

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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**Wyoming Community Development Authority**  
**Small PHA Plan Update**  
**Annual Plan for Fiscal Year: 2001**

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHA Name:** Wyoming Community Development Authority

**PHA Number:** WY06

**PHA Fiscal Year Beginning: (mm/yyyy)** 07/2001

### PHA Plan Contact Information:

Name: Michael Stanfield, Contract Administrator

Phone: (307) 637-8218 extension 317

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Email (if available): hom@wyoming.com

### Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

### PHA Programs Administered:

- Public Housing and Section 8       Section 8 Only       Public Housing Only

**Annual PHA Plan**  
**Fiscal Year 20**  
 [24 CFR Part 903.7]

**i. Table of Contents**

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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## **ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Wyoming Community Development Authority (WCDA) has included in this Annual Plan information regarding the operation of the WCDA low rent public housing program in Laramie. The WCDA does not receive Section 8 assistance for distribution. Therefore, the WCDA has not responded to any Section 8 related sections of this annual plan update. Additionally, the WCDA is a small housing authority, having only 75 units of public housing, and is therefore submitting this small agency plan update. The WCDA administers 75 units of low rent public housing, comprised of 55 single family homes scattered throughout Laramie and a 20 unit multi-family complex. The entire low rent public housing inventory is comprised of family units.

The WCDA is submitting, within this annual plan update, information related to the Capital Fund activity that has been undertaken thus far with the 1999 CIAP and 2000 Capital Fund, as well as the anticipated budget for improvements to be made with the 2001 Capital Fund. The highest priority activity to be accomplished early this fiscal year is the replacement of concrete that has heaved and deteriorated due to the harsh climate and poor soils in Laramie.

Additionally, this annual plan update address the intent of the WCDA to transfer the low rent public housing inventory and the Annual Contributions Contract relative to those properties to the Cheyenne Housing Authority. The Board of Directors of the WCDA has previously determined that they no longer intend to administer the low rent public housing program in Laramie. The WCDA proposed in the PHA Plan submitted last year that they intended to dispose of the properties through a homeownership program for the single family houses and a disposition program for the multi-family properties within its inventory. These options remain valid possibilities for the WCDA as they continue to pursue ways of removing themselves from the ownership and administration of the low rent public housing program. However, recent discussions have addressed the possibility that the WCDA will, with the support of the City of Laramie and Albany County, transfer ownership and administration of the low rent public housing program to the Cheyenne Housing Authority. WCDA will continue to pursue this possibility, but retains the option within this annual plan update to dispose of the properties as previously indicated.

### **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The WCDA has amended the Public Housing Admissions and Continued Occupancy Policy to implement the Community Service requirement and Pets in Family Public Housing requirement pursuant to regulatory guidance from HUD.

#### **Community Service Requirement**

The implementation of the Community Service Requirement will take effect on 7/1/2001 and will require all adult members of a public housing household who is not exempted to perform 8

hours of community service each month in order to continue to be assisted. The WCDA will verify, at the time of annual recertification, that all non-exempt members of the household have complied with this requirement. The WCDA will consult with those non-exempt members who have not fulfilled this requirement to develop a plan and agreement with this person to fulfill their previously unmet requirement and to fulfill their projected Community Service requirement. The WCDA will also clarify that non-compliance will result in the inability of that household member to be assisted within the public housing program. The WCDA will make a list of possible community service opportunities or agencies available to the residents upon request.

### Pets in Family Public Housing

The WCDA has amended the Public Housing Admissions and Continued Occupancy Policy to incorporate the Pets in Family Public Housing requirements, in accordance with HUD guidance. This Pet Policy is only applicable to Family Households and permits those households to have a pet within adopted restrictions.

### Other Changes

There are no anticipated changes to the Capital Fund program beyond what is reflected as an update to the 5 year Capital Fund plan. As mentioned above, there is an anticipated change to remove WCDA from the ownership of the public housing inventory and administration of the public housing program. Currently two options are being pursued:

- Transfer of ownership and Annual Contributions Contract to the Cheyenne Housing Authority;
- Sale of the scattered site single family houses to low income households and disposition of the multi-family properties to a non-profit organization with a requirement that the units will continue to be made available to low income households.

WCDA is actively pursuing the first option, as it would be a quicker and less costly transition and preserve the low income housing stock for the community. However, WCDA is prepared to pursue the second option if needed.

## **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A.  Yes  No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 161,548

C.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

**(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment B

**(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment B

**3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name: 1b. Development (project) number: <b>WY06P017001</b>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(31/10/01)</u>
5. Number of units affected: 25
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input checked="" type="checkbox"/> Section 8 for 25 units <input type="checkbox"/> Public housing for     units <input checked="" type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for     units (describe below)

8. Timeline for activity:
- a. Actual or projected start date of activity: Uncertain at this time.
  - b. Actual or projected start date of relocation activities: Uncertain at this time.
  - c. Projected end date of activity: Uncertain at this time.

