

Casper Field Office

FY 2004 Annual Report

*“Bringing HUD and Wyoming community resources together
to encourage opportunities and promote growth”*



**U. S. Department of Housing and Urban Development
150 East B Street, Room 1010
P. O. Box 11010
Casper, WY 82602-5001
1-888-245-2994**



www.hud.gov

espanol.hud.gov



Message from the Staff

September 2004

We are pleased to present HUD's FY2004 Wyoming Report. Our key focus this past year has been promoting affordable housing and homeownership, providing outreach to minorities and underserved citizens and areas of the state, and strengthening our faith-based and community organizations.

Over the past year, we have worked closely with HUD's program offices and our partners throughout the state to provide excellent customer service. We have been privileged to assist in the development of two new partners: Wyoming Association of Housing and Redevelopment (WAHR - the state housing association) and Wyoming Housing Network (WHN - a

statewide housing non-profit). With our partners valued support, we continued to build assets that can address issues and concerns for the benefit of Wyoming families and communities. The following is a brief overview of the Casper Field Office's accomplishments to meet HUD's national strategic goals and objectives.

Increase Homeownership Opportunities

For the majority of Wyoming families, the purchase of a home represents a path to prosperity. In order to expand homeownership opportunities, our office participated in five homebuyer fairs throughout the state. These fairs provided an opportunity for first-time and minority homebuyers to gain valuable information. For the past few years, we have participated in a Road Show providing lender training across Wyoming; expanding the use of FHA loan products and other

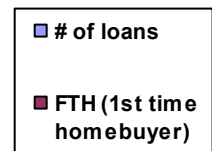
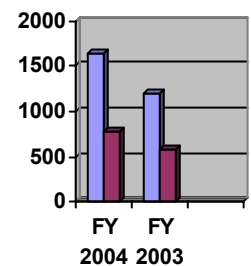
homeownership opportunities. We have provided training on predatory lending, loss mitigation, energy efficiency and lender/housing counseling. We also provided assistance to our Public Housing Authorities to better prepare their residents for homeownership. We held our annual celebration of National Homeownership Month at a Casper Rockies baseball game. Our efforts have helped keep Wyoming's homeownership rates above the national average. Even though homeownership rates are

at an all-time high, homeownership for Native Americans and minorities remains low. Our office continued to take steps to narrow this gap. We provided assistance to the Indian Housing Coordination Committee and participated in several cultural events to promote homeownership.



Life Steps Campus homebuyer fair

Homeownership rate FY 2003	
•	U.S. - 68.3%
•	WY - 72.9%



In FY 2004, FHA insured over 1600 single family loans in Wyoming for a total of \$170,931,578

Promote Decent Affordable Housing

Helping families find safe, decent and affordable housing is a vital part of our mission. We realize that homeownership may not be for everyone, particularly those with limited or unstable income. Improving the quality and accessibility of affordable rental housing for families, persons with disabilities, the elderly and other individuals remains a top concern. One of our office goals was to provide information on the many rental opportunities available to Wyoming communities. We accomplished this through the use of “toolkits” on the

housing choice voucher program that were sent to mayors, the Governor and Tribal leaders. HUD’s Multifamily housing staff provided FHA finance/refinance and Section 202/811 (elderly and disabled) program training to nonprofit organizations, developers, property managers and lenders. Staff from HUD’s Office of Public Housing provided training on family self-sufficiency, individual development accounts and the housing choice voucher programs to Wyoming’s Housing Authorities. We also met regularly with the Wyoming

Community Development Authority (WCDA) and USDA Rural Development to discuss multifamily preservation and met with all of our partners to resolve a variety of rental housing issues in the state.



Multifamily project in Sheridan using HOME funds.

“HUD helps to provide affordable rental housing through Public Housing Authorities, the HOME and CDBG programs, the Indian Housing Block Grant, FHA Multifamily insurance, and other programs.”

