

**SOUTHEASTERN UTAH ASSOCIATION
OF LOCAL GOVERNMENTS**

CARBON, EMERY, GRAND AND SAN JUAN COUNTIES

2010 – 2015 CONSOLIDATED PLAN

2011 UPDATE AND ACTION PLAN

This format has been developed by the Utah Division of Housing and Community Development, in consultation with Utah's Associations of Governments planners. This format facilitates the development of local area Consolidated Plans and the State of Utah's state-wide Consolidated Plan. It should be used for preparing 5-year Consolidated Plans as well as annual local/area and state-wide Consolidated Plan updates and action plans. The format also allows for readily reporting accomplishments each spring as part of the Consolidated Annual Performance and Evaluation Report (CAPER).

JANUARY 2011

Executive Summary

Please provide a clear, concise narrative that includes the key objectives and outcomes identified in the plan and a brief evaluation or overview of past performance.

<u>EXECUTIVE SUMMARY:</u>	<i>CAPER Narrative</i>
<p data-bbox="186 506 748 541">EVALUATION OF CURRENT NEEDS:</p> <p data-bbox="235 579 354 615"><u>Housing</u></p> <p data-bbox="186 617 781 1052">While developing this action plan, SEUALG staff meet regularly with the region’s housing and service provider agencies, and city/county planning officials. Housing needs in the southeastern Utah region have changed little over the last year. While several affordable housing projects were completed in the 2009-2010 funding year, and the district’s owner-occupied rehabilitation program renovates between 12 and 15 homes per year, the identified housing needs across the entire district continues to be:</p> <ol data-bbox="186 1054 797 1749" style="list-style-type: none">1. Increase the number of rental housing units affordable for low and very low income residents2. Preserve existing affordable housing by rehabilitating owner occupied and rental units, with an emphasis on energy efficiency3. Develop “Workforce Housing,” both rental and owner-occupied.4. Renovate or replace existing pre-1976 and dilapidated mobile/manufactured housing units, both rental and owner-occupied.5. Develop housing for people with disabilities and other special needs, including supportive housing services and programs.6. Develop additional units and programs to address homeless issues within the district, including transitional housing.7. Develop emergency housing facilities and program. <p data-bbox="227 1787 699 1822"><u>General Community Development</u></p> <p data-bbox="186 1824 776 1890">As part of the process to develop the district’s capital improvements prioritization lists,</p>	

SEUALG staff regularly meets with city and county entities and gathers needs assessment information. While projects will be completed as funding becomes, or is available, the overall community development needs and priorities are:

1. Culinary water projects.
2. Sewer projects.
3. Storm water projects.
4. Public safety (fire protection), emergency and general medical care.
5. Construction or rehabilitation of facilities that provide services to “limited clientele” populations
6. ADA and accessibility projects (i.e. special purpose sidewalk or scooter trails and public facilities access).
7. Multi-purpose community centers
8. Transportation access
9. Recreation projects (parks, playground equipment, skate-parks, sports facilities, ball fields/courts, bike & hiking trails, etc.)
10. Public facilities such as sidewalk, curb & gutter (other than for specific ADA purposes), street signage, etc.
11. General community or master planning.

Community & Human Services

The SEUALG uses ongoing communication with other district entities along with information gathered from public surveys and the data collection and reporting systems of various social services programs to determine priorities for this category.

1. Develop, replace or rehabilitate public facilities so services that directly benefit income qualified citizens can be improved and/or increased.
2. Increase the ability of social services programs to serve income qualified clients.
3. Develop transportation systems that meet the needs of the district’s senior, low-income, and disabled population.

Economic Development

While very little HUD funding is used in the southeastern Utah district for economic development activities, economic development is the primary component of the district's ability to sustain its residents. SEUALG staff coordinated closely with the Southeastern Utah Economic Development District and the economic development professionals in all four counties to determine the following needs.

1. Develop projects that directly provide jobs and other economic benefit to income qualified district residents.
2. Continue to make the revolving loan fund programs available throughout the district
3. Expand the B.E.A.R program
4. Expand services offered by the SBDC and the Business and Technical Assistance Center

SUMMARY OF PAST PERFORMANCE:

During the last funding year CDBG and other HUD funding has been used to improve the livability of the district's communities, provide accessibility to public services and improve affordable housing stocks. Often HUD funding was combined with other funding sources (Rural Development, Economic Development Administration, Low Income House Tax Credits and Historical Preservation Tax Credits, TANF funding, Community Impact Board funding, Community and Social Services Block Grant funding, Weatherization and H.E.A.T funding and local and private resources, etc.) to leverage more comprehensive projects;

Housing and Homeless Projects

During the 2009-2010 funding the year the following housing and homeless projects were completed:

1. 26 unit rental apartment complex for very low income, 1 to 3 person households.
2. 38 units of transitional (up to 3 years) rental housing that serves very low income households.

3. Rehabilitated 18 owner-occupied homes and provided rehabilitation program delivery services to 27 households.
4. Provision of supportive services to 8 residents of a group housing program
5. Temporarily (winter months) 8 chronically homeless people
6. Provide rental and deposit assistance to 16 households (homeless prevention)

Community Development Projects

Because housing projects have become such a high priority in southeastern Utah, no community development projects were funding with HUD funds during 2009-2010. However, numerous community development projects were completed throughout the district with funds from sources other than HUD.

SEUALG staff responsible for the Consolidated Plan and updates coordinated with the district communities to develop capital improvement priorities lists and to identify funding sources for needed projects.

Economic Development Activities

Almost 20 years ago the SEUALG applied for and received \$133,000 in CDBG funding to match \$300,000 of EDA funding to start a revolving loan fund. That program continues today and has evolved and equity position of almost \$1,000,000.00. Three years ago the CDBG funding was released from the HUD regulations and oversight and was added directly to the EDA fund. Although, this program no longer carries a CDBG identification, activities and accomplishments are still reported in the Consolidated Plan. Last year the following economic development activities were achieved.

1. Made 5 loans (\$380,000) to new and existing businesses. These loans have resulted in the creation so far of 8 jobs for LMI workers.
2. Provided business counseling to 32 potential business start-up clients
3. The Southeastern Utah Business and

Technical Assistance Center incubated 9 new businesses. These businesses were also provided practical technical assistance.

Community and Human Services

SEUALG CDBG funded staff coordinated with district agencies and organizations to develop programs using ARRA funding that provided direct services to income qualified households:

1. Provided assistance (car repairs, replacement of tires, purchase of tools and personal safety equipment, etc.) to 5 low-income households in order to facility employment of continued employment
2. Provided dental services to 12 income qualified clients for necessary procedures that weren't covered by other programs.
3. Provided assistive technology repairs and devices to 15 clients with disabilities.

Funding Priority Decision Making Process

In the southeastern Utah district, CDBG funding distribution is driven by the Consolidated Planning process which identifies the issues and needs of the district's communities and includes an emphasis on citizens with low and very low incomes. The Consolidated Plan process also helps housing and human services providers to participate in the planning process so that communities can identify and develop needs assessment and projects that benefit low-income citizens. During the annual update process the Consolidated Plan process determines priorities and goals for HUD funding. The information provided by the Consolidate Plan is then used to annually update the rating and ranking policies that determine which applications receive funding.

2011-2012 Priorities

Housing

1. Development of a 60 unit rental project targeted to lower-income households.
2. Building 12 units of mutual self-help

<p>housing in Carbon and Emery Counties</p> <ol style="list-style-type: none"> 3. Rehabilitate up to 20 owner occupied homes throughout the district 4. Development of at least one additional supportive housing unit 5. Rehabilitation of a 8 unit residential substance abuse treatment center (Carbon County) 6. Provide HPRP program services to approximately 30 income qualified households 7. Develop emergency shelter programs in Carbon and Emery County <p>Community Development</p> <ol style="list-style-type: none"> 1. Replace sewer lines in 2 LMI communities 2. Update district disaster mitigation plan <p>Economic Development</p> <ol style="list-style-type: none"> 1. Coordinate with the programs and projects in which the Southeastern Utah Economic Development District is involved. 	
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Citizen Participation

Please provide a concise summary of the citizen participation process, a summary of any citizen comments or views on the plan, and efforts made to broaden public participation in the development of the Consolidated Plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities. The summary of citizen comments must include a written explanation of comments not accepted and the reasons why these comments were not accepted. The narrative should also address citizen input into the funding priority decision making process.

