

Sunshine Apartments Special Achievements

The Sunshine Apartments have made an invaluable impact to an area in Casper that was once on the verge of complete decay and designated a “targeted area” by HUD & IRS. The Sunshine Apartments consist of two separate apartment buildings located one block away from each other. One building sits on the same site where the notorious KC Apartments were located.

The KC Apartments were constructed in 1917 and over the past 95 years slowly became known as one of the principal locations of blight and crime in the City. After the building was condemned, WCDA received an application for NSP funds from one of Wyoming’s most successful private affordable housing developers, Grimshaw Investments. At the same time, it presented an opportunity for WCDA to pilot a sustainable multi-family development to experiment with the feasibility of “building green” in Wyoming. By using Neighborhood Stabilization (NSP) funding, WCDA and Grimshaw Investments turned a dilapidated neighborhood and building into Wyoming’s first LEED-certified multi-family complex.

Innovative

The Sunshine Apartments revived an area in Casper that was once the focal point for law enforcement and public safety calls. Police Captain Chris Walsh was quoted saying, “It has changed from one of our primary response locations to being a nonfactor. Now, it’s just a typical residential neighborhood.”

The Sunshine Apartments is Wyoming’s first LEED-certified multi-family complex and upon final review, the project is expected to earn a Platinum Certification. Part of this certification not only reviews the design and construction of the project but, also takes into account deconstruction and waste diversion, and after construction, i.e. tenants responsibility.

To become LEED-certified, projects must meet specific requirements. Listed below are just a few of the requirements The Sunshine Apartments have met in order to be LEED-certified.

- The apartment complex is within 1 block from a main public transportation transfer area and within walking distance of downtown amenities like restaurants, library, parks, churches, and schools. (Please see map on attachment 1)
- 93% of the materials from the demolition were recycled.
- The use of environmentally preferred low Volatile Organic Compounds (VOC) materials.
- Each unit must contain energy star appliances; refrigerator, dishwasher, stove, microwave/hood, disposal, bathroom fan, and washer and dryer.
- The units include on demand tankless water heater.
- Indoor air quality monitored by air exchange process.
- The units include high performance toilets and shower heads (low-flow).
- The use of energy saving lighting and programmable thermostats.
- The use of solar panels.
- Rainwater collection through innovative roof run-off design.

Wyoming Community Development Authority
Sunshine Apartments
Special Achievement

In addition to the requirements placed on the deconstruction, construction, and design of LEED-certified projects; managers must also instruct each tenant on the energy aspects of saving water, saving energy, recycling, and use of hazardous materials. Each tenant must receive a tenant handbook which includes information about the apartment features, general housekeeping items, and tips on what to recycle and what not to recycle.

The Sunshine Apartments themselves are innovative in concept and design, but adding a public art piece to the project created yet another aspect of sustainability that transformed this once dilapidated area into a preferred residential neighborhood.

In conjunction with The Nicolaysen Art Museum, which happens to sit across the street from the construction site, and funding from the National Endowment of the Arts and Wyoming Arts Council, a public art piece now sits between the two apartment buildings. (Please see attachment 2.)

By piloting this strategy, WCDA will be able to compare the operating efficiencies and tenancy on these buildings to the balance of the multi-family portfolio and encourage other developers to embrace these kinds of strategies. Additionally, the educational opportunities to integrate all elements of sustainability from demolition to construction to tenant quality of life are many fold. It spurred development of a “Green Outreach Lecture Series” by our local college further educating architects, engineers, and contractors as well as the general public on the advantages of sustainability.

Respond to an important stated need

The need for affordable housing is not exclusive to Casper but is a problem felt across the State of Wyoming. The Sunshine Apartments have responded to this need by providing housing to a minimum of 64 very low income individuals (according to HUD standards) in the city of Casper. The apartments not only addressed an affordable housing need in Casper but contributed to the redevelopment of a formal downtown development district as well as acting as an anchor to the Yellowstone Redevelopment District. This area is the only “low income targeted area” in Wyoming.

The City of Casper invested \$1.3 MM in streetscape improvements which would not have occurred if not for the redevelopment of the site.

