

**MEMORANDUM**

**To:** Cities, Counties, Housing Authorities, Non-Profit and For-Profit Housing Developers

**From:** Cheryl G. Gillum, Deputy Director/Director of Housing Programs

**Subject:** Notice of Funding Availability

**Date:** November 3, 2008

.....

The Wyoming Community Development Authority is announcing the availability of funds through an application period under the 2009 HOME Investment Partnerships Program (HOME), the Low Income Housing Tax Credit Program (LIHTC), and the Community Development Block Grant Program (CDBG).

**HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)**

ALL FUNDING IS SUBJECT TO FINAL ALLOCATION TO OUR STATE FROM HUD.

It is estimated there will be approximately \$5,175,000 available in HOME funds for the new construction or rehabilitation of rental housing, Homebuyer Assistance Programs for homeownership (Down Payment Assistance, Gap financing etc.) and homeowner rehab programs. Funds are limited to activities within the following categories:

Direct Administration	\$4,655,000
Community Housing Development Organizations – CHDO’s	\$ 345,000
CHDO General Operating Costs and Capacity Building	\$ 175,000

**LOW INCOME HOUSING TAX CREDIT PROGRAM (LIHTC)**

The amount of credits estimated to be available under the Low Income Housing Tax Credit Program for this application cycle is approximately \$3,353,954, of which approximately \$335,396 is restricted to the non-profit set-aside.

Applicants may apply for tax credits for the development of rental housing for households at or below 60% of HUD area median income by family size.

**HOME and LIHTC APPLICATION TRAINING**

Application Training for HOME and LIHTC programs will be held December 10, 2008 from 8:30am to 5:00pm at WCDA’s office, 155 North Beech, Casper, WY. See enclosed registration.

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)**

The Wyoming Community Development Authority is announcing the availability of funds under the **2009 Community Development Block Grant Program (CDBG)**.

Under the CDBG Housing Set-aside there will be approximately \$1,500,000 available for which Counties and Incorporated Cities and Towns may apply. The Cities of Cheyenne and Casper are **not** eligible applicants for these funds since they receive CDBG funds directly from HUD as entitlement communities. Eligible activities for the CDBG Housing Set-aside include acquisition, rehabilitation, publicly owned improvements (infrastructure), clearance of sites, homeownership assistance, and new construction of public facilities. All activities under this

set-aside must result in a direct housing benefit to low (50% of AMI) and/or moderate (80% of AMI) income persons.

**CDBG TRAINING** is scheduled in Newcastle on Monday, November 3, 2008, in Lovell on Thursday, November 6, 2008, in Kemmerer on Thursday, November 13, 2008, and in Casper on Tuesday, November 18, 2008. Please call Jennifer or Chad at 307-265-0603 to register. There will be a general presentation on all WCDA programs after the CDBG training.

**All HOME and CDBG projects** are subject to 24 CFR Part 58.22. A recipient may not commit HUD assistance funds under a program listed in Sec. 58.1(b) on an activity or project until HUD or the State has approved the recipient's RROF and the related certification of the responsible entity. In addition, until the RROF and related certification has been approved, the recipient may not commit non-HUD funds on an activity or project under a program listed in Sec. 58.1(b) if the activity or project would have an adverse environmental impact or limit the choice of reasonable alternatives. If an activity is exempt under Sec. 58.34, or not subject to Sec. 58.5 under Sec. 58.35(b), no RROF is required and a recipient may undertake the activity immediately after the award of the assistance.

**Applications for the HOME, Tax Credits, and CDBG programs must be received in the WCDA office at 155 N. Beech, Casper, Wyoming on or before 5:00 p.m. on January 30, 2009. Late applications will not be ranked.**

The CDBG Program Description, Affordable Housing Allocation Plan and Applications for these programs may be downloaded from the WCDA Web page at [www.wyomingcda.com](http://www.wyomingcda.com) or hard copies may be obtained by contacting the WCDA office at 307-265-0603 and asking for Gayle Brownlee, Jennifer Crawford, Chad Curry or Cheryl Gillum.