<p><i>Consolidated Plan Narrative</i></p> <p>The Southeastern Utah Association of Local Governments (SEUALG) held a public hearing on November 18, 2010 to solicit comments for the Community Development Block Grant Program. No one from the public attend the hearing. A public hearing to present the draft 2011 update to the Consolidated Plan was held on January 24, 2011. No one from the public attended the meeting. A public hearing notice</p>	<p><i>CAPER Narrative</i></p>
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was published in all the newspapers in the district. The notice explained that public comments would be accepted until February 22, 2011. Comments were accepted through February 18, 2011. One comment was received: "Funding should be available to help people who live in older mobile homes that aren't foundations and aren't on private property." Copies of the Consolidated Plan were provided to all stakeholders and interested parties listed in "Other Agencies Consulted," and a link to the draft plan was placed on the SEUALG's website. Copies for use by the general public were also made available in public libraries, food banks, and agencies that serve low-income, disabled, elderly and minority residents.

Historically, attendance at formal public hearings held during the consolidated planning/CDBG application process has always been low, and the same has been true for the 2011-2012 funding year. In order to obtain as much public input as possible, SEUALG staff attended many of the public meetings and hearings held by district entities. These meetings include local planning and zoning board meetings, housing authority and community housing development organization board meetings, tri-partite board meetings (Community Services Block Grant), interagency coordinating council meetings, homeless and continuum of care meetings, economic development councils, etc. SEUALG staff presented information about the Consolidated Plan, CDBG Program, HOME (and housing rehabilitation) program, etc., and solicited input about the issues, needs, goals and priorities to be identified in the Consolidated Plan. In 2010 the SEUALG also participated in the updated Community Assessment survey conducted by the Utah Community Action Partnership Agency (UCAPA). The SEUALG also held public hearing in each county to solicit input from the public and district stakeholder agencies on

<p>needs and priorities so that programs could be developed for the ARRA funding that was available. Information from these hearings was incorporated into the Consolidated Plan needs assessment update. Overall, the needs identified were:</p> <ol style="list-style-type: none"> 1. Not enough full time jobs, 2. Wages are too low and benefits are rarely offered. 2. Lack of medical insurance 3. Affordable housing is unavailable 4. Transportation 5. Mental health and substance abuse services are scarce and unaffordable 6. Too much reliance on technology by public service agencies. Clients want/need more assistance from “real” people in order to access programs and services 	
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Other Agencies Consulted

List other public/private entities that were consulted in developing this plan.

<p><i>Consolidated Plan Narrative</i> While gathering information during the 2009/2010 funding year, the SEUALG consulted with all 19 district cities and the 4 district counties. The SEUALG also consulted and met with the following organizations/groups and agencies on a regular basis throughout the update year: The Housing Authority of Carbon County The Emery County Housing Authority The Housing Authority of S.E. Utah Active Re-Entry – Independent Living Center Colleen Quigley Domestic Violence Shelter Seekhaven Family Crisis Center Gentle Ironhawk Domestic Violence Shelter 4-Corners Behavioral Health District San Juan County Behavioral Health District The Area Agency on Aging Community Services Programs The Grand County Homeless Coordinating Committee (and Continuum of Care Committee) The Carbon/Emery Homeless Coordinating</p>	<p><i>CAPER Narrative</i></p>
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<p>Committee (and Continuum of Care Committee) The San Juan County Homeless Coordinating Committee Regional Planning Office (SEUALG) Interagency Coordinating Councils Balance of State Homeless Coordinating Committee The Southeastern Utah Economic Development District County Economic Development Offices Carbon, Emery, Grand and San Juan County School Districts Public safety agencies in all 4 counties The local Department of Vocational Rehabilitation Office The local offices of the Department of Workforce Services Solutions of Moab (non-profit homeless service agency) Tri-Partite (CSBG) Advisory Board</p>	
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Table 1- Housing, Homeless and Special Needs Assessment (Required for Consolidated Plan)

*Using the local Affordable Housing Plan(s) and other available data, please complete the HUD-required Table I in the attached EXCEL-based document. **That EXCEL-based document automatically populates the table below.***

Once you are within the EXCEL-based document, HUD information for completing Table I is available by clicking on the box labeled "Table I Housing, Homeless and Special Needs Assessment". Software for projecting affordable housing needs is available through the Division of Housing and Community Development at: <http://housing.utah.gov/owhlf/reports.html> Information on homeless populations can be derived from local homeless coordinating committee's projections and data.

Table 1 Housing, Homeless and Special Needs Assessment (Required for Consolidated Plan)							
A. Table I - Housing Needs							
Household Type	Elderly Renter (1&2 person household, either person 62 years old or older)	Small (2-4 members)	Large (5+ members)	All Other	Total Renter	Owner	Total Households
0 –30% of MFI	457	1096	393	856	2862	4963	7825
%Any housing problem	53.4	71.0	90.9	54.3	65.9	73.9	71.4
%Cost burden > 30%	53.4	68.3	77.1	53.7	61.5	59.7	59.9
%Cost Burden > 50%	38.8	56.4	57.3	41.9	47.8	36.5	41.4
31 - 50% of MFI	103	426	123	196	848	1651	2499
%Any housing problem	37.2	55.5	71.0	52.6	55.6	43.6	48.4
%Cost burden > 30%	37.2	51.7	35.2	47.3	46.8	31.5	36.9
%Cost Burden > 50%	24.4	11.1	6.6	16.0	12.6	16.6	15.1
51 - 80% of MFI	85	388	145	212	830	2818	3648
%Any housing problem	32.0	30.4	67.7	35.6	37.5	35.3	35.7
%Cost burden > 30%	23.7	19.9	29.9	28.2	22.5	25.3	24.8
%Cost Burden > 50%	0.0	2.1	2.7	0.0	1.6	7.4	6.0
B. Table I - Homeless Continuum of Care: Housing Gap Analysis Chart							
		Current Inventory	Under Development	Unmet Need/Gap			
Individuals							

Beds	Emergency Shelter	43	0	30			
	Transitional Housing	49	0	10			
	Permanent Supportive Housing	15	0	75			
	Total	45	0	112			
Persons in Families With Children							
Beds	Emergency Shelter	0	0	15			
	Transitional Housing	0	0	15			
	Permanent Supportive Housing	5	0	10			
	Total	13	0	40			
C. Table I - Continuum of Care: Homeless Population and Subpopulations Chart							
Part 1: Homeless Population	Sheltered		Unsheltered	Total			
	Emergency	Transitional					
Number of Families with Children (Family Households)	7	0	0	7			
1. Number of Persons in Families with children	31	0	0	31			
2. Number of Single Individuals and Persons in Households without Children	76	0	109	185			
(Add lines Numbered 1 & 2 Total Persons)	107	0	53	160			
Part 2: Homeless Subpopulation	Sheltered		Unsheltered	Total			
	Emergency	Transitional					
a. Chronically Homeless	32	0	52	84			

b. Seriously Mentally Ill	13	0	N/A	13			
c. Chronic Substance Abuse	16	0	N/A	16			
d. Veterans	21	0	N/A	21			
e. Persons with HIV/AIDS	0	0	N/A	0			
f. Victims of Domestic Violence	16	0	6	22			
g. Unaccompanied Youth (Under 18)	1			1			
D. Table 1 - Housing, Homeless and Special Needs							
Special Needs (Non-Homeless) Subpopulations	Unmet Need (renters and owners)						
1. Elderly	35						
2. Frail Elderly	65						
3. Severe Mental Illness	75						
4. Developmentally Disabled	35						
5. Physically Disabled	40						
6. Persons w/Alcohol/Other Drug Addictions	65						
7. Persons w/HIV/AIDS	0						
8. Victims of Domestic Violence	15						
9. Other	5						

Table 2A – State Priority Housing Activities/Investment Plan

Using the data from Table 1 and local housing plans please prioritize the populations for activities and allocation of funds in the attached EXCEL-based document. *That EXCEL-based document automatically populates the table below.*

Once you are within the EXCEL-based document, HUD information for completing this table is available by clicking on the box labeled "Table 2A".

