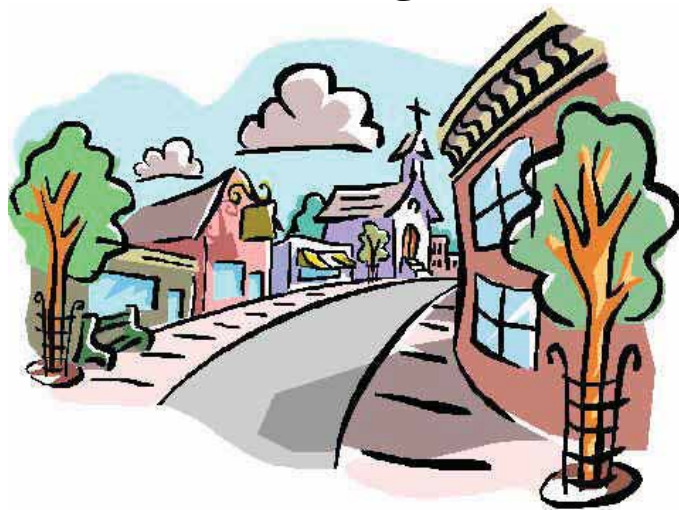




**FIVE COUNTY ASSOCIATION
OF GOVERNMENTS**

**Consolidated Plan
ANNUAL ACTION PLAN
2013**



**FOR THE HUD NON-ENTITLEMENT ENTITIES IN
BEAVER, GARFIELD, IRON, KANE AND WASHINGTON COUNTIES
IN SOUTHWESTERN UTAH**

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CHAPTER I. EXECUTIVE SUMMARY

A. EVALUATION OF CURRENT NEEDS

Local elected officials in southwestern Utah continue to foster a cooperative allocation of federal, state, and local funds to address regional priorities. This cooperative spirit has been the norm for more than 50 years. Community development and human services staff at the Association of Governments have worked diligently to document 2013 priorities, as reflected in the Consolidated Plan template. The complete document is available on the Five County AOG website at:

<http://www.fivecounty.utah.gov/dep/community/consolidated.php>

Housing

- For a number of years officials in the more urbanized areas of our region focused on workforce housing issues, while in the more rural areas the focus was on programs and funding for traditional low income housing programs. The 2008-2011 recession created less of an impetus for focus on these issues. The decrease in housing prices has opened new opportunities for low to moderate income families to enter the homeowner status, but that has been tempered by more stringent credit policies.
- Southwestern Utah leaders continue to pursue efforts to end chronic homelessness, but those efforts must compete with other priorities. The Housing First concept is being implemented in the region.
- Visioning processes through the Vision Dixie (Washington County) and Iron Destiny (Iron County) exercises focused on means by which communities could help reduce housing costs. Some of the ideas discussed included improving permitting processing and re-evaluating impact fee structures. Another option that could be considered is implementation of design standards for higher density housing models. Economic conditions brought about by the housing downturn and economic recession have lowered the cost of housing, but that advantage has been coupled with a severe tightening of credit requirements. Potential home buyers will continue to be challenged in obtaining credit in a changing financial market. There will continue to be a need to educate and prepare home buyers, especially first-time home buyers.
- The Five County Association of Governments is prepared to continue to administer the St. George City Down Payment Assistance Program and to a small degree a regional Down Payment Assistance Program.

Community Development

- Community infrastructure remains a key focus of regional investment of funding. This is a combination of aging systems needing upgrading and expansion necessitated by growth demands. Culinary water and emergency services are high priorities. With the exception of housing, our region's priorities revolve around providing for infrastructure needs.

- A three-fold evaluation process has identified focus communities in the region. A Housing Condition Windshield Survey was updated in 2012. A voluntary community self-assessment was utilized along with community development program staff knowledge and expertise. The focus communities identified below continue to be a regional priority. These communities include:
 - Town of Alton (Housing Conditions)
 - Big Water (Housing Conditions & Community Assessment)
 - LaVerkin City (Community Assessment)
 - Leeds (Community Assessment)

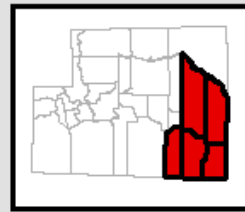
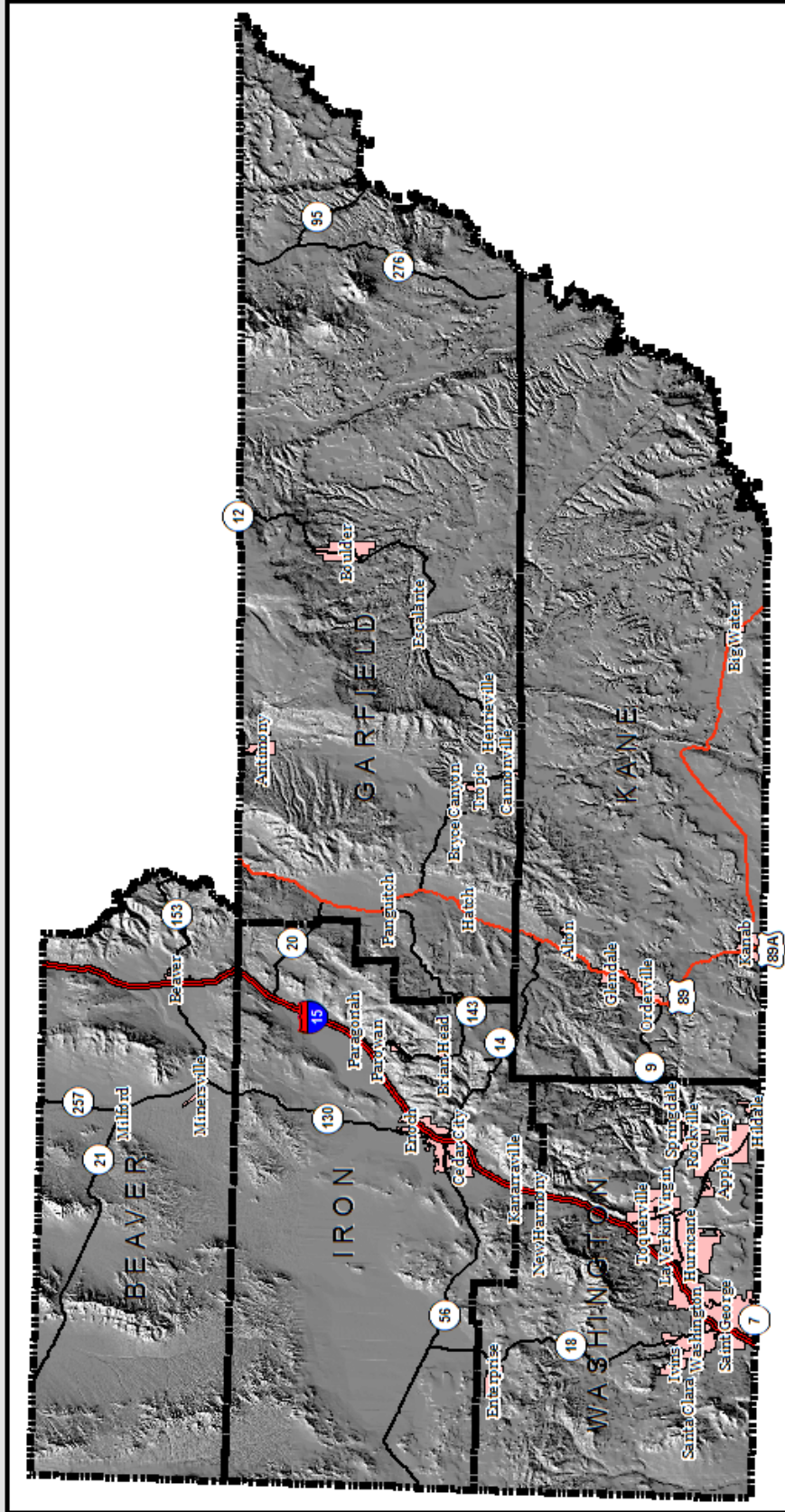
The Association Staff has worked with a number of these communities in 2012 to undertake several activities as follows:

- Alton - In the past several years we have assisted the town in securing funding to construct a new fire station and obtaining a wildland capable fire truck.
- Big Water- Assisted the community to obtain grant funding that enabled them to develop two phases of a community park and playground. This park has greatly improved the lives of the citizens of this small rural community. Assisted the community in obtaining funding for a community wastewater system. Households in the community currently dispose of wastewater via individual septic systems. However, a general obligation bond in the community failed to pass.
- LaVerkin - Assisting the community in obtaining funding for infrastructure and street repair in a low-income portion of the city. Other recent activities included updating their affordable housing plan and obtaining funding for a Geologic Hazards study.
- Leeds - Assisted the town in securing technical assistance for reviewing a major residential development proposal.

Economic Development

- Many local jurisdictions in southwestern Utah continue to invest in county/city economic development programs for active business development; however, the current economic recession has resulted in diminishing municipal budgets and subsequent reductions in staffing. As such, the Five County AOG's continuation of a regional priorities which include a focus on the Revolving Loan Fund as well as other technical assistance continues to be vital. We are currently providing contracted technical planning assistance to Kanab City for current planning.
- Projects in 2012 included finalization of the Zion Scenic Byway Corridor Management Plan; ongoing support of the regional Business Resource Centers; completion and adoption by local jurisdictions of the Regional Natural Hazard Mitigation Plan update; and affordable housing plan development.

INCORPORATED CITIES AND TOWNS IN THE FIVE COUNTY REGION



Legend

- County
- Interstate highway
- US highway
- State highway
- Municipal boundary



Created by: Levi Roberts
 Five County AOG GIS
 March 2013
 Data Source: AGRC

B. EVALUATION OF PAST PERFORMANCE

The following projects were accomplished during the past year:

Five County AOG - Region: 1) Five County staff provided regional planning including updating the region's Consolidated Plan; community planning for housing, community and economic development; assistance through attendance at various meetings and review and development of codes and ordinances; 2) Revolving Loan Fund program delivery was provided throughout the region to expand economic development opportunities, primarily to low and moderate income individuals and businesses by retaining existing jobs and/or creating additional employment. The number of persons benefitting in 2012 through job retention/creation was 13 and 3 were LMI individuals; and 3) Housing program delivery to foster decent and affordable housing throughout the region. This includes opportunities for LMI persons through the down payment/closing cost assistance program, HOME Rehabilitation Program and Emergency HOME program. A total of three homes were completed in 2012 utilizing the HOME Rehabilitation Program. AOG staff utilized CDBG funding to provide program delivery for their housing programs. A total of 40 households were screened for eligibility and several applications and/or projects are at various stages to obtain state approval, in construction or pending.

Beaver County: 1) Beaver City on behalf of the Beaver City Housing Authority-- The Beaver City Housing Authority has acquired a 15 unit complex and is in the process of rehabilitating these units to provide additional low-income housing opportunities in Beaver. Several units have been completely rehabilitated and the remaining units are expected to be completed by June 2013. Proposed beneficiaries total 15 low-income households. This project will provide decent, safe and affordable housing for residents in the community; and **2) Minersville Town--** The town of Minersville received \$300,000 in CDBG funds to expand the current size and scope of the town's existing library. This is a multi-year project that received full funding in FY 2012. The project is under construction and slated for completion December 31, 2013. This project will provide for expansion of the children's collection, ample space to allow all library activities to be held within the building, as well as to provide additional computer space to the public. The project will enhance availability and sustainability in the community. The total number of beneficiaries is 907, with 66.9% LMI persons benefitting.

Garfield County: 1) Hatch Town-- The town of Hatch purchased a new Type 1 fire truck to replace an old truck which had several mechanical issues. The town utilized \$150,000 in CDBG funds, the county provided \$38,000 and the town contributed \$4,331 towards the purchase. The provision of dependable service is imperative to the health and safety of the residents of Hatch. Purchase of this new fire truck improves the liveability and sustainability for residents. The number of beneficiaries is 121, with 61.98% being low-to-moderate income beneficiaries.

