housing & Redevelopment Officials



Wyoming is facing a changing landscape with respect to affordable housing. We have seen waiting lists explode and in many cases double in number of applicants since July 2009, which appears to be a function of the changing economy leading to greater demand and a reduced rate of attrition (return rate of rental assistance that would then be available to assist those on the waiting list). FMR's and Payment standards have not changed dramatically, and utility allowances reasonably reflect somewhat of a static utility cost environment. The weakened economy is also reflected in the increasing number of homeless persons counted (515 on 3/20/09) and the increasing foreclosures (1,005 in 2009, up from 438 for the same period in 2008).

One of the consistently frustrating issues faced by housing and community development professionals in Wyoming is the rural nature of Wyoming that conflicts with the traditionally urban focused programs funded by the federal government. Wyoming Housing and Community Development agencies have consistently advocated for more local flexibility within federal programs that would enable us to more appropriately address Wyoming needs. To that end,

Please see table and notes on reverse.

Wyoming NAHRO advocates that the exemption for small agencies (with less than 500 public housing units) from the HUD project based asset management model be made permanent rather than repeatedly subject to inclusion in the appropriation process. Wyoming NAHRO is comprised of smaller agencies serving rural populations which make it difficult to compete for new federal programs targeting urban issues, such as transit-oriented development funding. In general Wyoming NAHRO encourages that local flexibility be incorporated into federal housing and community development programs so that local communities can best meet their local needs.

Wyoming NAHRO encourages continued funding for the HUD Homeless Prevention program as those funds, although temporary, provided significant and timely benefit to Wyoming families. Additionally, Wyoming NAHRO encourages expanding the potential pool of investors in the LIHTC programs by including S-Corporation investment and eliminating the penalties within the AMT calculation that restrict LIHTC investment.

Falling Short of Affordable Housing in Our Communities										
Wyoming AGENCY	Housing Wage (1)	AMI	50% AMI	Two Bedroom FMR (2)	Two Bedroom Payment Standard (3)	Two Bedroom Affordable at 30% AMI (4)	Two Bedroom Affordable at 50% AMI (4)	Waiting List (5)	Voucher Portfolio	PH Portfolio
Cheyenne	\$14.69	\$57,300	\$28,650	\$764	\$840	\$430	\$716	2051	1752	342
Sheridan	\$13.21	\$57,200	\$28,600	\$687	\$756	\$429	\$715	*	*	n/a
Gillette	\$13.42	\$70,500	\$35,250	\$698	\$768	\$529	\$881	*	*	n/a
Laramie	\$14.54	\$57,200	\$28,600	\$756	\$832	\$429	\$715	*	*	n/a
Lander/Riverton	\$12.52	\$57,200	\$28,600	\$651	\$716	\$429	\$715	*	*	n/a
Cody/Powell	\$12.56	\$57,200	\$28,600	\$653	\$718	\$429	\$715	*	*	n/a
Rawlins	\$11.88	\$57,200	\$28,600	\$618	\$680	\$429	\$715	*	*	n/a
Buffalo	\$12.77	\$57,200	\$28,600	\$664	\$730	\$429	\$715	*	*	30
Casper	\$13.54	\$57,900	\$28,950	\$704	\$774	\$434	\$724	1533	457	75
Evanston	\$13.69	\$62,400	\$31,200	\$712	\$712	\$468	\$780	41	86	80
Hanna	\$11.88	\$57,200	\$28,600	\$618	n/a	\$429	\$715	8	0	20
Lusk	\$12.40	\$57,200	\$28,600	\$645	n/a	\$429	\$715	11	0	20
Douglas	\$11.31	\$57,800	\$28,900	\$588	n/a	\$434	\$723	2	0	50
Rock Springs	\$14.00	\$68,400	\$34,200	\$728	\$801	\$513	\$855	120	25	100
<b>SNAPSHOT TOTAL</b>	<b>\$13.03</b>	<b>\$59,421</b>	<b>\$29,711</b>	<b>\$678</b>	<b>\$595</b>	<b>\$446</b>	<b>\$743</b>	<b>3,766</b>	<b>2,320</b>	<b>717</b>

\* Included in Cheyenne total.

**Notes**

Unless otherwise footnoted, all information is provided by housing agencies in Wyoming and the National Low Income Housing Coalition 2009 Out of Reach Report.

- (1) Hourly wage necessary to afford the 2 bedroom Fair Market Rent (FMR)
- (2) Fair Market Rent as established by HUD at the 40% percentile- FY2008 (HUD: Final as of Oct 1, 2009)
- (3) Using the Fair Market Rent, a Public Housing Agency sets a payment standard between 90-110% of the FMR.
- (4) Housing is considered affordable if a family spends no more than 30%

- of their income on rent and utilities. The Area Median Income (AMI) in Wyoming is \$64,394/ year or \$5,366/month. An affordable rent or mortgage payment for a family earning the AMI is \$1,609. Our programs are targeted, generally, at families who earn between 30% and 50% of the area median.
- (5) Wait list numbers are no longer a strong indicator of need because most housing authorities have closed their waiting lists; or open them infrequently; or conduct a lottery in lieu of a wait list