Table 2A (OPTIONAL TABLE)			
State Priority Housing Activities/Investment Plan			
PART 2 PRIORITY HOUSING NEEDS		Priority Level	
		Indicate High (3), Medium (2), Low (1)	
Household Size	Small (5 persons or less with 2 related persons)	0-30%	H
		31-50%	H
		51-80%	M
	Large (5 persons or larger with at least 2 related persons)	0-30%	H
		31-50%	H
		51-80%	M
Rental Units	Elderly	0-30%	H
		31-50%	
		51-80%	M
	All Other	0-30%	H
		31-50%	
		51-80%	L
Owner Occupied Units		0-30%	H
		31-50%	H
		51-80%	
PART 2 PRIORITY SPECIAL NEEDS		Priority Level	
		Indicate High (3), Medium (2), Low (1)	
Elderly		M	
Frail Elderly		H	
Severe Mental Illness		H	
Developmentally Disabled		M	
Physically Disabled		H	

Persons w/ Alcohol/Other Drug Addictions		M
Persons w/HIV/AIDS		L
Victims of Domestic Violence		H
Youth Aging Out of Foster Care		H
Other:		L
PART 3 PRIORITY	Priority Level	
HOUSING ACTIVITIES	Indicate High (3), Medium (2), Low (1)	
CDBG Priorities		
1. Acquisition of existing rental units	L	
2. Production of new rental units	H	
3. Rehabilitation of existing rental units	M	
4. Rental assistance	L	
5. Acquisition of existing owner units	L	
6. Production of new owner units	M	
7. Rehabilitation of existing owner units	H	
8. Homeownership assistance	L	
HOME Priorities		
1. Acquisition of existing rental units	L	
2. Production of new rental units	H	
3. Rehabilitation of existing rental units	H	
4. Rental assistance	M	
5. Acquisition of existing owner units	M	
6. Production of new owner units	H	

7. Rehabilitation of existing owner units	H	
8. Homeownership assistance	L	
PART 3 PRIORITY	Priority Level	
HOUSING ACTIVITIES (Continued)	Indicate High (3), Medium (2), Low (1)	
<i>HOPWA Priorities</i>		
1. Rental assistance	L	
2. Short term rent/mortgage utility payments	M	
3. Facility based housing development	L	
4. Facility based housing operations	L	
5. Supportive services	L	
6. Other	L	
<i>Other Populations</i>		
1. Unaccompanied youth	H	
2. Other discharged individuals (incarceration, etc.)	H	
3. Homeless populations	H	
<i>Other Community Needs</i>		
1. Community Facilities (libraries, community halls, etc.)	M	
2. Culinary Water	H	
3. Planning	H	

4. Economic Development	L	
5. Removal of Barriers for the Disabled	H	
6. Sewer Systems	H	
7. Transportation	H	
8. Streets	L	
9. Parks and Recreation:	L	
10. Public Safety	M	
11. Public Services	M	
12. Other:	H	
13. Other:	M	

Table 2C – Summary of Specific Objectives (Actions)

*Using the data from Tables I and 2A along with local housing plans, please list specific measurable objectives and funding allocations in the attached EXCEL-based spreadsheet that help meet the prioritized needs from Table 2A. Agencies should include an expected number of measureable units to be accomplished for each of the five years. Once within the EXCEL-based document, HUD information for completing this table is available by clicking on the box labeled "Table 2C Summary of Specific Objectives". Overall objectives listed in the EXCEL document have been prepared by DHCD to align with the HUD Strategic goals and Utah's "Analysis of Impediments" (AI). **The EXCEL-based document automatically populates the table below.** Future projections can be revised each year during preparation of the annual update and action plans. Actual numbers accomplished are assembled by the state for the annual CAPER.*

Table 2C Summary of Specific Objectives (Actions)										
Specific Obj. #	Outcome/Objective	HUD 2010-15 Strategic Objective met with proposed action	Analysis of Impediment met with proposed action	Indicate High (3), Medium (2), Low (1)	Sources of Funds (CDBG, HOME, HOPWA, ESG, other)	Proposed Allocation of HUD \$	Performance Indicators	State Fiscal Year	Expected Number	For Annual CA
	Specific Objectives (Actions)									Actual Number (for State use only)
DH-1 Availability of Affordable Housing										
DH-1.1	Provide fully-accessible rental housing	5 ADA units developed in new permanent and transition housing projects.		Provide fully-accessible rental housing	M	\$200,000	Households assisted (new SF and MF units for persons having physical disabilities)	2010	5	
					M			2011		
					M			2012		
					M			2013		
					M			2014		
					M			MULTI-YEAR GOAL		
DH-1.2	Provide housing for households with special needs (mental illness, seniors, etc.)	New management (including rehabilitation) of supportive housing serving those with substance abuse		Provide housing for households with special needs (mental illness, seniors, etc.)	H		Number of new units funded	2010		
					H			2011		
					H	\$80,000		2012	1	
					H	\$175,000		2013	9	
					H	\$500,000		2014	25	
					H			MULTI-YEAR GOAL		
DH-2 Affordability of Decent Housing										
DH-2.1	Develop more affordable rental housing	Development of a 60 unit LMI rental project in Grand County		H	HOME & State Match		Households assisted (new units)	2010		
				H	HOME & State Match	\$5,000,000		2011	60	
				H	CDBG/HOME & State Match/LIHTC			2012		
				H	HOME & State Match	\$1,000,000		2013	10	
				H	HOME & State Match	\$1,000,000		2014	10	
						MULTI-YEAR GOAL				

DH-2.2	Provide housing solutions to end chronic homelessness			M	HOME & State Match		Number of new units funded	2010		
		M	HOME & State Match		2011					
		M	HOME & State Match		2012					
		M	HOME & State Match		2013					
		M	HOME & State Match		2014					
					MULTI-YEAR GOAL					
DH-2.3	Increase homeownership opportunities for low income families			M	CDBG/HOME & State Match		Number of new homes created (DPA, Self Help, etc.)	2010		
		M	CDBG/HOME & State Match		2011					
		M	CDBG/Rural Devlp/HOME &	\$750,000	2012	12				
		M	CDBG/Rural Devlp/HOME &	\$750,000	2013	12				
		M	CDBG/HOME & State Match	\$750,000	2014	12				
					MULTI-YEAR GOAL					
DH-2.4	Provide housing for households with HIV/AIDS (through Tenant Based Rental Assistance; Facility-based Housing Assistance; and Short-term Rent, Mortgage and Utility Assistance).			L	HOPWA		# of households served with rental assistance	2010		
		L	HOPWA		2011					
		L	HOPWA		2012					
		L	HOPWA		2013					
		L	HOPWA		2014					
					MULTI-YEAR GOAL					
DH-2.5	Increase capability of local agencies to plan and develop housing projects	Conduct affordable housing planning training		H	CDBG/HOME		Number of workshops and formal trainings provided	2010		
			H	CDBG/HOME	15,000	2011		1		
			H	CDBG/HOME		2012				
			H	CDBG/HOME		2013				
			H	CDBG/HOME		2014				
						MULTI-YEAR GOAL				
DH-2.6	Prevent homelessness through rental assistance			H	ESG and match		# of households served with rental assistance	2010		
		H	ESG and match		2011					
		H	ESG and match		2012					
		H	ESG and match		2013					
		H	ESG and match		2014					
					MULTI-YEAR GOAL					
DH-3 Sustainability of Decent Housing										
DH-3.1	Preserve more affordable housing	Provided delivery of		H	CDBG/HOME &	400,000	Households assisted (MF units preserved and rehabilitated including lead based paint	2010	25	
			H	CDBG/HOME &	400,000	2011		25		
			H	CDBG/HOME &	400,000	2012		25		
			H	CDBG/HOME &	400,000	2013		25		
			H	CDBG/HOME &	400,000	2014		25		
						MULTI-YEAR GOAL				