The Sunshine Apartments was funded through the Neighborhood Stabilization Program, a program of the Housing and Economic Recovery Act of 2008. Priority is given to areas that have the greatest percentage of foreclosures, subprime mortgages, or identified as likely to face a significant increase in rate of home foreclosures

The Sunshine Apartment project has transformed an area in Casper that was on the verge of decay and turned it into a neighborhood where families and individuals can live in a healthy, sustainable environment, with easy access to basic community services, and enjoy the community space where the public art is located.

Achieve intended results

The mission of Wyoming Community Development Authority and its programs and services is to help our fellow Wyoming citizens attain and keep quality and affordable housing.

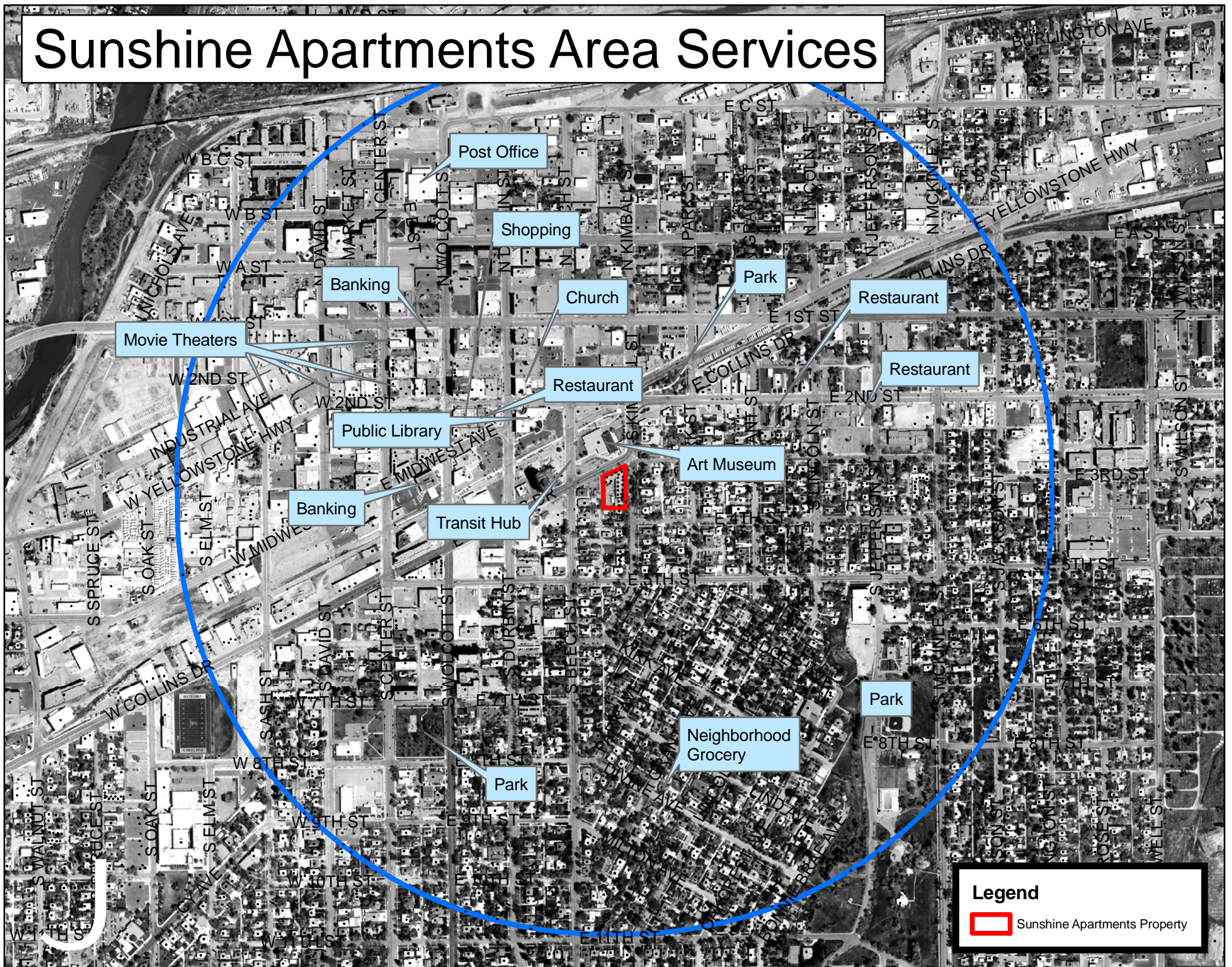
Sunshine and Sunshine II provide affordable, safe housing for a minimum of 64 individuals while stabilizing a suspect neighborhood.