Strengthen Communities

This goal focuses on activities that are designed to address community needs. By providing technical assistance and computers, we were able to help the Trails apartments in Glenrock open their first Neighborhood Networks center. Residents now have access to technology and opportunities. The City of Casper, using a HUD Section 108 loan

guarantee, is renovating the old Casper fire station. When completed, this historic building will provide new employment opportunities. The Section 108 program was also used to fund an addition to the St. Joseph’s Children’s Home in Torrington. Meetings with the continuum of care (CoC) and other organizations were held to promote programs for the

homeless. Wyoming is closer to meeting the challenges of ending chronic homelessness. In cooperation with HUD’s environmental office, we promoted healthy homes by providing environmental and lead-based paint training. We discussed the Affordable Communities Initiative with our housing partners to help identify barriers to the production and avail-

ability of affordable housing. The Casper Field Office continued to seek ways to make HUD’s programs more effective for rural America.



Casper Fire Station

Ensure Equal Opportunity in Housing



This past April marked the 36th anniversary of the Civil Rights Act of 1968 and HUD’s commitment to ending discrimination through education and enforcement of our national fair housing laws. The Casper Field Office sent toolkits to Wyoming’s mayors, Governor and Tribal leaders to encourage them to promote fair housing in their communities. We staffed a booth at

Casper College providing students and visitors information on fair housing. We set up a display in the Casper post office lobby to raise public awareness of fair housing. In conjunction with our housing counseling partners, we made numerous presentations on fair housing. We participated in the Mega Disabilities conference, provided accessi-

bility training and set up a booth at the annual diversity picnic to provide information to our industry partners. We met with the cities of Casper and Cheyenne, and the Governor to discuss the possibility of a substantially equivalent fair housing law. We have a long way to go, but the Casper Field Office is “keeping the dream alive.”

Embrace High Standards of Ethics, Management and Accountability



This goal focuses on the development of the Casper Field Office and HUD's workforce. It is designed to improve our performance and efficiency, while maintaining high quality customer service with integrity. The Casper Field Office participated in several internal and external staff trainings. Our office took part in the annual GRO-Biz conference (Wyoming's small business conference) and the Native American Business Expo. These conferences provided an opportunity for private vendors and small businesses to

meet with contracting officers and receive information on the government contract process. Exhibitor booths and workshops were set up to help participants learn how to develop a new or existing business by taking advantage of opportunities with the federal government. The Casper Field Office coordinated with HUD's program offices to provide training to further our knowledge and development; included were staff trainings on community planning and development, public and multifamily housing, fair housing, FHA connection

and contract training. We created a quarterly newsletter to inform our customers about HUD activities in Wyoming. We maintained our local website, so that it is current and informative. We made better use of training resources available to us through our agency and the community. In the last two years, our office staff has been reduced by half. It has become critical for us to be well trained; insuring that we can continue quality service and program delivery for our Wyoming partners.

Promote Participation of Faith-Based and Community Organizations

Faith-based and community organizations play a significant role in our communities. HUD conducts outreach, training and technical assistance to these organizations to increase their participation in our programs. The Casper Field Office serves as the Federal Liaison to the Governor's Advisory Board on Faith-Based and Community Initiatives. We provided two

grant-writing workshops this year. The first provided a chance for faith-based and community groups to meet with organizations that provide grants and the second was on how to become more competitive for federal grants. We sent out toolkits to mayors, the Governor and our Tribal leaders on the Faith-Based and Community Initiative. In addition,



Free Web Clinic in Casper August 2004

our office hosted a free web clinic for our partners on how to design a great, low cost public service website. The training showed our partners how to take advantage of the internet to deliver information and services to an online audience. Free software was provided to use in building websites to assist their communities.

HUD Investment in Wyoming FY 03-04 FY 02-03 % Change

	FY 03-04	FY 02-03	% Change
Community Planning & Development	\$9,693,573	\$9,322,532	+ 4%
Public Housing	\$12,574,104	\$13,018,755	- 3.5%
Single Family Housing	\$170,931,578	\$138,098,314	+19%
Multifamily Housing	\$28,385,022	\$28,385,022	0%
Native American Programs	\$4,653,858	\$4,643,785	+ 1%
Fair Housing & Equal Opportunity	\$198,185	\$198,185	0%
Estimated Total for State of Wyoming	\$226,436,320	\$193,666,593	+ 14.5%