SL-1		Availability/Accessibility of Suitable Living							
SL-1.1	Provide more and upgraded public facilities primarily benefiting low-income citizens	Replaced Rehabilitated Build new foodbank		H	CDBG		(LMI) persons served through increased number of facilities and services	2010	
			H	CDBG	\$0	2011			
			H	CDBG	\$300,000	2012		280	
			H	CDBG		2013			
			H	CDBG	\$300,000	2014		385	
						MULTI-YEAR GOAL			
SL-2		Sustainability of Suitable Living Environment							
SL-2.1	Provide safe and clean water, primarily to low income persons, to improve the sustainability of the community.			M	CDBG		(LMI) persons being served	2010	
			M	CDBG		2011			
			M	CDBG		2012			
			M	CDBG		2013			
			M	CDBG		2014			
						MULTI-YEAR GOAL			
SL-2.2	Provide warm and safe shelter for the homeless	Rehab existing building to use as winter emergency homeless shelter		H	ESG and match		Shelter nights	2010	
			H	ESG and match		2011			
			H	CDBG/ESG and match	\$150,000	2012		15	
			H	ESG and match		2013			
			H	ESG and match		2014			
						MULTI-YEAR GOAL			
SL-2.3	Remove barriers to disabled persons utilizing public facilities			M	CDBG		Disabled persons being served	2010	
			M	CDBG	\$0	2011			
			M	CDBG	\$50,000	2012		50	
			M	CDBG	\$50,000	2013		50	
			M	CDBG	\$50,000	2014		50	
						MULTI-YEAR GOAL			
SL-2.4	Provide other public infrastructure improvements			L	CDBG		(LMI) persons being served	2010	
			L	CDBG		2011			
			L	CDBG	\$150,000	2012		75	
			L	CDBG	\$150,000	2013		85	
			L	CDBG	\$150,000	2014		85	
						MULTI-YEAR GOAL			
EO-1		Availability/Accessibility of Economic							
EO-1.1	Create economic opportunity			L	CDBG/HOME		Number of jobs created	2010	
			L	CDBG/HOME		2011			
			L	CDBG/HOME		2012			
			L	CDBG/HOME		2013			
			L	CDBG/HOME		2014			
						MULTI-YEAR GOAL			
EO-1.2	Support services to increase self sufficiency for the homeless			H	ESG and match		Hours of case management	2010	
			H	ESG and match		2011			
			H	ESG and match		2012			
			H	ESG and match		2013			
			H	ESG and match		2014			
						MULTI-YEAR GOAL			

EO-2		Affordability Economic Opportunity									
EO-2.1	Increase available affordable units of workforce housing			H	HOME		Number of units created	2010			
				H	HOME	500,000		2011	5		
				H	HOME	500,000		2012	10		
				H	HOME	500,000		2013	10		
				H	HOME			2014			
				H				MULTI-YEAR GOAL			
EO-3		Sustainability of Economic Opportunity									
EO3.1	Insure that projects support LMI populations			M	HOME		Average AMI served through projects	2010			
				M	HOME			2011			
				M	HOME			2012			
				M	HOME			2013			
				M	HOME			2014			
				M				MULTI-YEAR GOAL			
CR-1		Community Revitalization									
CR-1.1	Plan for better communities and utilization of funds			H	CDBG	70,000	Number of LMI persons benefiting	2010	200		
				H	CDBG	70,000		2011	200		
				H	CDBG	70,000		2012	200		
				H	CDBG	70,000		2013	200		
				H	CDBG	70,000		2014	200		
								MULTI-YEAR GOAL			

Narrative 1 Lead Based Paint

Estimate the number of housing units that are occupied by extremely low, low, and moderate-income residents that contain lead based paint hazards, as defined in section 1004 of the Residential Lead Based Paint Hazard Reduction Act of 1992. Describe how lead issues will be mitigated in structures receiving HUD funds for rehabilitation?

<u>LEAD BASED PAINT</u>	<i>CAPER Narrative</i>
<p>On a district-wide average between 40% and 60% of the single family housing stock is over 40 years old. After manufactured/mobile home units, this older housing makes up the majority of the units that house lower income households. Although an in-depth district-wide study cannot be done, the results of the limited lead-based paint testing that has been done in the past leads the SEUALG to estimate that up to 35% of the housing units in the southeast Utah region contain some level of lead based paint. In other words, of the approximately 7900 housing units built prior to 1978, 2900 units are presumed to contain lead based paint.</p> <p>All homes participating in the SEUALG’s housing rehabilitation program, and that were built prior to 1978, are tested for the presence of lead based paint. If lead is found the appropriate mitigation measures are undertaken as required by law, including requiring the use of certified contractors and safe work practices. The homeowner also has the choice to opt out of the program altogether. All owners of homes built prior to 1978 are given a “Protect Your Family From Lead in Your Home” Brochure.</p> <p>The SEUALG Rehabilitation Program Manager is a certified lead based paint inspector and risk assessor. The SEUALG Weatherization Program Manager is a certified lead based paint inspector and both staff members are certified to use the agency’s XRF machine. The SEUALG’s business technical assistance program provides information and resources to potential and existing contractors about state and federal regulations concerning lead based paint certification and safe work practices.</p>	

Narrative 2 - Market Conditions

Describe the significant characteristics of the housing market in terms of the supply, demand, condition, and the cost of housing.¹

<u>HOUSING MARKET</u>	<i>CAPER Narrative</i>
<p>Southeastern Utah was never part of the housing boom experienced in other parts of the country. That does not mean, however, the housing and construction downturn and economic recession did not affect the district's housing markets.</p> <p>While housing costs were never over inflated (except, perhaps, in Grand County) the ability of lower income households in this district to obtain decent affordable housing has been affected. House flipping never became popular in southeastern Utah. However, during the era of free and easy credit many low-income people gave into the desire to become a homeowner and used some type of sub-prime loan to achieve the dream. When unfavorable changes to the terms of these loans took effect, many of these sub-prime mortgages went into foreclosure. RealtyTrac reports that approximately 42 properties were foreclosed during 2010. The regional Community Development Corporation's housing counselor is currently working with 35 households to modify their mortgage terms. While these number seem small compared to more populated areas of the state and country, to put them in perspective, in 2007 there were fewer than 20 foreclosures district-wide. Like the rest of the country, tightening of the credit markets has made it much more difficult for households to purchase or build a home. This market condition is especially concerning in southeastern Utah because by far the majority (74%) of the housing is owner-occupied and, outside of the public housing units, there are very few multi-family rental units available. The rental housing that is available is often outside of the affordability range of about 41% of the district's low-income households. The 2010 Annual Report on Poverty In Utah, published by the Utah Community Action Programs reports the following rent burden rates for the district counties</p>	

¹ *If a state intends to use HOME funds for tenant based assistance, it must specify local market conditions that led to the choice of that option.*

County	% of LMI Renters Unable To Afford FMR For 2 Bedroom Unit
Carbon County	47%
Emery County	40%
Grand County	44%
San Juan County	32%

Besides basic affordability, the quality of the housing available to low-income households is often deteriorated or dilapidated. Because so much of the housing in the district is either 40 plus years old or is a manufactured/mobile home, housing quality and energy efficiency is a major issue.

Although, private construction picked up a bit through 2009, from January of 2007 through December of 2010 construction of new dwelling units in the district dropped 58% on average. During 2010 housing construction was flat. Except for the two low-income multi-family publically funded projects completed in Carbon County, most of the units constructed have been owner occupied or condos for tourist/investment sales.

No. Of Housing Units Constructed 2007, 2009 & 2010					
	SF	MBL/MFG	DPLX	MF	Totals
2007	182	123	20	52	377
2009	102	65	2	40	167
2010	105	47	4	0	160

The district's housing authorities continue to report increased wait lists and longer wait times for both rental vouchers and units. Most of the families applying for help are single mothers with 1 to 3 children. Housing Authority wait times range from 30 months in Carbon County, 12 months in Emery County and 18 months in Grand/San Juan Counties. The number of households on the wait lists is: Carbon County=287, Emery County=75, Grand County=60. The Housing Authority of Southeastern Utah has closed it waiting list, but will reevaluate the closure in the spring of 2011. Surveys of affordable housing plans and information gathered during the Consolidated Planning process shows that district-wide approximately 2000 additional units of affordable housing (or rent subsidies) are necessary to resolve the housing burden of those low-income (at or below 80% of median income) households that are paying more than

30% of their income for rent, or who live in deficient housing.

Advocacy agencies also report a significant deficiency in units adapted for those with physical disabilities, mental disabilities, youth aging out of the foster care system and people being discharged from nursing homes, jails, and hospitals. Further, agencies continue to experience a downward slide in their overall funding. Housing Authorities have lost (on average) up to 40% of their funding over the last decade. Active Re-Entry, which provides services for people with disabilities, has lost all of its assistive technology and device funding. This funding helped keep people in their homes by providing ramps, grab bars, roll-in showers and wheel chair/scooter repairs, etc. without charge to income qualified clients. In-home services programs that maintain many elderly in their homes, rather than institutions, have lost significant funding and are not currently accepting new clients even when existing clients leave the program. With the conversion of the district's one emergency shelter into transitional housing there is no longer any housing available for the chronically homeless who also have criminal records that prevent them from participating in most housing programs.

Overall, the ability of the district's low and very low income residents to obtain decent, safe and affordable housing has become much more difficult, especially in the last three years.

Narrative 3 - Barriers to Affordable Housing

Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the state. Such policies include tax policy, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment. Also describe the overall assessment of housing in the area served under this Consolidated Plan.