Iron County: 1) Cedar City on behalf of the Cedar City Housing Authority (CCHA)-- The CCHA has substantially completed construction of the 18 unit complex which is located adjacent to their current facility. State staff has monitored the project and the final 5% of CDBG funds will be requested in the near future. This project provides an additional 18 units of LMI housing for elderly and handicapped individuals. All of the newly constructed units will be rented to low/ moderate income individuals. The projected number of households benefitting from this project is 18, with all low/moderate income beneficiaries; **2) Cedar City on behalf of Iron County Care**

& Share-- A total allocation of \$174,781 in CDBG funding was awarded to the Iron County Care & Share for phased construction of a new homeless shelter. The initial Phase I of the project was completed in the spring of 2011 and provides emergency housing for approximately 18 men, 12 women, and one family unit. This project improves livability and sustainability for clients utilizing this facility as well as providing affordable and decent housing for those housed at the shelter. A second injection of CDBG funds in the amount of \$138,916 was provided in 2011 for construction of Phase II of the homeless shelter. This includes addition of a second family suite, expansion of dining room facility and a commercial-grade laundry facility. This enhances the opportunity for decent, safe, and affordable housing for chronically homeless individuals. Phase II construction has been completed. The total estimated number of beneficiaries is 200, all of which are low-to-moderate income; **3) Iron County--** Iron County received \$300,000 in CDBG Funds to expand the Beryl Fire Station with two additional bays, an office area as well as classroom space to accommodate training activities to serve a very rural part of Iron County in the Beryl/Newcastle area. The provision of dependable service is imperative to the health and safety of residents living in this rural service area. This project will also improve the liveability and sustainability for residents living in the service area. A pre-construction conference has been held, but the project is on hold because of unforeseen issues with State and Institutional Trust Lands Administration. Iron County had been utilizing property they believed to be in their ownership but learned that a portion of land is actually in SITLA ownership. The county is in the process of purchasing this land. Once the land has been procured, construction will proceed. The total number of beneficiaries is approximately 1,804, of which 80.1% are low-to-moderate income beneficiaries.

Kane County: 2) Orderville Town-- The town is in the process of purchase and installation of a backup power generator for the Red Hollow culinary water well. A major upgrade to the culinary water system was completed in 2008 which included reconstruction of a failing water tank at the Red Hollow site, as well as a new culinary water well equipped with a submersible pump. There are currently two water wells located at this site which serve as the primary source of water for the town. In order to provide reliable service during periods when a power outage occurs, the town would like to install a propane or diesel powered backup generator. The provision of dependable service is imperative to the health and safety of residents living in Orderville. The project will improve the liveability and sustainability for residents. The project was funded with 2012 CDBG funds and is slated for completion by December 31, 2013. The total number of beneficiaries is 577, of which 51% are low to moderate income.

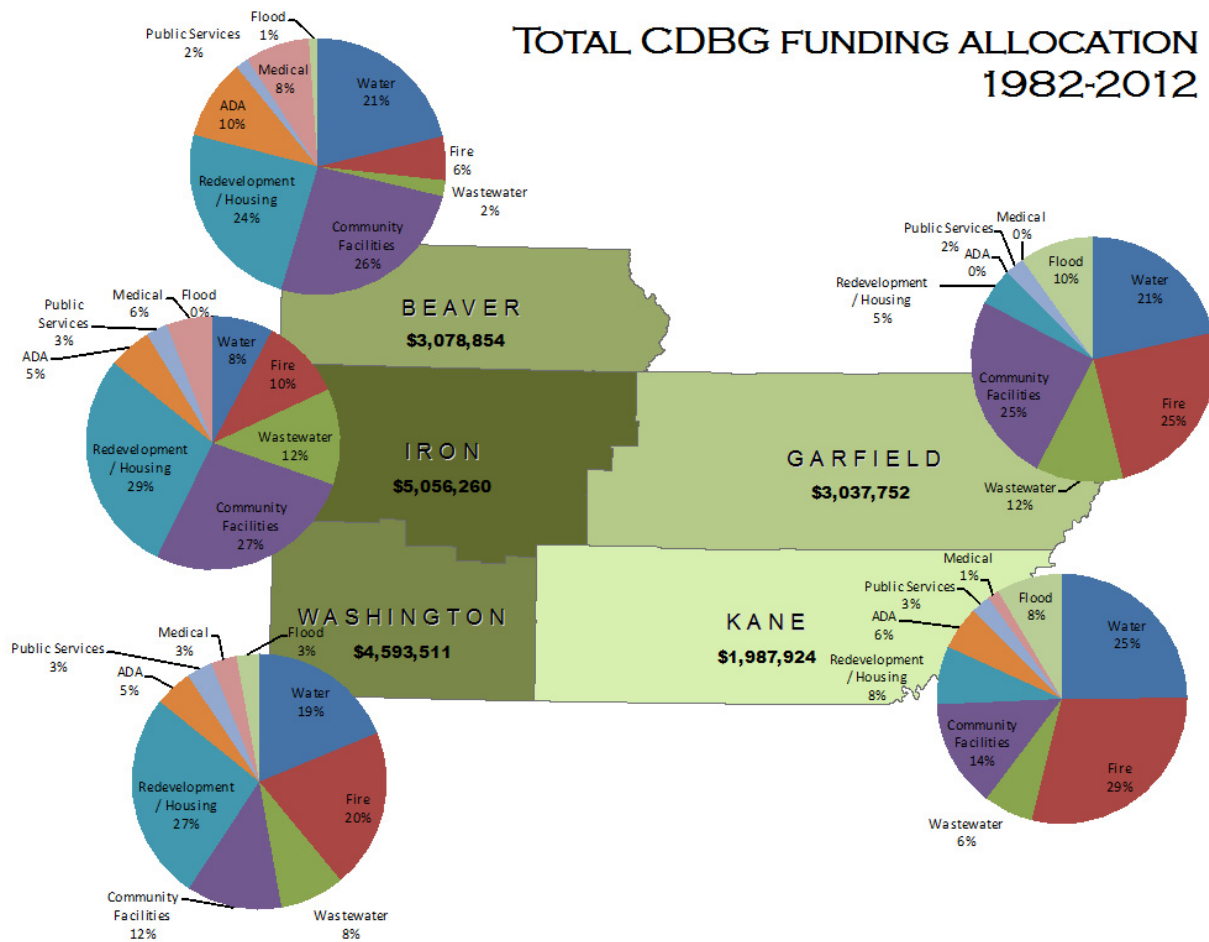
Color Country Community Housing, Inc (CCCHI)-- CCCHI completed several projects during 2012 including the following: **1) Mutual Self Help--** A total of 15 homes were completed in Ivins (12) and LaVerkin (3) with a total funding of \$3,282,900; and **2) Neighborhood Stabilization Program (NSP)--** CCCHI purchased one home through NSP funding that is located in Washington City (\$163,000). There were also three homes purchased under this program in St. George City. These homes are available for sale to LMI households. The total amount of funding received through this program was \$673,000.

Southwest Behavioral Health Center-- The Southwest Center was awarded \$144,000 to assist homeless disabled clients of the Southwest Center in Washington County. This was a one year grant that has been renewed for an additional year. Funds for this project are from a permanent supportive housing grant through HUD.

C. HISTORY OF REGIONAL CDBG FUNDING ALLOCATION

Between 1982 and 2012, each of the five southwestern Utah counties received a significant amount of Community Development Block Grant funding for community development projects designed to improve living conditions, primarily for those who are of low to moderate income. The total funding allocation for all five counties is \$17,754,301. The graphic below displays the total funding allocation for CDBG funds for communities within each of the Five Counties for this time period. This does not include allocations of CDBG funds for regional projects. Iron County has received the greatest amount of total funding during this time period, followed by Washington, Beaver, Garfield, and Kane Counties.

Funded CDBG projects included: water, fire, wastewater, community facilities, redevelopment/ housing, ADA, public services, medical facilities/ambulances, and flood control related projects. The chart which accompanies each county, in the graphic below, displays the total funding allocation for each project type. The variation in project type distribution by county reflects the variety of needs in each community throughout the Region.



D. FUNDING PRIORITY DECISION MAKING PROCESS

The Five County Association of Governments utilizes a comprehensive rating & ranking matrix to determine the priority for funding of all applications for CDBG. The criteria is approved by the local elected officials functioning as the Rating & Ranking Committee (RRC). The projects in 2012 were evaluated utilizing the matrix and recommendations for funding were presented to the Rating & Ranking Committee for prioritization. A copy of the FY 2013 Rating & Ranking Criteria, Policies and Guidelines is found in Appendix C.

E. SUMMARY OF CITIZEN PARTICIPATION AND CONSULTATION

Continued consultation and coordination with agencies in this region and the public took place in the development of this one-year action plan. In addition, ongoing participation by the three public housing authorities in the region was instrumental in the development of this plan.

Annual public forums are conducted in the spring of each year with sessions held in each of the five counties. Staff from both Five County community action and community and economic development facilitate the sessions which are designed to identify the most pressing needs as expressed by local officials and residents. Information was presented at the forums and input solicited for the Community Services Block Grant plan and the Consolidated Plan update in community development efforts. Extensive efforts are employed to include a broad representation of community members including agency staff, clientele of social service agencies and programs, elected officials and people who are low income. Topics of discussion considered essential needs and issues at the 2012 forums, by county, included:

Beaver County-- 1) Transportation: Need for more affordable means of transportation from Beaver City and/or Cedar City to transport employees to employment centers in Milford; **2) Increase in Homeless Individuals/Families:** Employers and the Emergency Food Pantry have seen an increase in homeless individuals and families. The community does not have funding for a motel voucher system or an emergency shelter; **3) Behavioral Health Services:** People with disabilities have a difficult time getting follow-up from agencies that provide outreach to them. This seemed particularly true for those seeking mental health services, trying to get SSI, and just generally trying to determine what services are available; **4) Daycare Options:** Communities need to become more aware of the lack of trained childcare providers for youth with disabilities. Daycare options are limited for children with special needs. Public funding for families has been so limited the past few years that many are unable to pay for childcare, allowing the parents to go to work and/or school. For those families that can afford to pay for needed childcare, it is difficult to find skilled providers.

Garfield County-- The public forum in Panguitch was cancelled because of timing conflicts.

Iron County-- 1) Employment: Employers need to become more aware of the incentives for hiring people with disabilities and people who have been unemployed for long periods of time; Perspective employees need to have employees trained on “soft-skills” and fine tune resumes; Many of the skills of the unemployed and people with disabilities do not match jobs that are available; **2) Affordable Housing:** Limited or

lack of access to subsidized housing and transitional housing for economically disadvantaged individuals and families and those experiencing homelessness; **3) Transportation:** An attendee talked how Cedar City has so many activities such as the Shakespearean Festival, Summer Olympics, University, etc., however, many of the activities are in the evening hours. CATS stops running at about 5:30 p.m., therefore, those that depend on public transportation are not able to attend these activities. Transportation is as always a significant issue for people with disabilities. There is a need to find ways of assisting people with disabilities with transportation needs that are not being met by public transportation such as from outlying areas into more populated areas (Parowan to Cedar City or Enoch to Cedar City). Transportation is so vital to health care, employment and education options that this is a high priority for individuals with disabilities who may not have any other transportation options.

Kane County-- 1) Daycare Options: Communities need to become more aware of the lack of trained childcare providers for youth with disabilities. Daycare options are limited for children with special needs. Public funding for families has been so limited the past few years that many are unable to pay for childcare, allowing the parents to go to work and/or school. For those families that can afford to pay for needed childcare, it is difficult to find skilled providers; **2) Employment:** The need for year round jobs to support families when the tourist season ends; **3) After School Programs:** There is a need for more variety for after school programs for the youth to help them from participating in risky behavior. Finding and utilizing services and programs.

Washington County-- 1) Employment: Not enough jobs. There is a need for more jobs with living wages. It is difficult to find employment in Washington County; **2) Affordable Housing / Homelessness:** Need for supports to access affordable housing and crisis funding for families; **3) Transportation:** Cannot afford a car; physically and mentally able to work however, do not have a driver's license; need transportation to work shop and Sunday activities; bus service needs to be two way to cut down travel time. The need for transit services to expand to Washington City and other surrounding communities was expressed. Transportation is as always a significant issue for people with disabilities. Transportation is so vital to health care, employment and education options that this is a high priority for individuals who may not have any other transportation options. The bus system does not travel to where many of the jobs are located such as the Industrial Center, Fort Pierce, and both Walmart shopping centers. Another issue was the need for SunTran to expand hours of operation.