Provide benefits that outweigh costs

As with most multi-family projects WCDA finances, the years of affordability is approximately 50 years per building. This number does not reflect the benefit to the tenant's quality of life. Each building contains a number of features which protect not only the life of the building but the quality of life of the tenants themselves. It will take years to show how the air quality and use of non-hazardous materials reflect on the life of an individual. However, use of solar panels and electrical outlets in car ports are sustainable features which can be measured every month.

Cost per unit runs approximately the same as all other multi-family financed projects in our portfolio. The premium paid for the certification (LEED) is the only cost beyond what we would normally expect in our LIHTC and HOME projects.

Sunshine Apartments Area Services



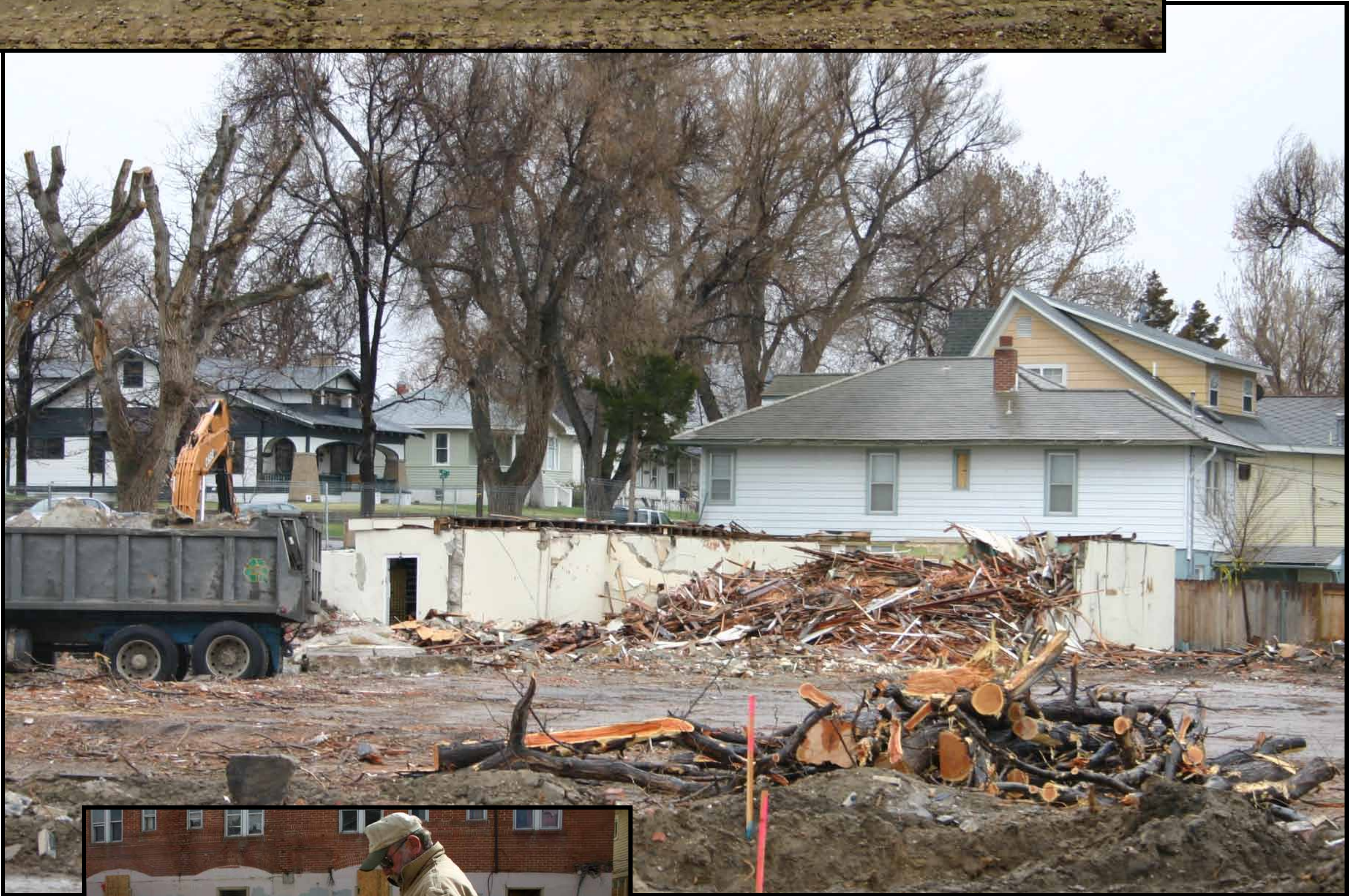
Pre-Construction



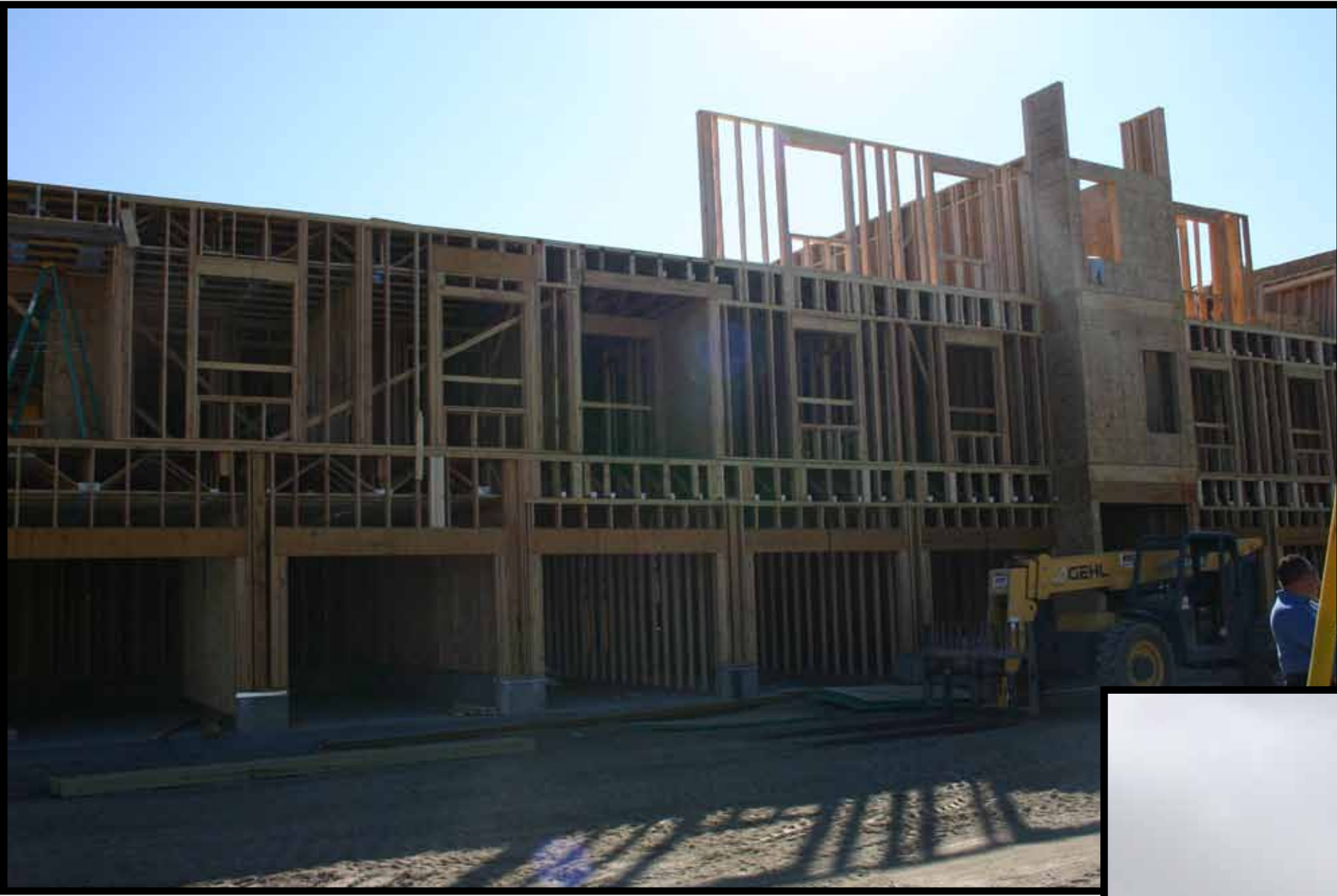
Demolition



Recycling Material



Sunshine



Sunshine II