<u>BARRIERS TO AFFORDABLE HOUSING</u>	<i>CAPER Narrative</i>
<p>Southeastern Utah district is so sparsely populated the extraordinary land use, zoning, and construction requirements that sometimes prohibit the development of affordable housing in more urban/suburban areas are rarely found in this district. Communities in southeastern Utah have historically used a “pay as you go” system of financing infrastructure expansion (sewer, water, electric lines, natural gas lines, streets, sidewalk/curb/gutter). In order to mitigate the costs of infrastructure development, new housing and commercial development is usually kept as close as possible to existing cities and towns. Because there is no public transportation available in the district, it’s vital that affordable housing (especially that designed for the low-wage worker) be developed close to jobs, services, and schools. The result is that affordable housing projects must compete against well financed, private development for the same scarce land and public infrastructure access. These two basic “realities” have the effect of increasing costs for development in general and affordable housing in particular.</p> <p>Because of growth/development pressures associated with the tourism industry, some communities in southeastern Utah have infrastructure impact fees as high as \$10,000 per unit, including each apartment in a multi-family development. This is a significant cost for a low-income housing project to absorb. And because the scarce availability of land in the areas where growth is/has occurred (again, mostly the counties with a significant tourism</p>	

industry), land costs also often present a barrier to affordable housing. Several communities in southeastern Utah are trying to address some of these barriers by adopting zoning ordinances that encourage the development of affordable housing, i.e., allowing for accessory dwellings, offering high-density bonuses for affordable housing, and relaxing some development requirements (sidewalk parkways, open areas, and landscaping regulations, for instance)

Generally, the primary barrier to the availability of affordable housing in southeastern Utah is the lower wages and incomes within the district. Because tourism is a primary component of the district's economy, and wages in this industry are significantly below the state average, lower income workers often find it difficult to obtain decent, affordable housing.

Because of stagnant population growth during the decade between 2000 and 2010, developers have not found it profitable to invest in the district. Except for multi-family type housing units developed as second homes or as investment properties which are rented for tourist room sales and vacation housing, almost all of the housing built in the last ten years has been single family units, constructed one unit at a time by the owner/occupant. A significant portion of those single family units were manufactured homes which do not retain their value and usually have higher maintenance and energy costs.

Finally, because much of the single family housing in the district, including units available for rent, is well over 40 years old, poor housing condition is a major barrier to affordable housing. Housing authorities in southeastern Utah report that often voucher clients end up turning their vouchers in because they cannot find a housing unit that meets the minimum habitability standards at the fair market rate.

Narrative 4 - Analysis of Impediments to Fair Housing

The state is required to conduct an analysis to identify impediments to fair housing choice within the state. The analysis is updated annually. Although HUD does not require the analysis to be submitted as part of the Consolidated Plan, the state submits the analysis and updates with the Consolidated Plan and annual updates. In addition, the state must certify that it will affirmatively further fair housing; which means it will conduct the analysis, take appropriate actions to overcome the effects of any impediments, and maintain records reflecting the analysis and actions in this regard. The AOGs should discuss any local impediments to Fair Housing choice and actions to be taken to minimize those impediments.

<u>IMPEDIMENTS TO FAIR HOUSING</u>	<i>CAPER Narrative</i>
<p>Low incomes combined with a lack of affordable multi-family rental units in general is the primary impediment to fair housing in southeastern Utah</p> <p>While the southeast Utah district does have a relatively high percentage of minority residents (primarily Hispanic and Native American), communities with neighborhood concentrations of minority populations do not exist in this district like they do in more urban communalities. Although most of the Native American population lives in San Juan county, in the non-reservation communities there aren't neighborhood concentrations of minority, aging or disabled residents. Rather, most of the cities and neighborhoods in southeastern Utah are a random mix of races, ethnic origins, and housing types and value. However, because economic conditions limit housing choice, an inadequate supply of decent affordable housing in the southeast Utah district is the primary obstacle to fair housing.</p> <p>In the southeast Utah district the protected class that is most affected by impediments to fair housing is "people with disabilities." Because there is so little multi-family rental housing available in southeastern Utah, renters with physical disabilities have an especially difficult time obtaining housing that has been adequately modified to remove mobility barriers. People with mental disabilities also lack housing choice because of the lack of</p>	

units affordable to very low income citizens in general coupled with the inadequate level and availability of supportive services.

The housing programs operated by the housing authorities and the SEUALG emphasis improving both the quality and quantity of units adapted to residents with disabilities.

Narrative 5 - Method of Distribution

Provide a description of the methods of distributing funds to local governments and nonprofit organizations to carry out activities or the activities the state will undertake, using funds expected to be received during the program year under the formula allocations (and related program income) and other HUD assistance. Explain how the proposed distribution of funds will address the priority needs and objectives described in the Consolidated Plan.

<u>METHOD OF DISTRIBUTION</u>	<i>CAPER Narrative</i>
<p>The Southeastern Utah Association of Local Governments determines funding criteria only for the CDBG program. The SEUALG Rating and Ranking committee uses the information provided by the Consolidated Planning and Annual Plan Update process to determine the region's rating and ranking policies. The actual rating and ranking policies are finalized in July/August of each year. Based on priorities identified in the 2010-2014 Consolidated Plan and this update, projects will be awarded funding based on the amount of direct benefit to income qualified residents, how mature the project is, and the following priorities:</p> <p>1. HOUSING AND HOMELESS PROJECTS</p> <p>Housing and homeless projects that increase the number of units or rehabilitate the existing housing/units for income qualified households and homeless individuals and families.</p> <p>2. ECONOMIC DEVELOPMENT PROJECTS</p> <p>Projects that directly provide economic development or job creation benefit to income eligible residents.</p> <p>3. COMMUNITY AND HUMAN SERVICES FACILITIES</p> <p>Projects that increase or improve facilities that provides human services (food banks, daycare centers, senior centers, medical clinics, improved access (beyond basic ADA compliance) for people with disabilities, etc.). Applicants will be required to document how the project provides or improves access to a</p>	

direct benefit or service for income qualified clients rather than primarily providing benefit to the agency or facility itself:

3. COMMUNITY DEVELOPMENT PROJECTS

Projects that provide general community development benefit to income qualified communities or neighborhoods will be rated and ranked under the following priorities:

- A. Culinary water projects
- B. Sewer projects
- C. Waste water projects
- D. Public safety projects (fire protection, emergency and ambulance service)
- E. General ADA compliance projects (curb cuts, ramping government buildings, parking lot striping, park restroom adaptations, etc.);
- F. multi-purpose community center projects (not including sports facilities)
- D. Public service projects (within the limits set by both the federal and state governments and the rating and ranking committee) that provide a direct benefit to the targeted client group:
- G. Recreation projects (parks & park improvements, playground equipment, sports centers/skate parks/ball courts, etc.
- H. Basic public facilities such as sidewalk, curb & gutter, street signage, etc.
- I. General planning for communities such as water system master planning, community master planning, capital facilities master planning, etc.

The design and engineering services needed for CDBG eligible construction projects will be considered for funding under the actual construction or project category.

In the past, applications for the southeastern Utah housing rehabilitation programs funded with HOME and CDBG money have not been at a level that a wait list needed to be developed, or that the district's prioritization system (disabled, elderly, children under 6 yrs of age, etc.) be implemented to determine who receives funding and when. Likewise,

<p>restrictions on how many housing rehabilitation applications can or will be accepted from any community have not been necessary. It is not anticipated that either wait listing or priority restrictions will become necessary during the period covered by this Consolidated Plan.</p>	
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Narrative 6 - Sources of Funds

Identify the resources from private and public sources, including those amounts allocated under HUD formula grant programs and program income, that are reasonably expected to be made available to address the needs identified in the Consolidated Plan. Explain how Federal funds made available will leverage resources from private and non-federal public sources and describe how matching requirements of HUD programs will be satisfied. Where deemed appropriate, indicate publicly owned land or property that may be utilized to carry out the plan.