Chapter 7 contains specific discussion regarding issues raised during the public forums.

A primary purpose of the Association of Governments is to coordinate federal, state and local programs across southwest Utah. Much of this coordination involves aspects of the consolidated planning process, with these efforts detailed in Chapter 7.

F. PRIORITIES

The HOME program is administered by the state of Utah, Division of Housing and Community Development, Olene Walker Housing Loan Fund and funding priorities are established by the loan board. Table 6-1, Chapter 6 includes HOME services for southwestern Utah which are provided through the Five County Association of Governments. Please refer to the following website for detailed funding priorities and allocation process: <http://housing.utah.gov/owhlf/programs.html>

The Balance of State Continuum of Care has determined that their application is consistent with the jurisdiction's current approved Consolidated Plan identified as needs to end chronic homelessness and move families and individuals to permanent housing:

- Create new public housing beds for chronically homeless persons.
- Increase the percentage of participants remaining in Continuum of Care funded permanent housing projects for at least six months to 77 percent or more.
- Increase the percentage of participants in Continuum of Care funded transitional housing that move into permanent housing to 65 percent or more.
- Increase percentage of participants in all Continuum of Care funded projects that are employed at program exit to 20 percent or more.

Projects which were funded from the Balance of State Continuum of Care 2012 include:

- 1) Erin Kimball Memorial Foundation--** No Place Like Home, Supportive Housing Program (\$75,091.00);
- 2) Southwest Behavioral Health Center--** Dixie View (\$27,182.00);
- 3) Cedar City Housing Authority--** Transitional Housing (\$13,912.00); and
- 4) Southwest Behavioral Health Center--** Housing Matter Project (\$149,431.00)

The Washington County School District McKinney Vinto Homeless funds amounted to \$23,000 from federal funding to the State of Utah Education Department for homeless services in Washington County. Funding is used to produce and disseminate brochures to students and teachers, assistance with transportation costs to assist students classified as homeless to be able to stay in their school of origin and it also helps with other needed items and interventions to help the students succeed in school.

1. Housing

The regional priorities of the Five County Association of Governments relating to housing include the administration of down payment assistance programs, rehabilitation of deteriorated housing stock, rehabilitation of existing rental units, providing better availability of safe and adequate affordable rentals, providing seasonal rental housing to support the tourism industry, and developing more water and sewer capacity for housing development in growth areas.

2. Community Development

Based upon the locally identified Community Development capital projects submitted by local jurisdictions, community development priorities for the region are outlined below:

- **LMI Housing Activities--** Regional efforts will continue to focus on projects designed to provide for the housing needs of very low and low-moderate income families. This may include the development of infrastructure for LMI housing projects, home buyers assistance programs, land acquisition or the actual construction of housing units for elderly, low-income and homeless individuals, housing rehabilitation, CROWN rent-to-own homes; mutual self help, and LIHTC projects.

- **Public Utility Infrastructure--** Regional efforts will focus on increasing the capacity of water and other utility systems to better serve the customers and/or improve fire flow capacity. Includes wastewater disposal projects.
- **Public Safety Activities--** Efforts will be concentrated on addressing projects related to protection of property, including flood control or fire protection improvements in a community.
- **Community Facilities/Public Services- -** Regional support will be provided to jurisdictions undertaking construction of projects such as senior citizens centers; health clinics; food banks/shelters; and/or public service activities. These activities traditionally have no available revenue source for funding and have typically been turned down by other funding sources. This category does not include facilities that are primarily recreational in nature.
- **Transportation--** Jurisdictions throughout the region will continue to focus on addressing transportation related projects, i.e., streets/bridges, curb, gutter, sidewalks to address drainage issues and airport improvements.
- **Parks and Recreation- -** Jurisdictions will continue to foster projects designed to enhance the recreational quality of a community i.e., new picnic facilities, playgrounds, community recreation centers, trails, etc.
- **Planning- -** Jurisdictions throughout the region will continue to direct planning efforts towards feasibility studies and various planning for projects such as storm drainage, water system master plans, senior citizen center design, city housing data base and capital facilities plans.
- **Economics--** Some of the jurisdictions in the Five County Region are taking steps to rehabilitate historic buildings and/or museums that play a vital role in terms of historic community values and to foster tourism in the area. The recent renovation of the historic Beaver County Courthouse building is an example of this.

3. **Economic Development**

Chapter 3 identifies the following economic development priorities:

- Provide regionally-focused services that complement county and community economic development programs.
- Focus efforts on jurisdictions that do not have internal staff support to provide day-to-day economic development outreach.
- Represent southwestern Utah interests at forums.
- Forge closer ties between economic development and public/higher education initiatives in the region.
- Continue to champion support for regional projects that foster economic development.

4. **Summary of One year Performance Measures**

It is anticipated that the following projects will be completed during the upcoming year (based on applications received for 2013):

Five County Region: 1) Consolidated Plan Planning, Administration, Rating and Ranking-- AOG staff will provide assistance to communities in updating the regional Consolidated Plan, general CDBG program administration and continue in the identification of focus communities/ neighborhoods throughout the region; **2) Economic Development (Revolving Loan Fund Program Delivery)--** The RLF program is designed to provide economic development opportunity primarily to low to moderate income individuals and businesses by retaining existing jobs and/or creating additional employment. The program job creating is set at 1 job for every \$15,000 lent; and **3) Housing Program Delivery--** Staff will continue to provide program delivery (25-50 households) to foster decent, safe and affordable housing opportunities for low-income persons by providing down payment/closing cost assistance, HOME rehabilitation of existing housing units to enhance health and safety through addressing health code and safety concerns.

Beaver County: 1) Beaver City on Behalf of the Beaver City Housing Authority (BCHA)-- The BCHA is proposing to acquire property and/or existing housing units in Milford to provide additional housing opportunities for low-income families. The project will provide decent, safe and affordable housing for low-income families. The total project cost is \$200,000. The CDBG application is \$150,000. The project number of beneficiaries is 5, all of which are low/moderate income households.

Garfield County: 1) Panguitch City-- The city of Panguitch is proposing to purchase a new ISO rated B or C structural fast attack truck that has multiple capabilities for use as a Type 4 wildland fire truck. This vehicle will significantly increase the pumping capabilities as well as provide access to rural areas that could not be reached previously with the existing equipment. The city is requesting \$150,000 from CDBG funds, the county is providing \$50,000, the city is contributing \$25,000 and the Panguitch City Fire Department is contributing \$4,000 towards the purchase. The provision of dependable service is imperative to the health and safety of the residents of Panguitch. Purchase of this truck will improve the liveability and sustainability for residents. The projected number of beneficiaries is 1520, with 72.5% being low-to-moderate income beneficiaries.

Iron County: 1) Cedar City on behalf of the Cedar Housing Authority-- The CCHA is proposing to purchase property for the construction of low income housing. The property will be utilized to provide housing units that will be occupied by low income families in accordance with the Low Income Housing Tax Credit Program targeting families earning 60% or less of the AMI for Iron County. This project applicant will also seek funding through a HUD Supportive Housing application that will be submitted in 2014. All housing projects of the Cedar City Housing Authority target families earning no more than 80% AMI. Priorities are given to families and individuals earning no more than 50% AMI. This proposed project will provide the opportunity for decent, safe and affordable housing. The projected number of households benefitting from this project is 20, with all low/moderate income beneficiaries.

Kane County: 1) Kane County-- The county is proposing to purchase two four-wheel drive meals-on-wheels vehicles. Acquisition of these vehicles will provide the opportunity to expand services as well as to provide service to areas that are difficult to access during winter months. It is proposed that trucks will be located in Orderville and Kanab. The four-wheel drive trucks are needed to serve rural areas that do not have oiled or well maintained road access. The projected number of beneficiaries is 98. The county is requesting \$85,121 in CDBG funds and the county is providing \$10,000 in match funds for procurement of these vehicles. The proposed project will improve the liveability and sustainability of elderly individuals. **1) Big Water Town--** The town is proposing to rehabilitate one of their existing culinary water tanks as well as procure a portable backup generator that can be moved between the two water tanks. The town has made application for \$63,925 in CDBG funds. Two LMI surveys were conducted for "old" and "new" Big Water because these areas are over one-mile distance. State staff determined that this would be the best approach for determining eligibility for the program. The total number of beneficiaries is approximately 475, of which 285 (60.0%) are LMI eligible. The proposed project will improve the livability and sustainability of the community.

Washington County: 1) LaVerkin City-- The city is proposing an improvement project to replace sub-par water currently in place as well as install irrigation system improvements in the Silver Acres Subdivision. Road improvements including curb, gutter and asphalt surface will also be reconstructed as part of this project. The funding request to CDBG is \$300,000. The city has made application to the Permanent Community Impact Fund Board for \$300,000. LaVerkin City is contributing \$21,765 in match funds. The total number of beneficiaries is 87, of which 66 (75.8%) are LMI eligible. Breaking water lines have resulted in dangerous sink holes beneath the pavement. This is a major safety concern for the city and residents of the subdivision. The proposed project will improve the livability and sustainability of the area as well as address safety and hazardous problems associated with the breaking water lines; **2) Angell Springs SSD --** Washington County is sponsoring the Angell Springs SSD application to acquire CDBG funding. The district is proposing to complete culinary water system improvements in the site specific area. The proposed project is needed to eliminate stagnant water in the dead-end lines and ultimately improve water quality in this area. Installation of the new looped water lines will also improve fire flows throughout the area. The district is requesting \$150,000 of CDBG funds to complete this project. The total number of beneficiaries is 193, of which 108 (55.9%) are LMI eligible. The proposed project will improve the livability and sustainability of low-income residents in this area; **3) Gunlock Fire Station--** Washington County sponsored a CDBG application from the Northwestern Special Service District, which includes the area of Gunlock. The district proposed construction of a new fire station in the town of Gunlock utilizing \$145,231 in CDBG funds and \$15,000 in match funds from the district. The total number of proposed beneficiaries was 106, with 81 (76.4%) being LMI eligible. State CDBG staff determined that the application was not threshold eligible for rating and ranking. The AOG staff is working with the SSD to apply for facility design funding from the Utah Permanent Community Impact Fund Board (PCIFB). The SSD will reapply for CDBG funds in the next program year to construct the fire station; **4) Utah Food Bank--** Washington County is sponsoring the CDBG application from the Utah Food Bank to purchase a 20" straight, refrigerated box truck for use in the outline five county area. The truck

will be utilized to collect and distribute donated food from local grocery stores, distribute emergency food to local food pantries, deliver food to low-income children through the Back Pack program and to deliver food to low-income seniors through the Food Box program. The total amount of funding requested from the CDBG program is \$77,533. The Utah Food Bank is contributing \$25,000 towards the truck purchase. The total number of proposed beneficiaries is 12,596, all of which are LMI eligible. The proposed project will improve the livability and sustainability of low income individuals throughout the Five County region, including children and the elderly; **5) The Erin Kimball Foundation-** Washington City is sponsoring the Erin Kimball Memorial Foundation application to procure transitional housing for the foundation. This project will assist to address the critical need for additional crisis housing for homeless families fleeing domestic violence and sexual assault. The foundation has procured this single-family home and has completed some of the necessary rehabilitation. CDBG funds would be utilized to complete the remaining amount of needed rehabilitation. A lot of volunteer labor and materials have already been donated to the project. The foundation is proposing to utilize some of the donated materials to complete the project. The total project cost is \$327,050. The CDBG funding request is \$150,000. Donations from anonymous donors and companies will be used in consideration of the matching funds for this project. The total number of beneficiaries is 27, of which all are LMI eligible. The proposed project will improve the livability and sustainability of low-income individuals fleeing domestic violence and/or sexual assault.

CHAPTER II. ANNUAL HOUSING AND HOMELESS NEEDS ASSESSMENT

A. MULTI-FAMILY RENTAL HOUSING, PUBLIC HOUSING AND OTHER USES

The regional housing plan was created to document the housing needs of the five county region. Specifically, it presents a long-range vision statement, addresses affordable housing issues for low-income populations by assessing their housing needs, identifies barriers for obtaining affordable housing, documents the physical condition of housing stock in the district and designs strategies to realize the vision.