<b>Demolition/Disposition Activity Description</b> <b>(Not including Activities Associated with HOPE VI or Conversion Activities)</b>	
1a. Development name:	
1b. Development (project) number:	<b>WY06P017003</b>
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(31/10/01)</u>
5. Number of units affected:	15
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Relocation resources (select all that apply)	<input checked="" type="checkbox"/> Section 8 for 15 units <input type="checkbox"/> Public housing for     units <input checked="" type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for     units (describe below)
8. Timeline for activity:	
	a. Actual or projected start date of activity: Uncertain at this time.
	b. Actual or projected start date of relocation activities: Uncertain at this time.
	c. Projected end date of activity: Uncertain at this time.

<b>Demolition/Disposition Activity Description</b> <b>(Not including Activities Associated with HOPE VI or Conversion Activities)</b>	
1a. Development name:	
1b. Development (project) number:	<b>WY06P017004</b>
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(31/10/01)</u>
5. Number of units affected:	15
6. Coverage of action (select one)	

<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input checked="" type="checkbox"/> Section 8 for 15 units <input type="checkbox"/> Public housing for     units <input checked="" type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for     units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: Uncertain at this time. b. Actual or projected start date of relocation activities: Uncertain at this time. c. Projected end date of activity: Uncertain at this time.

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name: 1b. Development (project) number: <b>WY06P017005</b>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(31/10/01)</u>
5. Number of units affected: 20
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input checked="" type="checkbox"/> Section 8 for 20 units <input type="checkbox"/> Public housing for     units <input checked="" type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for     units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: Uncertain at this time. b. Actual or projected start date of relocation activities: Uncertain at this time. c. Projected end date of activity: Uncertain at this time.

#### **4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

- A.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

**5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A.  Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_

- C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D.  Yes  No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

**6. Other Information**

[24 CFR Part 903.7 9 (r)]

**A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment E

3. In what manner did the PHA address those comments? (select all that apply)

- The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included  
 Yes  No: below or  
 Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_.
- Other: (list below)

### **B. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: State of Wyoming

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

- Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

### **C. Criteria for Substantial Deviation and Significant Amendments**

#### **1. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

**A. Substantial Deviation from the 5-year Plan:**

The WCDA will apply the following definition of substantial deviation from the Agency plan that will require formal action by the Board of Commissioners:

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners.

**B. Significant Amendment or Modification to the Annual Plan:**

The WCDA will apply the following definition of substantial deviation from the Agency plan that will require formal action by the Board of Commissioners:

Substantial deviations or significant amendments or modification are defines as discretionary changes in the plan or policies of the housing authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners.

**Attachment A:**  
**Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Attachment wy06b01

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Wyoming Community Development Authority		Grant Type and Number Capital Fund Program Grant No: 2001 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	22,155			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	500			
8	1440 Site Acquisition				
9	1450 Site Improvement	51,000			
10	1460 Dwelling Structures	87,893			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	161,548			

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

<b>PHA Name:</b> Wyoming Community Development Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: 2001 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2001
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	40,039			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Wyoming Community Development Authority</b>		Grant Type and Number Capital Fund Program Grant No: 2001 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Administration	1410		22,155				
	Fees and Costs	1430		500				
WY06P017001	Concrete walk and landscaping	1450		17,000				
WY06P017003	Concrete walk and landscaping	1450		17,000				
WY06P017004	Concrete walk and landscaping	1450		17,000				
WY06P017001	Replace windows, man doors, fences, garage doors, patio doors, entrance doors and roofs	1460		22,853				
WY06P017003	Remodel 903 Shields – Kitchen	1460		10,143				
WY06P017003	Replace windows, man doors, fences, garage doors, patio doors, entrance doors and roofs	1460		22,853				
WY06P017004	Remodel 2319 Rainbow – Kitchen	1460		10,000				
WY06P017004	Replace windows, man doors, fences, garage doors, patio doors, entrance doors and roofs	1460		22,044				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name:		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	6/30/2003			3/31/2004			
WY06P017001	6/30/2003			3/31/2004			
WY06P017003	6/30/2003			3/31/2004			
WY06P017004	6/30/2003			3/31/2004			

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name <b>Wyoming Community Development Authority</b>						<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005	
	Annual Statement					
HA-Wide		35,210	51,366	31,070	161,548	
WY06P017001		51,461	36,244	7,500		
WY06P017003		37,190	29,800	16,500		
WY06P017004		37,687	15,136	12,000		
WY06P017005			29,002	94,478		
CFP Funds Listed for 5-year planning		161,548	161,548	161,548	161,548	
Replacement Housing Factor Funds						