<u>SOURCES OF FUNDS</u>	<i>CAPER Narrative</i>
<p>The SEUALG expects the following funding to be available and allocated to projects in the southeast region of Utah.</p> <p>1. Housing Development Projects</p> <p>CDBG = \$500,000 to fund infrastructure development for a multi-family housing projects, rehabilitation of 24 units of public housing, rehabilitation of up to 12 owner-occupied homes, provide program delivery and technical assistance services to approximately 22 housing rehabilitation clients, and update the Consolidated Plan. Depending on availability, CDBG funding may also be used for the upgrade of two sewer lines and improvements to a building that houses a non-profit community medical service agency.</p> <p>HOME = \$300,000 for single-family rehabilitation projects</p> <p>HOME = \$500,000 for multi-family rehabilitation projects</p> <p>LIHTC = \$2,000,000 for a multi-family project</p> <p>Rural Development = \$700,000 for single family housing rehabilitation, the 502 home purchase program, and 12 units of mutual self-help single family housing</p> <p>HUD Homeless/CoC funding - \$250,000 to fund ongoing homeless supportive services and housing projects.</p> <p>HPRP Funding = \$98,000 to provide rapid rehousing and homeless prevention assistance to income qualified clients.</p>	

2. Community Development Projects

Because housing projects are just a high priority in southeast Utah, very little CDBG/HUD funding is available for general community development projects. While district entities are always willing to apply for CDBG funding to provide the infrastructure needed for housing development, almost all community development project are funded by loans and grants from the state's Community Impact Board (mineral lease monies). It is expected that cities and counties in southeastern Utah will apply for approximately \$25,000,000.00 in CIB grants and loans to funds their listed community development projects.

District communities also apply for Rural Development funding for many of the community development needs.

2. Economic Development Projects

Again, because housing projects are such a high priority in southeastern Utah, economic development projects are rarely funded with HUD monies. The primary source of funding for economic development is the district's revolving loan fund programs and the local funding provided to the Business Expansion and Retention Program (B.E.A.R).

Occasionally funding from the Economic Development Administration is applied for to help fund the expansion of infrastructure for a specific economic development project.

Narrative 7 – Monitoring

Briefly describe actions that will take place during the next year to monitor housing and community development activities and to ensure long term compliance with program requirements and comprehensive planning requirements. Program requirements include appropriate regulations and statutes of the programs involved, steps being taken to review affordable housing activities, efforts to ensure timeliness of expenditures, on-site inspections to determine compliance with applicable housing codes, and actions to be taken to monitor sub recipients.

<u>MONITORING</u>	<i>CAPER Narrative</i>
<p>Monitoring of HUD programs is the responsibility of the State of Utah. However, the SEUALG can fill a partnership role by ensuring that all the activities it operates with HUD funding are conducted according to the required regulation. The SEUALG also provides local technical assistance in the areas of environmental assessments, Davis/Bacon regulations, pre-construction conferences, pre-monitoring reviews, etc., to the district's communities to ensure that projects are in compliance with program regulations and requirements.</p>	

Narrative 8 - Specific HOME Submission Requirements

The plan must briefly describe specific HOME actions proposed. Describe the resale or recapture policy that applies for the use of HOME funds.

<u>HOME PROGRAM REQUIREMENTS</u>	<i>CAPER Narrative</i>
<p>The State of Utah is responsible for compliance with HUD's HOME program regulations. The SEUALG operates the owner-occupied single family rehabilitation program in southeastern Utah with funding provided by the Olene Walker Housing Loan Fund. The SEUALG complies with the <i>RURAL UTAH SINGLE FAMILY Rehabilitation and Reconstruction Program Rules & Guidelines 2009-2010</i>, and the <i>2010-2011 Olene Walker Housing Loan Fund Program Guidance & Rules</i> developed and published by the State of Utah. These documents can be found at: http://housing.utah.gov/owhlf/programs.html</p>	

Narrative 9 - Specific HOPWA Submission Requirement

HIV/AIDS Housing Goals – For areas receiving these funds, identify methods of selecting project sponsors (including providing full access to grass-roots faith-based and other community organizations) and annual goals for the number of households to be provided with housing through activities that provide short-term rent, mortgage and utility assistance payments to prevent homelessness of the individual or family, tenant-based rental assistance; and units provided in housing facilities that are being developed, leased or operated.

<u>HIV/AIDS HOUSING</u>	<i>CAPER Narrative</i>
<p>Because fewer than one or two persons with HIV/AIDS are identified each year within southeastern Utah, HOPWA funded housing is not considered a need at this time.</p> <p>Because the numbers of HIV/AIDS residents in southeastern Utah are so small, housing issues for this group can be resolved by regular community projects and funding.</p>	

Narrative 10 - Homeless and other Special Needs (including ESG)

Describe activities to address emergency shelter and transitional housing needs of homeless individuals and homeless families (especially extremely low income) to prevent them from becoming homeless, to help homeless persons make the transition to permanent housing and independent living, specific action steps to end chronic homelessness, and to address the special needs of persons who are not homeless that were identified in the strategic plan as needing housing or housing with supportive services. Describe the status of the homeless coordinating council(s) serving the area covered by the Consolidated Plan. Describe any actions being taken to achieve objectives listed in Table 2C.

<p><u>HOMELESS AND OTHER SPECIAL NEEDS HOUSING</u></p> <p><u>Homeless</u></p> <p>Two major projects were completed in Carbon County during 2010. One was the rehabilitation of the emergency shelter located in Helper City which included converting that facility into transitional housing. This rehabilitation brought the 100 year old building up to code and solved serious ADA and energy efficiency problems. However, with the conversion of this building from emergency shelter to transitional housing there are now no emergency shelter facilities in southeastern Utah. The new transitional housing facility will target the chronically homeless individual and very small families. However, residents will be required to pay a minimal rent and pass back-ground/criminal reviews. Homelessness is an issue in southeastern Utah, but it often takes the form of families and individuals being forced to double up and/or live in housing units that do not meet basic safety and habitability standards (especially older mobile homes). However, housing for the people who are chronically mentally ill and/or substance abusers and who also have criminal records that prevent them from living in housing authority or other traditional housing project has been identified as a particular need.</p> <p>There are three domestic violence shelters operating in the district, but stays at these shelters are usually limited to 30 days. There are no transitional housing programs or units</p>	<p><i>CAPER Narrative</i></p>
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geared toward families, so often shelter clients have to choose between continuing to live with their abusers and becoming homeless. Options for emergency shelter for single men and families that are not the victims of domestic violence are generally limited to short-term (2 to 30 days) motel or rent payments. The emergency assistance provided by the Community Services Block Grant funding (available in Carbon, Emery & Grand Counties), United Way, and through the Department of Workforce Services is limited by funding availability which generally runs out the last few months of each fiscal year.

Other Special Needs Housing

Service providers identify housing adapted to people with disabilities, including senior citizens as a special need. Besides generally not having enough affordable units with ADA adaptations to meet the need, funding for in-home support services, minor ADA adaptations and assistive devices has been almost eliminated in the last few years. This funding and the programs they supported allowed people to remain in their own homes and helped prevent homelessness.

Specific projects identified in the capital improvements lists are:

1. 4 additional beds in a group home for the chronically mentally ill
2. 5 additional units added to an existing facility that provides permanent supportive housing to people who are homeless and mentally ill.
3. Rehabilitation of a residential treatment facility (9 units) for substance abuse client.
4. Up to 20 units district-wide for youth aging out of the foster care system
5. 50 units of multi-family rental housing for very low-income families

6. Replacement of the spouse abuse shelter building in Carbon County and major rehabilitation of the spouse abuse shelter in Grand County
7. Other needs identified are increases the number rental vouchers administered through the housing authorities, and other rent subsidy programs, and restoration of funds that provide services to people with disabilities.

Homeless Implementation Plan

The regional homeless coordinating and continuum of care committees continue to coordinate their strategies and implementation plans with the Utah Balance of State Homeless Coordinating Committee. While resources for implementation of projects that address the homeless needs in the district are scarce, continued coordination of services and information continues to be the goal of the district's homeless providers.

Goal: Reduce the number of homeless individuals and families and improve services

1. Provide resource and referral for Services by maintaining lines of communication between service agencies.
2. Coordinate services by training staff to be familiar with services offered by other agencies.
3. Increase the supply of housing by identifying needs and gaps, assisting housing developers and supportive service providers to partner in new projects, assist developers to include very low income units in their projects.
4. Provide short and long term resources to homeless persons by providing supplemental food, utility and rent payments (CSBG, HPRP, TANF rental assistance, etc.)
5. Increase participation in mainstream support programs by providing assistance to clients to access food stamp programs, disability support programs, and health (mental and physical) programs.

In general the overall priorities to address homelessness and special housing needs in southeastern Utah continues to be:

1. Develop additional permanent, supportive and

ADA adaptive housing units for the very low income household

2. Continue to rehabilitate existing housing units
3. Develop transitional housing units

4. Develop additional units for senior citizens and people with disabilities.
5. Develop emergency (including winter shelter) shelters in at least two counties.