In developing the Housing Element of the Consolidated Plan, emphasis was placed on obtaining input at the local levels of government. The focus of this element is to identify where the housing stock is at risk, due to physical deterioration. Generally this housing stock is inhabited by those of low to moderate income. In sum, the housing stock assessment provides an increased opportunity to meet the needs of individuals within these income categories, while maintaining CDBG programmatic guidelines. Association staff assessed the condition of the region's housing stock, which was compiled, analyzed, tabulated, and presented in this chapter.

1. Regional Housing Vision Statement

The regional long-range vision of the Five County Association of Governments regarding affordable housing is described as follows:

“We envision the Five County Region fortified with vital and healthy communities, which provide residents with quality housing that is safe and affordable, located in aesthetically pleasing neighborhoods which provide sanctuary and stability.”

2. Affordable Housing Defined

Affordable housing simply means that a household is not paying more than thirty percent (30%) of their total adjusted gross income (AGI) toward their monthly house payment or rent payment.

3. Income Guidelines

The U.S. Dept. of Housing and Urban Development (HUD) generates annual household income limits to determine low and moderate incomes. Income limits are based on a county's median income and size of household, “low” income limits are established at 80 percent of median income and “very low” limits at 50 percent. HUD income guidelines are used to qualify participants for low-income housing programs; such as: HOME, Community Development Block Grant programs, and other State and Federally funded programs.

HUD income guidelines during FY 2013 for the five counties are as follows:

BEAVER COUNTY	Table 2-1 Number of Persons Per Household Median Income: \$43,225							
	1	2	3	4	5	6	7	8
% of area median income								
80% (moderate income)	\$32,350	\$36,950	\$41,550	\$46,150	\$49,850	\$53,550	\$57,250	\$60,950
50% (low income)	\$20,200	\$23,100	\$26,000	\$28,850	\$31,200	\$33,500	\$35,800	\$38,100
30% (very low income)	\$12,150	\$13,850	\$15,600	\$17,300	\$18,700	\$20,100	\$21,500	\$22,850

GARFIELD COUNTY	Table 2-2 Number of Persons Per Household Median Income: \$46,029							
	1	2	3	4	5	6	7	8
% of area median income								
80% (moderate income)	\$34,200	\$39,050	\$43,950	\$48,800	\$52,750	\$56,650	\$60,550	\$64,450
50% (low income)	\$21,350	\$24,400	\$27,450	\$30,500	\$32,950	\$35,400	\$37,850	\$40,300
30% (very low income)	\$12,850	\$14,650	\$16,500	\$18,300	\$19,800	\$21,250	\$22,700	\$24,200

IRON COUNTY	Table 2-3 Number of Persons Per Household Median Income: \$42,226							
	1	2	3	4	5	6	7	8
% of area median income								
80% (moderate income)	\$32,350	\$36,950	\$41,550	\$46,150	\$49,850	\$53,550	\$57,250	\$60,950
50% (low income)	\$20,200	\$23,100	\$26,000	\$28,850	\$31,200	\$33,500	\$35,800	\$38,100
30% (very low income)	\$12,150	\$13,850	\$15,600	\$17,300	\$18,700	\$20,100	\$21,500	\$22,850

KANE COUNTY	Table 2-4 Number of Persons Per Household Median Income: \$45,439							
	% of area median income	1	2	3	4	5	6	7
80% (moderate income)	\$32,350	\$36,950	\$41,550	\$46,150	\$49,850	\$53,550	\$57,250	\$60,950
50% (low income)	\$20,200	\$23,100	\$26,000	\$28,850	\$31,200	\$33,500	\$35,800	\$38,100
30% (very low income)	\$12,150	\$13,850	\$15,600	\$17,300	\$18,700	\$20,100	\$21,500	\$22,850

WASHINGTON COUNTY	Table 2-5 Number of Persons Per Household Median Income: \$50,307							
	% of area median income	1	2	3	4	5	6	7
80% (moderate income)	\$32,350	\$36,950	\$41,550	\$46,150	\$49,850	\$53,550	\$57,250	\$60,950
50% (low income)	\$20,200	\$23,100	\$26,000	\$28,850	\$31,200	\$33,500	\$35,800	\$38,100
30% (very low income)	\$12,150	\$13,850	\$15,600	\$17,300	\$18,700	\$20,100	\$21,500	\$22,850

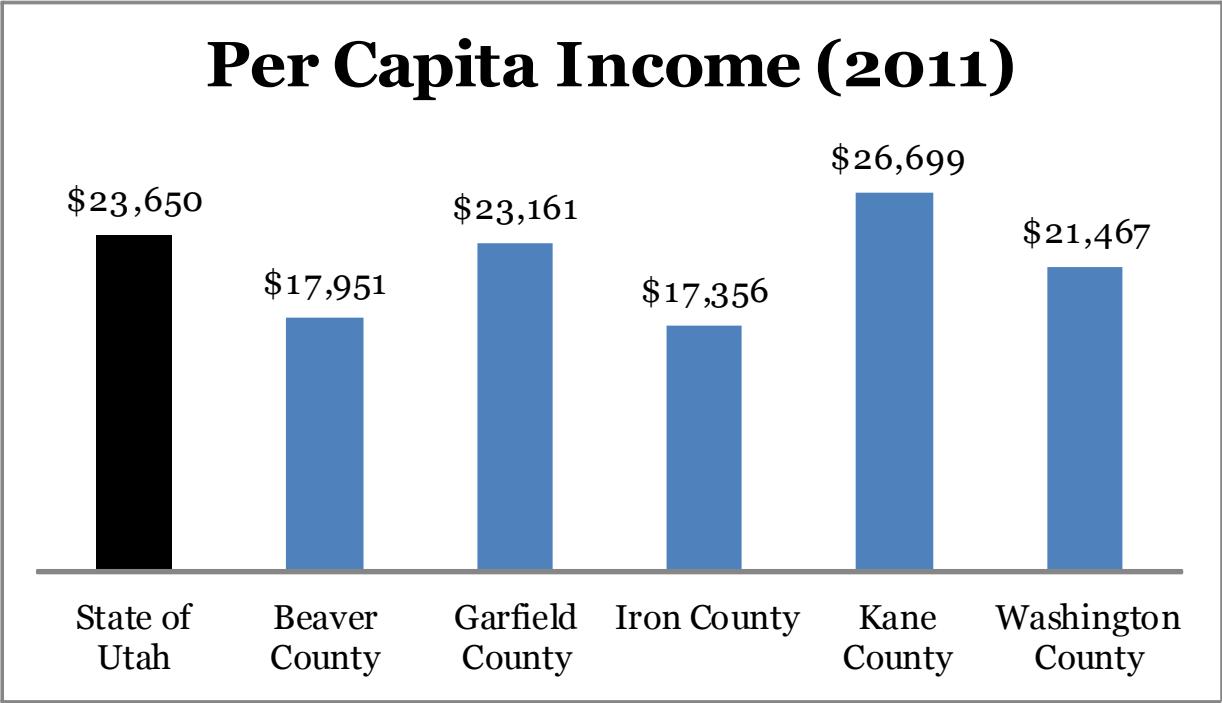
Source: American Communities Survey, 2007-11 and HUD FY 2013 Income Limits Documentation System

4. Income Data

The 2011 per capita personal income for each county in the Five County District is lower than the state average (\$23,650) with the exception of Kane County (\$26,669). Iron County ranks the lowest in the region, with a 2011 per capita personal income of \$17,356. Beaver County with \$17,951 is the second lowest. Washington County has a per capita income of \$21,467 per capita income. Garfield County had a per capita income of \$23,161. (Source: U.S. Census Bureau, 2007-2011 American Community Survey)

HUD is no longer utilizing a “Pre-approved LMI Community List” to document concentrations of low-to-moderate income (LMI) populations towns, cities and counties. Each jurisdiction will be required to conduct and certify a LMI survey to determine eligibility to submit an application for CDBG funding. Several communities were determined as LMI communities based on results of CDBG income surveys. Those include: Minersville Town, Hatch Town, Panguitch City, Orderville Town, and LaVerkin City. Site specific surveys were certified in 2013 for the following: Big Water (old and new sections), Angell Springs SSD, Northwestern SSD -Gunlock, and the Silver Acres Subdivision located in LaVerkin. In 2011 the Beryl unincorporated area of Iron County certified a

survey. The determination of LMI status by surveys for community-wide or site specific projects is for a limited period of eligibility only. In cases where the survey confirms a community's LMI percentage is greater than 60 percent, that community may use the survey results for that and the next four CDBG program years. For those communities where the percentage is between 51 percent and 60 percent, the results are valid for that year and the following two program years.



5. Housing Market Analysis

Table 2-6 below provides a comparison of the regional housing inventory for years 2000 and 2010. The Five County region has experienced a 43.5% increase in housing inventory during the aforementioned timeline. Washington County exhibited the highest amount of housing inventory increase, totaling 53.2%.

Table 2-6 Housing Inventory, 2000						
	Year	Beaver	Garfield	Iron	Kane	Washington
Population	2000	6,005	4,735	33,779	6,046	90,354
	2010	6,431	4,958	45,517	6,893	138,451
Total Housing Units	2000	2,660	2,767	13,618	3,767	36,478
	2010	2,908	3,409	18,623	4,992	56,539
Total Housing Units % Owned	2000	79.0%	79.1%	66.2%	77.9%	73.9%
	2010	75.5%	74.6%	63.7%	74.6%	70.5%
Total Housing Units % Rented	2000	21.0%	20.9%	33.8%	22.1%	26.1%
	2010	24.5%	25.4%	36.3%	25.4%	29.5%
Total Housing Units % Vacant	2000	25.5%*	43.0%*	22.0%*	40.6%*	17.9%*
	2010	22.1%*	48.2%*	23.6%*	50.1%*	19.7%*
Source: U.S. Census Bureau, 2000 Census (SF 1)						
* Vacant Housing Unit Total include seasonal/recreational homes.						

As can be seen in Table 2-6, the Five County region has a large number of units classified as vacant. Many of the housing units are not vacant in the sense that they are available housing stock in the region for general use. The majority of these vacant units, particularly in Washington and Iron Counties, are classified as vacant because they are seasonal, recreational or occasional use. In general, these housing units are used by residents of other areas on a recreational or seasonal basis. An interesting trend over the past decade is an increase in the percentage of housing units being rented in the Five County region. Between 2000 and 2010, housing rentals increased approximately 3-4% region-wide. This is likely due, in part, to the downturn in the housing market at the time that the 2010 Census was recorded.

The regional housing market is slowly showing signs of recovery since the economic downturn. Home values are slowly increasing and the number of permits issued has increased each year since 2009 (Utah Bureau of Economic and Business Research).

According to RealtyTrac, as of November 2012, Utah ranks #14 in the nation on the state foreclosure rate ranking. Within the Five County region, Washington County ranks #2 in the State and Iron County ranks #3, although foreclosure rates have declined since 2011. Washington County has 90 properties in foreclosure, or 1 in every 641 housing units. Iron County has 28 homes or 1 in every 702 are in foreclosure. Kane County reports just 2 foreclosures or 1 in every 2,908 properties. Each county experienced a decrease in foreclosure rates compared to 2011. No data is available for Beaver or Garfield Counties.

The Governor’s Office of Planning & Budget 2012 Economic Summary indicates that employment increased an estimated 3.4% since 2011, compared to 1.4% nationwide. The unemployment rate over the past year decreased slightly from 6.0% to 5.9%. Economic growth in Utah is expected to accelerate during 2012. Employment is forecast to increase 3.2% for 2013. As the housing market continues to recover, construction employment is forecasted to grow 9.2%. As the overall unemployment rate declines, the improving labor market will support increased consumer spending and a strengthening recovery.

6. Household Size

The table below shows the variation in household sizes throughout the Five County region of Southwestern Utah. The average household size is slowly decreasing and projected to continue to decrease in all five counties. In comparison to the rest of the region, Iron County exhibits the largest household sizes, while Kane County tends to have the smallest household sizes. The *Washington County 2035 Housing Study*, proposes that the decrease in household size is due to the increased in-migration of both retiree households and younger family households without children who are employed in the expanding construction, retail and services industry sectors of the economy (Strategic Planning Group, February 2007).