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2 FFY Grant: 2002 PHA FY: 2002			Activities for Year: 2 continued FFY Grant: 2002 continued PHA FY: 2002 continued		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA-Wide	Operations	18,555	WY06P017003	Expansion tanks for water heaters	205
Annual		Administration	16,155		Plumbing	10,136
Statement		Fees and Costs	500		Scuttle for attic	500
	WY06P017001	Landscaping	15,472		Misc. construction	5,000
		Repair Main Drain	700			
		Bathrooms	500	WY06P017004	Landscaping	5,000
		Install Vapor Barrier	1,636		Concrete work	10,000
		GFI's	10,277		Expansion tanks for water heaters	205
		Ceilings	1,000		GFI's	1,500
		Repair Stairs	1,800		Install Vapor Barrier	982
		Expansion tanks for water heaters	340		Floors	15,000
		Remodel basement	1,600		Misc. construction	5,000
		Floors	13,136			
		Misc. construction	5,000			
	WY06P017003	Concrete work	15,567			
		Bathrooms	800			
		Install Vapor Barrier	982			
		GFI's	1,500			
		Ceilings	2,000			
		Cover for crawl space	500			
		<b>Total CFP Estimated Cost</b>	\$			\$161,548



**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year : 5 FFY Grant: 2005 PHA FY: 2005			Activities for Year: ____ FFY Grant: ____ PHA FY: ____		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-Wide	Operations	144,893			
	Administration	16,155			
	Fees and Costs	500			
<b>Total CFP Estimated Cost</b>		\$161,548			\$

**Required Attachment \_C\_\_\_: Resident Member on the PHA Governing Board**

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

- Elected
- Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member: **March 2002**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Jim Geringer, Governor**

## **Attachment \_\_E\_\_: Comments of Resident Advisory Board or Boards and Explanation of WCDA Response**

Resident Comments were received at the Public Hearing held at 3:00 p.m. on Thursday, April 5, 2001 at the offices of HOM, Inc. in Laramie with George Axlund, WCDA Executive Director presiding.

One Resident, Steve Johnson, attended the Public Hearing. Mr. Johnson is a law student and raised concerns about the Community Service requirement, specifically that the exemptions appear not to include his specific situation where his wife is a stay-at-home mom. His concern is that they would have to place their children in a daycare in order for her to comply with the Community Service requirement. He contends that this would be counterproductive to the community service that his wife performs by raising children who will grow to be productive members of society. He further contends that the Community Service requirement constitutes a unilateral amendment to the lease (contract) because the WCDA is not providing any consideration, which is contrary to contract law. He suggested that the WCDA be responsible for the cost of daycare if he and his wife are required to place their kids in daycare in order to comply with the Community Service requirement. He further suggested that an additional exemption category be created for stay-at-home moms. He specifically questioned whether pursuing an education meets the intent of the Community Service requirement. The regulations indicate that the non-exempt resident must be performing a community service that benefits the community of involved in a program that is pursuing self-sufficiency.

WCDA Response: It was suggested that pursuing an education is pursuing self-sufficiency, and therefore should qualify as an activity that meets the Community Service requirement.

## **Statement of Progress in Meeting the 5-Year Plan Mission and Goals**

The WCDA provides the following progress report relative to the 5 Year Plan.

**PHA Goal:** Expand the supply of assisted housing

**Objective:** Leverage private or other public funds to create additional housing opportunities: through the conversion of public housing stock to homeownership.

**Progress:** The WCDA took preliminary steps toward submission of a 5(h) Homeownership application and Disposition application to HUD. Additionally contact was made with the City of Laramie to ascertain their interest in creating a PHA to take over the ownership and administration of the public housing program in Laramie, due to the sensitivity of the WCDA about eliminating this needed housing resource. The City of Laramie expressed no interest in forming a PHA. The WCDA then requested that the Cheyenne Housing Authority consider accepting transfer of the Laramie Public Housing program from WCDA. Efforts continue to be made to achieve this transfer. WCDA retains the possibility of converting the public housing stock into a homeownership and disposition program.

**PHA Goal:** Increase assisted housing choices

**Objective:** Implement public housing or other homeownership programs:  
Develop a plan for homeownership.

**Progress:** See response above.

**PHA Goal:** Ensure equal opportunity and affirmatively further fair housing

**Objective:** Ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

**Progress:** The WCDA continues to ensure access and provide a suitable living environment regardless of race, color, religion, national origin, sex, familial status, and disability.

**Objective:** Provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

**Progress:** WCDA continues to ensure access and provide a suitable living environment regardless of race, color, religion, national origin, sex, familial status, and disability.