Recognizing the importance that safe, decent, affordable housing plays in both healthy communities and health economies, the Southeastern Utah Association of Governments Board has directed the SEUALG to take an active role in housing development, rehabilitation, and planning and technical assistance programs on a region-wide basis. To that end the Rating and Ranking Committee has for years dedicated a significant portion of the region's CDBG allocation to affordable housing activities and projects, and has further directed that the CDBG funds be coordinated with HOME and other HUD funding, Rural Development programs, and Weatherization/HEAT programs in order to maximize the limited available resources.

Narrative 11 - Discharge Coordination Policy

Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds should develop and implement a “Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy and how the community will move toward such a policy.

<p><u>DISCHARGE COORDINATION POLICY</u></p> <p>During 2010 the SEUALG has been working with the district’s continuum of care committees to develop formal discharge plans that reflect local needs. However, several barriers to implementation of a formal plan have been identified. These barriers are mostly related to lack of funding and regulations that prevent many people from obtaining housing and supportive services once they leave jail, mental or medical facilities. These barriers include:</p> <p>CRIMINAL JUSTICE AND MENTAL HEALTH SYSTEMS</p> <ol style="list-style-type: none">1. Clients have no income and are not employable2. Clients have lost their eligibility to qualify for SSI or SSDI3. Clients also lose their Medicaid or Medicare coverage when they are incarcerated4. Criminal or mental health histories of clients are such that they cannot qualify for housing in any of the district’s housing authority, LIHTC or transitional housing units5. Because the communities in southeastern Utah are small and close-knit a history of problems with previous landlords often means other landlords won’t rent to clients.6. Because clients have no income or other resources they aren’t able to obtain the necessary supportive mental health or substance abuse treatment.7. Even when clients have families and	<p><i>CAPER Narrative</i></p>
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housing they are often unable to maintain themselves in the housing because of the lack of other resources.

MEDICAL AND LONG TERM CARE FACILITIES

1. Resources to provide senior and disabled residents in-home services are inadequate and sustained further cuts in the last 2 years. Hospitals and nursing care facilities are reluctant to discharge patients when they know they are going to face inadequate care.
2. Lack of disability adaptations in the district's housing units often prevents patients from returning to their homes. Resources that used to provide equipment and adaptive technology have been eliminated.
3. Lack of transportation; frequently patients could be discharged to their homes, but there are no human services transportation programs in the district anymore and very often the patients cannot drive and have no family member that can drive.

While planning for formal discharge coordination continues, the biggest barrier to achieving a comprehensive system is lack of funding. District human services agencies and housing organizations are not able to commit to actions and services for which they do not have funding. Because there is not enough funding to provide the necessary mental health and substance abuse services and long-term housing subsidies, a formal discharge coordination plan has yet to be adopted

In the meantime, informal systems to provide services and obtain housing have been implemented by the continuum of care committees and the interagency coordinating councils.

Narrative 12 - Allocation Priorities and Geographic Distribution

The action plan must describe the reasons for the allocation priorities and identify the geographic areas (including areas of low-income and minority concentration and specific communities, by name, with distressed and disadvantaged populations) in which it will direct focus and assistance during the program year. For each of these named communities, include a brief explanation of how needs will be met and resources focused. For programs in which the funds are distributed through a competitive process and cannot predict the ultimate geographic distribution of the assistance, a statement must be included in the action plan indicating that fact. In instances where areas receiving funds have already been identified by the time the Consolidated Plan is submitted, the geographic areas where assistance will be provided (including identification of areas of minority concentration) must be described in the action plan. Where the method of distribution includes an allocation of resources based on geographic areas, the rationale for the priorities for such allocation must be provided. Identify any obstacles to addressing underserved needs. Where appropriate, estimate the percentage of funds to be awarded to targeted areas. Key indicators for measuring performance should be included in table 2C.

<p><u>ALLOCATION PRIORITIES AND GEOGRAPHIC DISTRIBUTION</u></p>	<p><i>CAPER Narrative</i></p>
<p>The only HUD program the SEUALG has the responsibility to allocate is the CDBG program. Because there are no concentrations of poverty, minority populations, and deteriorated neighborhoods within the district, and all but 2 of the communities in this district can be identified as disadvantaged, the SEUALG has not developed a geographic distribution or allocation plan for the CDBG funding.</p> <p>Rather, based on the needs identified by the annual updates to this Consolidated Plan and the capital improvements planning process SEUALG Rating and Ranking Committee has determined that CDBG funding will be targeted to projects according to the following priorities:</p> <p>1ST PRIORITY - HOUSING:</p> <ol style="list-style-type: none"> 1. New permanent low income housing units 2. Rehabilitation of existing permanent housing units 3. New supportive and ADA adaptive units 4. Transitional housing units 5. Emergency shelter units 	

2ND PRIORITY – ECONOMIC DEVELOPMENT:

1. Projects that provide permanent jobs to low and very low income residents

3rd PRIORITY – COMMUNITY DEVELOPMENT:

1. Culinary water projects
2. Sewer projects
3. Storm drainage projects
4. Public safety
5. Facilities that provide services to income qualified clients
6. ADA Access
7. Multi-purpose community centers
8. Transportation
9. Recreation projects
10. Public facilities (sidewalk/curb/gutter)
11. General community, facility, or master planning.

When there is competition for funds within a particular category, the level of low-income benefit drives the decision of which project is funded. In general, 100% of the district's CDBG funding goes to targeted projects.

Narrative 13 - Community Development (CDBG)

Other Actions -- Describe the CDBG-supported actions plans to be taken during the next year to: address obstacles to meeting underserved needs, foster and maintain affordable housing (including the coordination of Low-Income Housing Tax Credits with the development of affordable housing), remove barriers to affordable housing, evaluate and reduce lead based paint hazards, reduce the number of poverty level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies, and foster public housing resident initiatives. The CDBG narrative must also describe steps taken to minimize the amount of displacement due to acquisition, rehabilitation or demolition of occupied real property. Economic development needs and actions can also be described.

<u>COMMUNITY DEVELOPMENT</u>	<i>CAPER Narrative</i>
<p>Rating and ranking for 2011-2012 CDBG projects will not take place until after this action plan has been submitted. The following projects and activities have been applied for and may receive funding at some level. All of the community development projects have an LMI benefit of at least 60%. The projects related to housing have an LMI benefit of 100%</p> <ol style="list-style-type: none">1. Coordinate CDBG, OWHLF, Rural Development and weatherization funds to rehabilitate up to 25 owner occupied homes of low-income residents (district-wide). Home owners will also received program delivery services in the form of assistance to fill out application and obtain needed documentation, assessment of their housing rehabilitation needs (including lead-based paint testing and assessments), development of scopes of work (including Energy Star standards), supervision of the actual construction, coordination of work and payment of contractors, suppliers, etc.2. Construct expanded public infrastructure needed to develop a 60 unit low-income multi-family rental housing project (Grand County). This project will be financed with a combination of OWHLF, LIHTC and other public and private funding.3. Rehabilitate the bathrooms and replace the flooring in 24 public housing units (benefits very low income residents in Emery County).	

4. Convert an unneeded utility area in a supportive housing project for the chronically mentally ill into a studio apartment (Price City).
5. Replace approximately 600 ft of very old, inadequate sewer line with new 8" PVC line and reroute the line for better flow efficiency (Monticello City).
6. Install approximately 1,817 feet of 8" sewer main, 10 sewer manholes, 14 lateral connections, associated fittings, and road asphalt work and repair (Blanding City).
7. Acquire property on which to build a new fire station that will also house ambulance and emergency services (Huntington City).
8. Rehabilitate the lot of a non-profit community and in-home medical services agency that services Medicaid eligible clients: remove concrete barriers left when the property was a convenience store/gas station (Price City).
9. Complete the 2012 update to this Consolidated Plan, coordinate with the district's homeless coordinating and continuum of care committees to update their plans and conduct the homeless point in time count. Provide project development assistance to the district's entities, with an emphasis on benefit to the region's low and very low income residents.

While citizens affected by these projects may experience some minor disruption and inconvenience during some stages of construction, none of the planned projects is anticipated to have any displacement effect on individuals or businesses.

The southeastern Utah CDBG rating and ranking policies for the 2011-2012 funding year can be found at: www.seualg.utah.gov

Narrative 14 - Economic Development (CDBG)

Describe plan to assist businesses in creating jobs for low income persons, enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the region's economic development strategy.