Table 2-7 Household Size 2000 - 2020			
County	2000	2010	2020
Beaver	2.93	2.92	2.83
Garfield	2.92	2.59	2.57
Iron	3.12	3.0	2.93
Kane	2.67	2.42	2.45
Washington	2.97	2.94	2.74
Source: 2012 Baseline Projections, Governor’s Office of Planning and Budget			

7. Fair Market Rents

HUD establishes area fair market rental rates. The following table gives the Final FY 2012 fair market rental rates for the five counties in southwestern Utah.

Table 2-8 FY 2013 Fair Market Rents						
			Number of Bedrooms Per Unit			
County	Program	Efficiency	1	2	3	4
Beaver	Fair Market	\$467	\$519	\$615	\$850	\$853
Garfield	Fair Market	\$479	\$482	\$648	\$807	\$938
Iron	Fair Market	\$435	\$543	\$644	\$907	\$1,141
Kane	Fair Market	\$467	\$519	\$615	\$906	\$909
Washington	Fair Market	\$518	\$595	\$782	\$1,073	\$1,378

Source: HUD 2013 Fair Market Rent - County Level Data File

Local government officials consider fair market rental rates when planning for affordable housing in their jurisdictions. Fair market rental rates are a valuable tool when comparing housing market prices/rental rates to what is established as affordable housing costs for low-income residents. With this information, a jurisdiction can plan accordingly and encourage housing developments that will minimize deficiencies in their affordable housing stock.

The following table details rent affordability in relation to mean renter wage by comparing mean renter's wages with the housing wage. The housing wage represents what a full-time worker must earn per hour in order to afford Fair Market Rent paying no more than 30% of household income. In all markets in the region, the mean renter's wage falls short of the housing wage required to afford a two-bedroom rental. Washington County exhibits the greatest affordability gap between fair market rent and mean renter wages, with Garfield County exhibiting the smallest gap. For those earning below the mean renter wage, renting a two-bedroom becomes even less affordable. For example, for those earning minimum wage it would require 2 full time jobs to afford fair market rent in Washington County.

Table 2-9 Renter Wages vs. Housing Wage					
	2012 Renter Wage			Housing Wage	
Area	2010 Estimated Mean Renter Wage	Rent Affordable with full-time job paying Mean Renter Wage	Two bedroom FMR	Wage required to afford a <u>two bedroom</u>	Full time jobs at mean renter wage to afford a <u>two bedroom</u>
State, Utah	\$11.75	\$611	\$727	\$13.99	1.2
Beaver	\$9.15	\$476	\$584	\$11.23	1.2
Garfield	\$10.93	\$569	\$568	\$11.23	1.0
Iron	\$9.28	\$483	\$618	\$11.88	1.3
Kane	\$9.06	\$471	\$584	\$11.23	1.2
Washington	\$10.35	\$538	\$751	\$14.44	1.4

Source: 2012 Out of Reach, National Low Income Housing Coalition

Fair market rents are directly affected by housing market conditions. Losses in the home ownership has created more favorable conditions for those entering the housing market, as prices have declined. However, for those with the lowest incomes, the loss in home ownership has led to a rising demand for rental housing, pushing up rental prices, making housing for many households less affordable. As home prices continue to stabilize, as they have in 2012, so should rental rates.

8. Public Housing

An additional indicator of market conditions and demand for affordable housing is the number of households on the waiting lists for Section 8 rental assistance and public housing units. Cedar City Housing Authority, Beaver City Housing Authority and St. George Housing Authority have provided the following information for the region:

- There are several different programs available through the Housing Authorities to assist in affordable housing needs. These programs include:

Public Housing, Section 8 Vouchers, Family Self-Sufficiency, House Choice Voucher Homeownership, Farm Labor Program, CROWN Homes, Emergency Rental Assistance, subsidized and tax credit housing.
- There are 48 public housing units located throughout the Five County region; 30 managed by the St. George Housing Authority and 18 administered by the Beaver Housing Authority. Approximately 38 individuals are on the waiting lists for these units. The average wait list time varies from 6 months up to 2 years.
- There are 402 Section 8 vouchers available throughout the Five County region; 244 administered by St. George Housing Authority, 139

administered by the Cedar City Housing Authority, and 19 managed by the Beaver Housing Authority. Approximately, 439 individuals are on the waiting lists for Section 8 assistance.

Table 2-10 Federal Low-Income Subsidies for Housing 2012			
Location	Properties with Active Section 202/811 Loans	Properties with Active Section 515 Loans	Properties with Expiring* Section 8 Contracts
Utah Totals	1233	1722	2374
Beaver County	0	12	0
Garfield County	0	0	0
Iron County	0	179	0
Kane County	0	46	0
Washington County	0	229	80
Source: National Housing Trust * Expire before the end of the fiscal year 2014.			

The Cedar City Housing Authority funds eligible affordable housing projects targeting families and individuals earning less than 80% AMI, but preference is given to those individuals earning less than 50% AMI. In addition, the Cedar City Housing Authority develops housing projects targeting families and individuals earning less than 50% AMI. To view the Cedar City Housing Authority plans please use the following link.

Cedar City Housing Authority Five Year Plan:

<http://www.fivecounty.utah.gov/info/consolidatedplan/planupdate/2013updateddocuments.html>

The Beaver City Housing Authority’s assistance is targeted to families at or below 30% AMI. To date, the Housing Authority provides 18 public housing units and 21 CROWN homes. This year, BCHA is planning to build 4 more CROWN homes. The Housing Authority indicates that more affordable housing and Section 8 vouchers are need for larger families. Further, the current housing stock (in their region) is old and dilapidated which illustrates an increased need for better housing targeted towards low and very low-income families. To view the Beaver City Housing Authority plan please use the following link:

Beaver City Housing Authority Five Year Plan

<http://www.fivecounty.utah.gov/info/consolidatedplan/planupdate/2013/2013updateddocuments.html>

The St. George Housing Authority offers rental housing, Section 515 and Section 8 vouchers which target families and individuals earning less than 80% AMI, but preference is given to those individuals earning less than 50% AMI. The Housing Authority administers 244 Section 8 vouchers, and provides 30 public housing units. To view the St. George Housing Authority plan please use the following link:

St. George Housing Authority Five Year Plan

<http://www.fivecounty.utah.gov/info/consolidatedplan/planupdate/2013/2013updateddocuments.html>

Table 2-11 Public Housing Statistics, 2012				
Agency	Public Housing	PH Waiting List	Section 8	Section 8 Waiting List
Beaver Housing Authority	18	5	19	40
Cedar Housing Authority	0	0	139	187
St. George Housing Authority	30	33	244	212
Total	48	38	402	439

9. Low Income Housing Tax Credit (LIHTC) Program

The Federal Low Income Housing Tax Credit (LIHTC) program funds are allocated by the Utah Housing Corporation (UHC). LIHTC is a dollar for dollar credit or reduction of tax liability for owners and investors in low income housing. The program is intended to provide a fair and competitive means of utilizing the credits to the fullest extent possible each year as an effective stimulus for the development and rehabilitation of low-income housing. Credits are generally allocated to projects that provide additional benefits, including, but not limited to: additional affordable units, lower rents, special needs units for handicapped tenants, or extended affordability periods. The following table depicts completed LIHTC units in the Five County region as extrapolated from the Utah Housing Corporation, *Completed Housing Credit Projects by County*.

Table 2-12 Completed Low Income Housing Tax Credit Projects (as of 1/13)	
Location of Units	# of LIHTC Units
Utah Statewide Total	17,445
Beaver County	31
Garfield County	9
Iron County	557
Kane County	47
Washington County	1,204

Source: Utah Housing Corporation, Completed Housing Credit Projects by County, link: <http://b2b.utahhousingcorp.org/PDF/3.1.5.pdf>

The 2012 Low Income Housing Tax Credit (LIHTC) awards resulted in a total of 55 additional housing units or \$658,391 housing credits awarded to projects in the Five County region in 2012. Specifically, Color Country Community Housing received a housing credit award for the creation of 55 affordable senior units at the Village at Heritage Court In Washington County (St. George).

10. Affordable/Workforce Housing

Housing market indicators point to the beginning of a recovery in 2012 according to the *2012 Economic Report to the Governor*. The housing market in Utah has recovered faster over the course of the past year than the average for the US. Housing demand is finally responding to low interest rates. After likely hitting bottom in the first quarter of 2012, home prices have gradually increased between 3% and 7% by the third quarter of 2012, when compared to previous years.

While the housing market is beginning to recovery, affordable housing remains an issue throughout the state, including in Southwest Utah. As less households qualify for mortgage loans, the demand for rental housing has increased, resulting in increased in rental rates. In many locations, rental rates are comparable to mortgage rates for a similar unit.

Realizing the need for additional affordable/workforce housing assistance, Five County Association of Governments has put an Ombudsman in place to assist the region in addressing these issues. The Ombudsman provides assistance to local communities throughout Beaver, Garfield, Iron, Kane and Washington counties in an effort to address housing issues and to aid individuals and families in their quest for housing alternatives. Additionally, the Ombudsman publishes a quarterly newsletter which provides affordable housing information and highlights area resources and accomplishments. The newsletter is mailed to the staff and elected officials of all area jurisdictions.

B. SINGLE-FAMILY

The approach of the Five County Association of Governments in regards to single family housing is to maintain and improve single family housing stock in the region. Our agency is very active in providing services through the Housing Rehabilitation and Weatherization programs that enable persons, especially lower-income, elderly, and the disabled to maintain their homes. It has also been the general policy of the AOG to leverage available funding, when and where appropriate, for the development of single family subdivision infrastructure to enable the development of affordable housing on a neighborhood scale rather than developing individual single family properties.

C. DESCRIPTION AND STATUS OF REGIONAL HOMELESS COORDINATING COUNCIL

Currently the Five County Local Homeless Coordinating Committee (FC LHCC) meets six times a year and is chaired by a St. George City Council member, Councilman Jimmie Hughes. The Five County Local Homeless Coordinating Committee provides an avenue for coordination and collaboration between organizations that work with individual who are homeless. The FC LHCC will continue to coordinate a unique partnership in the five county area; including elected officials, government programs, non-profit organizations and other related individuals with the goal to maximize the resources available to assist individuals and families to become self-sufficient. The FC LHCC has workgroups that address specific problems and issues. The workgroups include the Housing First Continuum of Care, Washington County Workgroup and the Ending Homelessness Housing Project.

There are many agencies involved in the FC LHCC including Dixie Care & Share, Veterans Administration, Washington County Library, Iron County Care & Share (ICCS), Erin Kimball Memorial Foundation (EKMF), DOVE Center, Color Country Women's Crisis Center, Five County Association of Governments, Red Rock Center for Independence, Washington County School District, Resource and Re-entry Center (R&RC), Department of Workforce Services, Division of Juvenile Justice Services, Division of Child and Family Services, Job Corps, Grace Episcopal Church, St. George Soup Kitchen, Paiute Indian Tribe, Southwest Behavioral Health Center, Color Country Community Housing, St. George Police Department, Safety Net, Head Start, The Church of Jesus Christ of Latter-Day Saints, American Red Cross, Washington County Sheriff's Office, Grace to Families, Children's Justice Center, Dixie Regional Medical Center and St. George City and Cedar City Housing authorities. There will continue to be additional outreach to all programs, government, religious and private, that work in connection with ending homelessness. The need is paramount to include more elected officials and other community partners on the FC LHCC and this expansion will be an ongoing goal.

Projects that are currently being addressed by members of the FC LHCC include the following:

- An overflow shelter when the weather is below forty degrees. The City of St. George, Community Church, Grace to Families, Red Cross and the Friends of the Volunteers worked together to provide emergency shelter for many homeless individuals.
- Temporary Internet use through library cards.
- Point-in-Time data gathering.
- Homeless outreach flyer for the Police Department and others.

The Five County Association of Governments Community Action Partnership provides staff support and space for the meeting and workgroups.

Listed below are scenarios which were presented for consideration as possible projects:

- Permanent Supportive Housing for Chronically Homeless.
- More formal regional Support Service Case Management Collaborative.
- Homeless Veterans Housing.
- Supportive Housing for Individuals Escaping Domestic Violence.
- Ending Homelessness Project

1. Continuum of Care Consistency Assessment

The Balance of State Continuum of Care determined that their application is consistent with the jurisdiction's current approved Consolidated Plan identified needs to end chronic homelessness and move families and individuals to permanent housing:

- Create new public housing beds for chronically homeless persons.
- Increase the percentage of participants remaining in Continuum of Care funded permanent housing projects for at least six months to 77% or more.
- Increase the percentage of participants in Continuum of Care funded transitional housing that move into permanent housing to 65% or more.
- Increase the percentage of participants in all Continuum of Care funded projects that are employed at program exit to 20 percent or more.
- Decrease the number of homeless households with children.