<u>ECONOMIC DEVELOPMENT (CDBG)</u>	<i>CAPER Narrative</i>
<p>While economic development activities are a high priority in the district's CDBG Rating and Ranking system, no economic development projects have been applied for and no economic development projects have been funded in more than a decade. Because the level of CDBG funding is low and because housing projects are so highly rated, like general community development projects, economic development projects are generally not competitive.</p> <p>Should an outstanding economic development project be submitted it, would need to provide a 100% LMI benefit in order to earn enough points to be awarded funding.</p>	

Narrative 15 - Energy Efficiency

Describe how capital improvement projects and structures funded with HOME, CDBG, ESG, and HOPWA dollars will receive cost effective energy upgrades for long-term utility cost savings and for a healthier environment. Please note that any projects funded through the Olene Walker Housing Loan Fund Board and Private Activity Bond Board are required to be ENERGY STAR-qualified..

<u>ENERGY EFFICIENCY</u>	<i>CAPER Narrative</i>
<p>The SEUALG single-family housing rehab program, which uses Olene Walker Housing Loan Fund Board, Rural Development, and CDBG funding in its projects, follows Energy Star standards on all homes that undergo major rehabilitation. The housing rehabilitation program also coordinates with the district's weatherization program so that the maximum improvements in energy efficiency can be achieved in each project. All replacement unit projects are designed to achieve the full Energy Star designation. Where possible all general community development projects include energy efficiency components in their design and construction.</p> <p>When the CDBG rating and ranking policies are updated for the 2012-2013 funding year, energy efficiency considerations will be included in to the point and ranking system.</p>	

Narrative 16 - Sustainability and Green Projects

Describe how capital improvement projects and structures funded with HOME, CDBG, ESG, and HOPWA dollars meet nationally recognized levels of sustainability or "greenness" such as the Rural Community Assistance Council (RCAC) "mid green" level, the Enterprise Green Community's Checklist, or the LEED Silver rating.

<u>SUSTAINABILITY AND GREEN PROJECTS</u>	<i>CAPER Narrative</i>
<p>Because of economic distress, lack of population growth, and the relative remoteness of the southeastern Utah district there has not been community-wide or neighborhood-wide development in southeastern Utah like there has been in the more urban areas of the state. Most of the small towns in southeastern Utah haven't updated their general plans in many years. However, as these plans are updated sustainability and energy efficiency is included as a component of new development regulations, including allowing residential retrofitting of solar and wind generated electrical systems.</p> <p>Two of the district's cities have been able to achieve a more active and advanced sustainability approach.</p> <p>Moab City has been designated a "Blue Sky" community and a Green Power Community Partner. The city has also joined the Community Clean Energy Challenge program. All public building/structures developed in the city during the last 5yrs have earned at least the LEED Silver rating. Moab City has also adopted policies that encourage new homes and business to use sustainable wind generated electric power. About 4% of the electrical demand in the area is met with wind power.</p> <p>Price City participates in the Alliance to Save Energy Program which provides information and education to business and households on energy conservation. Price City is also developing a recycling program and a community trails system.</p>	

<p>SEUALG CDBG staff serves on the Resource Conservation and Development board and participates in the development of projects that promote sustainable energy sources such as bio-mass, wind power and solar energy production.</p>	
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Narrative 17 - Section 3

Describe how capital improvement projects and structures funded with HOME, CDBG, ESG, and HOPWA dollars achieve compliance to the federal Section 3 requirements to ensure that economic opportunities generated from HUD funded projects, to the greatest extent feasible, will be directed to low and very low-income persons - particularly those receiving assistance from housing, and the businesses that provide them economic opportunities.

<u>SECTION 3 REQUIREMENTS</u>	<i>CAPER Narrative</i>
<p>Section 3 regulations require that the employment and other economic opportunities (sub-contracting and providing materials) created by federal financial assistance for housing and community development programs should, as much as possible, be targeted toward low- and very-low income persons, particularly those who are recipients of government assistance for housing.</p> <p>People who meet the Section 3 requirements</p> <ol style="list-style-type: none">1. Public housing residents2. Low and very-low income persons who live in the metropolitan area or non-metropolitan county where a HUD-assisted project for housing or community development is located. <p>The southeastern Utah district rarely receives enough HUD funding for any one project that compliance and reporting for Section 3 requirements becomes necessary. However, because most of the projects are small, local contractors who hire local residents are usually the only contractors who bid on the projects.</p>	

Narrative 18 - Other

2011-12 CAPITAL IMPROVEMENT PROJECT LISTS (potentially HUD funded)

Entity	Priority	Description	Total Costs	Funding Sources
CARBON COUNTY				
East Carbon City	B	Industrial park Improvements	\$250,000	CIB/CDBG/RD
“	B	Recreation/park improvements	\$350,000	CIB/CDBG
Helper City	B	Main park/playground/pavilion	\$400,000	CIB/CDBG
“	A	Fence water springs	\$200,000	CIB/CDBG/Other
“	A	Upgrade springs-cover and seal	\$500,000	CIB/CDBG/Other
“	A	Repair underground culinary water tank	\$1,000,000	CIB/CDBG/Other
“	A	Replace water lines	\$600,000	CIB/CDBG/Other
“	A	Replace sewer lines	\$600,000	CIB/CDBG/Other
“	A	Water tank repair	\$250,000	CIB/CDBG/Other
“	A	Storm water management upgrades	\$500,000	CIB/CDBG/Other
Price City	B	Renovate Community Nursing Services parking lot	\$60,000	CDBG
Scofield Town	A	Water system & drainfield improvements	\$250,000	CIB/CDBG/Other
Sunnyside City	A	Fire truck	\$200,000	CIB/CDBG/Other
Wellington City	A	Water tank replacement	\$500,000	CIB/CDBG/Other
4-Corners Mental Health	A	Renovations to substance abuse residential treatment center	\$200,000	CDBG/Other
Housing Authority of Carbon County	A	Replace spouse abuse shelter building	\$750,000	CDBG/Other
EMERY COUNTY				
Emery County MBA	A	Huntington Senior Center Improvements	\$150,000	CIB/CDBG/Other
Emery Town	A	Curb, gutter, and sidewalk	\$150,000	CIB/Other/CDBG
Cleveland Town	B	Baseball & softball field improvements	\$50,000	CIB/CDBG/Other
Clawson Town	B	Ball field improvements	\$40,000	CIB/CDBG/Other
Elmo Town	B	Sidewalk Construction	\$200,000	CIB/CDBG/Other
Elmo Town	C	Skate park	\$150,000	CIB/Other/CDBG
Ferron City	B	Mayor’s Park improvements	\$30,000	CIB/Other/CDBG
Green River City	A	Fire station	\$1,000,000	CIB/Other/CDBG
“	C	Generator for water plant	\$50,000	CIB/CDBG

“	A	Flood/drainage control	\$500,000	CIB/CDBG/Other
Entity	Priority	Description	Total Costs	Funding Sources
Huntington City	A	Fire station	\$1,200,000	CIB/CDBG/Other
“	A	Acquire land for fire station	\$50,000	CDBG/Other
Orangeville	C	Ball complex restroom improvements	\$175,000	CIB/Other/CDBG
Emery County Housing Authority	A	Rehabilitate 24 units of low-income housing	\$150,000	CDBG/Other
GRAND COUNTY				
Housing Authority of Southeastern Utah	A	Develop 60 units of low-income multi-family rental housing	\$5,000,000	CDBG/OWHLF/LIHTC/Other
“	A	Construct additional building at Virginian apartment complex	\$1,200,000	CDBG/OWHLF/Other
“	A	Rehabilitate existing Virginian apartment units	\$250,000	CDBG/Other
Applicant not identified	A	Renovate old senior center to provide emergency winter homeless shelter	\$100,000	CDBG/Other
4-Corners Mental Health	A	Convert unused space in existing supportive housing building into a studio apartment	\$100,000	CDBG/Other
SAN JUAN COUNTY				
Blanding City	A	Sewer line replacement	\$250,000	CIB/CDBG/Other
Monticello City	A	Sewer line replacement	\$150,000	CDBG/CIB/Other
“	B	Pavilion & bathroom in park	\$200,000	CIB/CDBG/Other
“	C	Fire truck	\$500,000	CIB/Other/CDBG
Eastland SSD	A	Water well Improvements	\$150,000	CIB/CDBG/Other
Applicant not identified	A	Food bank facility	\$300,000	CDBG/RD/Other
DISTRICT-WIDE				
SEUALG	A	Rehabilitate up to 25 owner-occupied homes	\$500,000	CDBG/OWHLF/RD/Other
“	A	Develop 12 units of mutual self help housing	\$750,000	RD/OWHLF/CDBG/Other
“	A	Update the district’s Consolidated Plan	\$70,000	CDBG