Projects which were funded from the Balance of State Continuum of Care in 2012 include:

- **Erin Kimball Memorial Foundation**-- No Place Like Home, Supportive Housing Program (\$75,091)
- **Southwest Behavioral Health Center**-- Dixie View (\$27,182)
- **Cedar City Housing Authority**-- Transitional Housing (\$13,912)
- **Southwest Behavioral Health Center**-- Housing Matter Project (\$149,431)

2. Needs Assessment

In coordination with the State of Utah's Plan to End Chronic Homelessness by the year 2014, the Five County area agrees that the goal is "every person within southwest Utah will have access to safe, decent, affordable housing with the needed resources and support for self-sufficiency and well being."

The Housing First strategy is a key to ending chronic homelessness. As mentioned in the State's plan, housing is more a basic need. Living in one's own home also brings new freedoms and responsibilities and marks the transition to adulthood in contemporary American culture. Finding and maintaining a home is a

fundamental indicator of success in community life. Placing the chronically homeless in permanent supportive housing is less costly to the community than living on the street. There is a need to find affordable housing that will accommodate previously homeless individuals.

The Utah Point-in-Time survey was coordinated the week of January 25, 2012 by the State of Utah, with the help of homeless service providers, homeless clients and volunteers. This count provides a single-day “snapshot” of homelessness in Utah. A total of 54 agencies, spanning roughly 80 emergency shelters and transitional housing programs participated. In addition, food pantries, walk-in service providers, libraries, and numerous volunteers administered unsheltered street surveys for one week in an effort to identify homeless persons who were not sheltered on the night of January 25, 2012. The Point-in-Time survey generated the following information regarding homeless individuals in our region. The Five County Local Homeless Coordinating Council members assisted in collecting local data for the Point-in-Time survey according to the Utah Point-in-Time Count of Sheltered and Unsheltered Homeless Individuals for the week of January 25, 2012, a collaborative effort between the Utah Department of Community & Culture and homeless service providers in Utah.

Table 2-13 Point-In-Time Survey January 25, 2012	
Homeless Persons Sheltered:	
104	Homeless persons were sheltered that night
97	Homeless families with children were sheltered
Homeless Persons Unsheltered:	
63	Homeless persons were unsheltered that night
Of the Persons Sheltered that Night:	
797	Unaccompanied adults
28 of the counted persons were categorized as being Chronically Homeless	
Of the Chronically Homeless in shelters:	
2	Chronically homeless persons were sheltered
10	Chronically homeless persons were unsheltered
Children in School who are homeless	
964 (2.51% of enrollment)	
Annualized Homeless Estimate	
1,284	Total homeless individuals
470	Sheltered homeless with children
32	Chronically homeless individuals

The 2012 Annual Report on Poverty in Utah states that “Lower-income households pay a larger share of their income towards rents or mortgages, making the cost of living more difficult to sustain.” This fact and the shortage of affordable housing results in homelessness as the ultimate consequence. Utah began using the Housing First philosophy in 2005. The Housing First approach focuses on bypassing temporary shelters and in its place housing homeless individuals as quickly as possible. Under this approach, individuals are offered case

management and other support services for more permanent living arrangements. This research-based approach is proving to offset societal costs to homelessness while demonstrating long-term success in ending the pattern of chronic homelessness by moving people into self-sufficiency. Other housing issues include overcrowding and multiple families in single household dwellings.

3. **Implementation Plan**

A “HOUSING FIRST” approach for most families is the most advantageous (see Table 2-14) solution for homelessness. The focus in this approach is to provide homeless individuals and families a prompt, accessible pathway into housing and connections with appropriate mainstream services. This process reduces the amount of time an individual or family is homeless to an absolute minimum.

The components of such a plan are:

- **Housing Services:** to clear barriers such as poor tenant history, poor credit history, identify landlords, negotiate with landlord, etc.
- **Case Management Services:** to ensure families are receiving public benefits, to identify service needs, to connect tenants with community-based services.
- **Follow-Up:** To work with tenants after they are in housing to avert crises that threaten housing stability and to solve problems.

Homeless Prevention and Rapid Re-Housing Program-- On February 17, 2009, President Obama signed the American Recovery and Reinvestment Act (ARRA), which includes a one-time appropriation for the Homeless Prevention and Rapid Re-Housing Program (HPRP). In Utah, HPRP funds are distributed through the State of Utah Department of Community and Culture - State Community Services Office (SCSO). Dixie Care and Share and Iron County Care and Share received the HPRP funding for the grant period of September 30, 2009 to September 30, 2012.

HPRP provides financial assistance and services to either prevent individuals and families from becoming homeless or to help those who are experiencing homelessness, many due to the current economic crisis, to be quickly re-housed and stabilized. The assistance focuses on housing stabilization, linking program participants to community resources and mainstream benefits, and helping them develop a plan for preventing future housing instability. The funds under this program are intended to target individuals and families who would be homeless but for assistance.

Currently, the areas Homeless Prevention and Rapid Re-housing grant funding has ended.

Temporary Assistance For Needy Families Emergency Fund-- The Utah Department of Workforce Services is coordinating with the State Community Services Office (SCSO) by using Temporary Assistance For Needy Families-Needy Families (TANF-NF) funds, distributed and monitored by SCSO, to benefit homeless families and those families at imminent risk of becoming homeless. The needs and status of these families will be tracked and success will be measured not just on the household level, but also the effect on the homeless system overall.

The TANF program is designed to provide nonrecurring, short-term benefits that:

- Are designed to deal with a specific crisis situation or episode of need;
- Are not intended to meet recurrent or ongoing needs; and
- Will not extend beyond four months.

Eligibility requirements of TANF are as follows:

- Family income must not exceed 200% of the Federal Poverty Level;
- Family must contain a citizen or legal resident;
- Family must have a dependent child living with a parent, relative or legal guardian. A dependent child is defined as a child under the age of 18; and
- All members of the family must provide a social security number so income and citizenship/residency status may be verified.

The TANF-NF funds are currently available through the Iron County Care and Share and the Five County Association of Governments Community Action Program. Funding is scheduled to end September 30, 2013.

Resource and Re-Entry Center (R&RC)-- This program was developed to provide wrap-around services for inmates who are released from incarceration. R&RC also helps other individuals who need support. The recidivism rate in Washington County is higher than the State correctional recidivism rate. Mr. Frank Yoder, the founder of R&RC, said this project began August 2007 and continues to function with all volunteer support. Since the Dixie Care & Share only provides housing temporarily to homeless individuals there is a great need for housing support for released inmates. For that reason, the R&RC project will work to find necessary transitional housing for inmates being released from the Purgatory Correctional Facility. At this time, R&RC is focused on developing a job program.

The Southwest Behavioral Health Center (SWBHC)-- A public agency created by the Five Counties comprising southwestern Utah that is designated to serve persons who suffer with severe mental illness and with additional disorders. The Center has observed an increase in homelessness among those participating in its services. Various factors appear to contribute to this problem, including: a lack of affordable housing in the area, screening practices that exclude those with previous legal problems, financial limitations, and the ongoing issue with stigma against these populations. Homelessness makes the rehabilitation of this population of people very difficult because it:

- Interferes with emotional and social stability.
- Increases the likelihood of arrests.
- Increases the number of emergency room contacts and inpatient psychiatric admissions.
- Decreases treatment compliance and the ability of Center staff to monitor medications.
- Precludes entitlement, training, and employment opportunities due to a lack of an address.
- Increases stigma and decreases public support due to the number of individuals walking the streets.

The Southwest Behavioral Center (SWBHC) received Continuum of Care funds to construct Permanent Housing for persons who meet the criteria for chronically mentally ill (including substance abuse disorders) and who are at risk for chronic homelessness. Along with the Continuum of Care funds, they received Critical Needs Housing monies to use as cash match. Three duplexes, known as “Dixie View”, provide a total of 16 beds to provide housing for a combination of single residents or single adults with children. Although treatment is received on an outpatient basis, each resident receives case management and an individual treatment plan outlining and addressing needs such as psychiatric needs including medication monitoring, medical needs, counseling, employment and vocational needs, recreational, and any other specialized need the resident might have. It is the hope of SWBHC to assist as many individuals as possible in this target population and to decrease the risk of homelessness as well as increase valuable skills needed to better manage their illness and become satisfied members of the community.

Southwest Behavioral Health Center received additional funding in FY 2012 for an additional 12 units of permanent housing. The target population includes people with mental health disabilities and/or substance abuse disorders and who are homeless or chronically homeless. These individuals either struggle to gain housing in the community because they lack appropriate life skills or because of legal history, poor credit, and/or poor rental history.

Participants must be literally homeless. The definition of Homeless establishes four categories under which an individual or family may qualify as homeless. The categories are literally homeless, imminent risk of homeless, and individuals fleeing/attempting to flee domestic violence. Participants will be selected based on their level of housing need and individuals defined as “chronic homeless” will be first priority. HUD defines a Chronically Homeless person as: “either (1) an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, OR (2) an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness in the past three years. A chronically homeless family is a household with at least one adult the meets requirements as a chronically homeless individual. Please refer to Appendix D for the complete HUD definition of homeless.

Southwest Behavioral Health Center will carry the master lease. Residents will be provided clinical services, such as case management, employment training, skills training, therapy, and psychiatric services, based on their individual needs assessment and have an opportunity to increase employment skills to further job opportunities and work on barriers that may interfere with living independently in a community setting.

The Erin Kimball Memorial Foundation-- The foundation provides nights of transitional housing in apartment settings in communities throughout southwestern Utah, northern Arizona and southern Nevada. The foundation has served homeless families fleeing violence and abuse since opening their doors in May 2002. Participants can stay in the program for up to two years while assessing counseling and gaining the education and life skills to create healthy, self-determined lives. Individuals and families are referred to the foundation by the Dove Center, Canyon Creek Women’s Crisis Center, The Division of Child and Family Services, the Department of Workforce Services, the Five County Association of Governments, the St. George Housing Authority, regional homeless

shelters and a variety of churches, groups and individuals. All of the families served are homeless prior to entering the program. In addition to the H.O.M.E. (Housing, Options, Mentoring, Empowerment) program, the foundation offers supportive services including:

- Advocacy and specialized case management.
- Bi-monthly educational support groups with tie-ins to community resources.
- Financial empowerment training in partnership with the U.S. Department of Justice, the National Network to End Domestic Violence, the Allstate Foundation, USU Extension Services and the Utah IDA Network.
- Online life and job skills training in partnership with LearnKey Corporation.
- Mentoring support provided by trained community volunteers.
- Fresh food assistance provided by Winder Farms.
- Home ownership preparation in partnership with Color County Community Housing, Inc.
- Referral services for mainstream and local resources and services.
- Collaboration and partnerships with other service providers addressing needs of homelessness, poverty and survivors of violence.
- Success for Kids program providing advocacy, emotional and academic support, social skills education, recreational opportunities and referrals services for child survivors of domestic violence.

Iron County Care and Share- - This non-profit organization provides many humanitarian services to individuals and families needing assistance in Iron County. These services include:

Community Assistance

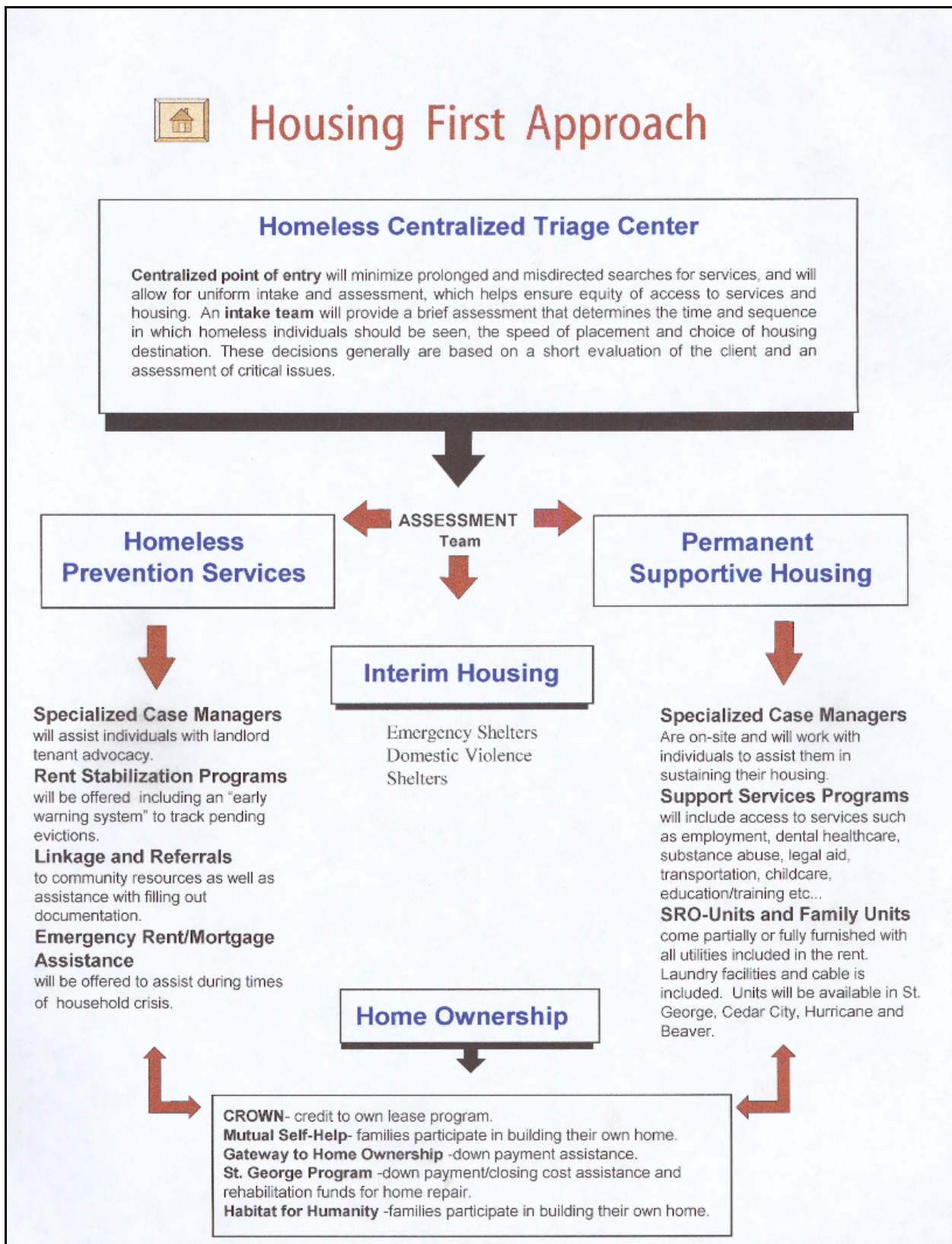
- Case Management
- Food Bank - Food Distribution
- Direct Food Stamp Application
- Rental/Mortgage Assistance
- Medical/Prescription Assistance
- Rehabilitation Assistance
- Budget & Life Skills Counseling
- Clothing Vouchers
- Gas Vouchers
- Bus Vouchers
- Other Community Service Referrals

Homeless Shelter Assistance

- Case Management
- Emergency Shelter
- Food - Hot Meals & Sack Lunches
- Homeless Outreach
- Shower Facilities
- Laundry Facilities
- Transitional Housing
- Housing First Pilot Program
- Rehabilitation Assistance
- SSD/SSI Application Assistance (Expedited)

The Iron County Care & Share has completed Phase I of their new homeless shelter March 2011. The shelter is fully operational and includes nine women's shelter beds and 12 men's shelter beds, a family shelter room, common kitchen, dining and laundry areas, a kennel, and offices. Phase II of the facility is complete with the expansion of the dining area, a commercial laundry facility and one additional family shelter room.

**Table 2-14
Housing First Approach**



D. OVERALL HOUSING NEEDS ASSESSMENT

1. Local Government Housing Needs Summary

The following general needs in relationship to affordable housing continue to exist in the Five County region:

- rehabilitation of deteriorated housing stock is needed to bring them into standard condition;
- rehabilitation of substandard rental units to standard condition;
- providing for the availability of safe and adequate rentals;
- a need for seasonal rental housing to support the tourism industry;
- developing additional water and sewer capacity for housing development in higher growth rate areas.

2. Regional Analysis of Affordable Housing Needs

The Five County Association of Governments identifies the following needs and impacts pertaining to affordable housing for the region:

- Partnerships between local communities, information sharing, and mutual housing assistance will continue to be advantageous in addressing affordable housing issues.
- Issues relating to affordability of housing, particularly for single parent householders with young children, continues to be a need in the region.
- Issues with local governments developing and maintaining adequate infrastructure to support additional development continues to exist.
- There is a strong need for continued coordination and cooperation between all levels of government (local/county/regional/state) to more effectively address housing issues.
- Home buyers education programs should be used to help new home owners learn to more effectively manage their finances, learn life skills, and maintain their investments, and make good choices on housing needs versus wants; and, such programs help reduce mortgage interest rates with most banks. CDBG funds can be used for this eligible activity. The Association would consider an application from agencies such as a housing authority or housing development organization to undertake such training classes.
- Some poverty-level households – migrant workers, seasonal and minimum-wage service workers, and elderly or physically/mentally impaired – may be living in substandard, unsafe housing. Housing stock for this income level continues to be in short supply. What is available is frequently in substandard and unsafe condition. People in these income categories may be living out of automobiles, camp trailers or tents, living with relatives, or may remain homeless. Further study to quantify this need is needed.

- While recognizing that building codes are necessary for public safety, innovative methods of building and manufacturing homes may need to be considered in order to help lower the costs of construction.
- It remains necessary to keep legislative representatives aware of local affordable housing issues for low-income residents; their support is needed for housing programs, i.e., the Olene Walker Housing Loan Fund, the Homeless Trust Fund, the HOME program; and other potential funding opportunities for the Five County district. A regional housing newsletter and public forum workshops from time to time continues to help provide this education.

E. BARRIERS TO AFFORDABLE HOUSING

1. Affordable Housing Barriers and Strategies

With the roles of federal, state, and local levels defined, Association staff, the Planning Coordination Team, and the Housing Advisory Board have identified specific barriers which institute affordable housing deficiencies in the Five County region. In addition, designated strategies are provided to assist in overcoming the identified barriers (see Table 2-15). Most strategies are written from a local government perspective.

Table 2-15 Affordable Housing Barriers and Strategies	
Barriers	Strategies
Development costs are passed onto the consumer (impact fees)	<p>Local governments can seek low-interest loans and/or grants to reduce development costs.</p> <p>Continue to encourage jurisdictions to enact measures to reduce or waive such fees for projects that include affordable housing opportunities.</p>
Lack of ordinances which specifically mandate the provision of affordable housing	<p>Jurisdictions may consider enacting <i>inclusionary zoning</i> to help ensure that housing developments allocate a certain portion of the units to low and moderate income home buyers.</p> <p>Continue to evaluate local land use ordinances in order to suggest amending regulations, where possible.</p>
Costs of pre-development construction and on-site work may be excessive	<p>Zone for higher densities to centralize services</p> <p>Encourage in-fill development and adaptive reuse</p> <p>Suggest implementation of mixed-use rehabilitation projects, i.e., retail main street store fronts with upstairs low-income apartments.</p>

**Table 2-15
Affordable Housing Barriers and Strategies**

Barriers	Strategies
Historically the cost of property acquisition has affected housing affordability. Large minimum lot sizes tend to inhibit the viability of building affordable housing.	<p>Zone for higher densities and allow for smaller building lots, multi-family housing, and accessory dwelling units</p> <p>Allow for flexibility in zoning ordinances for open space requirements, parking provisions, etc. on low-income housing projects</p> <p>Partner with non-profits and/or Housing Authorities on low-income housing developments</p> <p>Encourage jurisdictions to allow density bonuses for projects which provide affordable housing opportunities</p>
Not enough coordination between government programs and other funding sources	<p>Collaborate with other agencies and housing providers to network information, resources and services</p> <p>Partner on projects with other housing providers and lenders to reduce costs to low-income consumers</p> <p>Provide educational program to enlighten local governments on their role in the scope of participation with other entities</p>
Private sector developers may not be taking a sufficient role in the provision of affordable housing	<p>Work with local employers to establish employer assisted housing (EAH). Ultimately, EAH builds employee loyalty and reduces turnover by offering home buyer assistance or rental assistance</p>
Low-income populations are sometimes unable to overcome personal hardships because a lack of knowledge and/or training	<p>Offer down-payment and closing cost assistance to low-income, first-time home buyers.</p> <p>Encourage low-income persons to participate in First Time Home Buyers education courses, when available</p> <p>Outreach to residents and tenants of public and manufactured housing assisted by public housing agencies to inform them of available down payment/closing cost assistance.</p> <p>Encourage local jurisdictions to follow fair housing laws to help prevent discrimination against minority groups, the elderly, disabled, single parent households, and other protected classes</p>

2. Evaluation of Current Fair Housing Legal Status

Utah's Fair Housing Act (Utah Code Annotated §57-21-1) prohibits discrimination on the basis of race, religion, color, sex, national origin, familial status, disability or source of income in the rental, purchase and sale of real property. Because the Five County District is made up of mostly rural areas and smaller communities, fair housing has not been a major issue in the region. FCAOG staff has only become aware of one formal complaint made in the last five years. In this case, the Housing Authority attempted to resolve the complaint, after which the complainant withdrew the case. The Five County staff will remain diligent in its efforts to ensure that housing is provided in accordance with the Utah Fair Housing Act.

3. Analysis of Impediments and Implementation

The purpose of an Analysis of Impediments is to assess public and private conditions and factors that affect fair housing choice. There are a number of potential barriers to affordable housing mentioned in Table 2-16, the barriers that could affect fair housing choice are: 1) low-income populations are sometimes unable to overcome personal hardships because a lack of knowledge and/or training; 2) fragmentation of government programs and other funding sources; and, 3) lack of ordinances which specifically mandate the provision of affordable housing.

In order to offset these impediments the following implementation measures are provided:

- 1) Outreach to residents and tenants of public and manufactured housing assisted by public housing agencies to inform them of available down payment/closing cost assistance.
- 2) Ensure the Fair Housing Laws are enforced to prevent discrimination against minority groups, the elderly, disabled, or single parent households.
- 3) Collaborate with other agencies and housing providers to network information, resources and services.
- 4) Partner on projects with other housing providers and lenders to reduce costs to low-income consumers.
- 5) Encourage jurisdictions to consider enacting *inclusionary zoning* ordinances which ensure that housing developments allocate a certain portion of the units to low and moderate income home buyers.

4. Analysis of Affordable Housing Measures within City Zoning Ordinances

Zoning Ordinance regulations govern the use, lot size, and density for new development. Such regulations have a direct impact upon the ability for a community to provide affordable housing.

Table 2-16 displays some zoning regulations which affect affordable housing in each of the larger municipalities throughout the Five County Region. This list is not comprehensive, but provides a sample of zoning regulations that have an impact upon a community's ability to provide affordable housing.

Table 2-16 Zoning Ordinance Affordable Housing Measures						
City	Affordable Housing Measure					
	Minimum lot size	Multi-family zoning	Mobile Homes	Mixed Use	Accessory Dwelling Units	Density Bonus
Beaver County						
Beaver	6,000 ft ²	duplexes: permitted, multi-family/ town homes: conditional	permitted only in mobile home zone	none	none	10% bonus for planned development
Milford	6,000 ft ²	multi-family: permitted, up to 30 units/acre	permitted in mobile home zone, conditional in planned development	residential and commercial permitted in Main Street District	conditional use in residential medium	10% bonus for planned development
Garfield County						
Escalante	10,000 ft ²	duplexes: permitted, multi-family: conditional	permitted in mobile home zone, RR-1, R-1-20	residential/ commercial district permits single-family	none	10% bonus for planned development
Panguitch	8,000 ft ²	multi-family permitted in residential district	permitted only in mobile home zone	residential permitted in commercial zones	none	10% bonus for planned development
Iron County						
Cedar City	6,000 ft ²	multi-family: permitted	permitted only within industrial zone	Mixed use zone established, up to 24 units/acre	permitted in single family residential	higher densities permitted in PUD, varies by zone
Enoch	18,000 ft ²	duplexes permitted, multi-family prohibited	mobile homes permitted in mobile home district, mixed residential, neighborhood commercial	none	none	minimum lot area may be reduced in cluster overlay zone
Parowan	10,000 ft ²	multi-family: permitted	permitted in single/ multi-family	apartments permitted in commercial zone	none	higher densities permitted in PUD, varies by zone

**Table 2-16
Zoning Ordinance Affordable Housing Measures**

Kane County						
Kanab	8,000 ft ²	multi-family: permitted	permitted in residential agriculture zone	mixed use permitted in commercial zones	permitted in single family residential zones	higher densities permitted in PUD, varies by zone
City	Affordable Housing Measure					
	Minimum lot size	Multi-family zoning	Mobile Homes	Mixed Use	Accessory Dwelling Units	Density Bonus
Washington County						
Enterprise	8,000 ft ²	duplexes: permitted, multi-family: conditional	permitted in residential districts with additional regulations	residential/commercial permitted in Neighborhood Commercial District	none	none
Hurricane	6,000 ft ²	multi-family: permitted	permitted in mobile home district, single family; conditional in multi-family	Pedestrian Oriented Commercial Zone: promotes mixed-use	permitted within R-1-15; conditional within R-1-10, R-1-8	20% bonus for planned development
Ivins	5,000 ft ²	duplex: permitted, multi-family: conditional	permitted in existing mobile home district, no new mobile districts allowed	mixed-use development overlay established	permitted in most residential zones, restricted to family members	Offered in R-M zone, subdivision enhancement overlay
LaVerkin	6,000 ft ²	fourplexes permitted, higher prohibited	permitted only in mobile home district	permitted in Planned Community Development Zone	none	Offered in R-1-14 zone with development agreement
Santa Clara	7,000 ft ²	townhouses, permitted in planned development, multi-family prohibited	prohibited in all zones within the city	mixed use zone: permits mix of commercial/residential; no multi-family	permitted in mixed lot development within 8,000 - 9,000 ft ² lot	lot size reduction permitted if overall density does not exceed underlying zone
Toquerville	12,000 ft ²	multi-family: permitted	mobile home district (reserved)	residential/commercial mix permitted in residential zones	none	lot size reduction permitted if overall density does not exceed underlying zone

- **Minimum lot sizes for single-family dwellings**

Land costs directly impact the total cost of a property for someone renting or buying a housing unit. Large minimum lot sizes may inhibit viable affordable housing from developing. For comparison reasons, minimum lot sizes for single-family dwellings are listed. Most cities in the region allow for lot sizes of 10,000 ft² (1/4 acre) or lower. The city with the largest minimum lot size is Enoch at 18,000 ft² (nearly 1/2 acre). Ivins permits lot sizes as small as 5,000 ft² (1/8 acre).

- **Multi-family zoning**

Multi-family housing, including apartments, townhouses, condos, and duplexes are often more affordable than a conventional single family dwelling. All municipalities have some provision for multi-family housing within their respective zoning codes. However, the restrictiveness of these regulations toward multi-family housing varies across the Five County Region. Most municipalities include mixed residential zones, which are intended to allow for some type of multi-family housing. Perhaps the most flexible zoning code is in Panguitch, which does not divide multi-family and single family into separate districts, rather lists both as a permitted use within the “residential district.” Conversely, Enoch only permits two family dwellings in one district (M-R-2) provided that the lot is greater than 22,000 ft². Santa Clara does not permit multi-family dwellings of greater density than a townhome or a condo. Several other jurisdictions (Enterprise, Ivins, Escalante, Beaver) list apartments as a conditional use within a multi-family zone, while permitting duplexes and/or townhomes.

- **Mobile/ Manufactured Home Zoning**

Mobile or manufactured homes are typically much less expensive than site built homes. According to a study commissioned by the University of Illinois, mobile homes are typically one third to one half the cost of a site built home. Throughout the region, mobile homes are an important component of a community’s affordable housing supply. With the exception of Santa Clara, mobile homes are permitted in some districts within every municipality in the Region. In some cities (Beaver, Panguitch, Ivins, LaVerkin, Toquerville), mobile homes are only permitted within designated mobile home districts. Milford, Escalante, Hurricane have created a mobile home district, but also allow for mobile homes in other areas of the city. Enterprise, Kanab, Parowan, and Cedar City do not have established mobile home districts, but allow for mobile home development in specified districts. Many municipalities specify that mobile homes can only be built within a developed mobile home park. The Zoning Ordinance for Ivins City specifies that the mobile home district will only be applied to existing mobile home areas and prohibits the establishment of new mobile home districts.

- **Mixed-Use Zoning**

Allowing a mix of uses, including commercial and residential, allows residents to minimize transportation costs by locating near goods and services. Mixed-use development can include a mix of uses horizontally (within the same development) or vertically (within the same building). Smart Growth advocates often promote pedestrian scale development, with retail on the first floor and residential uses above. This type of development is permitted in

some cities (Toquerville, Kanab, Cedar City, Hurricane). Horizontal mixed-use, in which retail is mixed within the same zone as residential uses is more commonly permitted. The only communities, which do not include mixed-use provisions within their respective ordinances are Beaver and Enoch.

- **Accessory Dwelling Units (ADUs)**

One tool used to provide for affordable housing is by allowing accessory dwelling units, also known as “mother-in-law units,” “granny flats,” “guest houses,” or “casitas” to be built on the same lot as a single family dwelling. ADUs are typically restricted to be either less than 50% of the square footage of the principal dwelling or less than 800 ft². Permitting this type of development allows a community to provide for more affordable housing without significantly altering the character of a single family residential neighborhood. Cedar City, Milford, Kanab, Ivins, Hurricane, and Santa Clara each allow ADUs under certain conditions. Cedar City and Kanab have the most flexible ordinance with regards to ADUs, permitting “guest houses” within single family residential neighborhoods. In Hurricane, “guest houses” are listed as a permitted use in the R-1-15 (15,000 sq ft lot size minimum), and conditional in the R-1-10 and R-1-8 zones. Santa Clara permits ADUs in mixed lot developments on lots between 8,000 and 9,000 ft². Milford lists “granny flats” as a conditional use in residential medium zones. Ivins permits “casitas” to be built in most residential zones, but limits use to immediate family members.

- **Density Bonuses**

Density bonuses allow a developer to develop smaller lot sizes than those conventionally allowed, possibly increasing the affordability of those housing units. Most municipalities that provide for density bonuses require conditions, such as additional open space. In some cases, the conditions increase the cost of the development, lowering the offsetting affect of a lower land cost. Inclusionary zoning provides density bonuses to developers that develop affordable housing. There are no municipalities in the region with inclusionary zoning built within the zoning ordinance. However, most municipalities include some form of a density bonus for planned developments, which have the potential for decreasing the cost to residents.

Affordable Housing Plan Development

A review of local general plans and land use ordinances municipalities in this region has identified at least some provisions for affordable housing built within their respective ordinances.

Utah House Bill 295 requires all cities and counties, with over 1,000 inhabitants, to include an affordable housing element as part of the general plan, which assesses the gaps and needs for affordable housing. The Five County Association of Governments has been working with and is continuing to work with a cities in our region to develop Affordable Housing Plans.

Plans have been developed for LaVerkin, Milford, Panguitch, Parowan, Cedar City, Enoch, Toquerville, Kanab, and Ivins. A planning process is currently underway for Santa Clara. Our goal at the Association is to help ensure that each City

(communities with a population of 1,000 or more) have an Affordable Housing Plan (also known as a Plan for Moderate Income Housing) in compliance with Utah Code requirements. The goal in developing these plans is to help increase affordable housing opportunities for current and future residents.

F. SPECIAL NEEDS HOMELESS HOUSING PRIORITIES

- 1. Homeless Families:** There continues to be an increase in homelessness in the Southwest region among families. According to service providers for homeless families, the most immediate need for a homeless family is safe and secure shelter, including child care provision and adequate food. Once housed on an emergency basis, attention can be directed toward locating more permanent housing. The need for support to families is expressed by the Washington County School District who has collected information on a growing number of school age children who are homeless.

- 2. Chronically Homeless:** Working to end chronic homelessness is a priority. This category of homelessness is defined as individuals with disabling conditions who have been homeless for a year or more, or have experienced at least four episodes of homelessness within three years. This group of individuals represents about 12% of the homeless population and consumes up to 50% of the available resources. While some of the chronically homeless individuals may qualify for or have limited income from wages and/or public benefits, they will ultimately require long term subsidization of both housing and services to become as self-sufficient as possible. Many of the chronically homeless individuals contend with mental health issues and because of their disability will additionally require long-term case management to be successful in maintaining housing. Although the actual count of chronically homeless individuals is not as high as in more densely populated areas there remains a substantial need to avoid community decay and expenses locally. Permanent supportive housing with appropriate and available services and supports is a highly successful strategy to stabilize this population in the most cost effective approach. The need to make available more opportunities for housing first supports is vital. The need for housing is still vastly important to reduce the exhaustion of shelter, law enforcement, emergency medical and other community services.

- 3. Homeless Youth:** Unaccompanied Youth (an individual under 15 years of age): The process for discharging youth from the custody of the Division of Child and Family Services (DCFS) requires a transitional plan be developed at least 90 days prior to exit with youth exiting foster care at age 18. Specific exit plan to include: connections; support services; housing; health insurance; vocational and educational needs; employment and workforce supports. Caseworkers are responsible for preparing youth for exit. Options for discharge may include: family members, foster parents, apartments, FUP utilization, student housing, supervised living through other programs such as Division of Services to People with Disabilities (DSPD). The Department of Workforce Services (DWS) and DHS have created a partnership forming the DHS Discharge Planning Workgroup. Representatives for DHS, Juvenile Justice Services, DCFS, Division of Substance

Abuse and Mental Health, and DSPD come together to implement changes that will improve housing stability and prevent homelessness for youth making the transition from state custody to emancipation. Other stakeholders involved include the Department of Community and Culture, Housing Authorities with Family Unification Programs; Utah Job Corp, Court Improvement Project, Office of the Guardian Ad Litem, Initiatives on Utah Children in Foster Care, the Youth Mentoring Project, Utah Foster Care Foundation and Local Homeless Coordinating Councils.

Older youth still in Foster Care (usually over 16 or 17, mature, and unattached to a Foster Family) can be transitioned to Independent Living arrangements where they are housed in an apartment and Foster Care payment is made directly to the youth. The Department of Child and Family Services is currently working with local apartment complex owners to reserve four apartments for this type of transitional situation. The need to provide case management to assist the homeless youth to find housing, education, food and employment as well as meeting the psycho-social needs of local homeless youth, including youth from the Fundamentalist Church of Jesus Christ of Latter Day Saints (FLDS) is substantial. The St. George area has reports of homeless youth staying in the public parks. Homeless youth also tend to move from location to location; moving in and out of homes and facilities making it difficult to count or manage the young population. The Youth Crisis Center and the Division of Juvenile Justice Services staff have voiced a need for additional day and residential supports. Additionally although there are some supports for 16 year old to 18 year old and a Family Support Center for juvenile 0-12, there is a gap in services for children 13-16 years old creating a considerable deficient in services.

4. **Homeless Chronic Substance Abusers:** These individuals have special needs that are not met in the traditional shelter setting. Homeless substance abusers need rehabilitation services in a safe and structured environment that provides therapy to enable them to perceive the broader causes of substance abuse and understand addictive behavioral patterns. After rehabilitation many homeless substance abusers need affordable transitional housing which is not readily available. Mental health and chemical dependency treatment services are organized on a regional basis, with offices locally.

5. **Homeless Veterans:** In addition to the complex set of factors affecting all homelessness a large number of displaced and at-risk veterans live with lingering effects of Post Traumatic Stress Disorder and substance abuse, compounded by a lack of family and social support networks. Homeless veterans need secure, safe, and clean housing that is free of drugs and alcohol, and provides a supportive environment. The Utah County Veterans Council found the most effective programs for homeless and at-risk veterans are community-based, nonprofit, vets-helping-vets groups. The Resource and Re-entry Center (R&RE) is a Program that is attempting to address some of the needs of the homeless veterans in the Five County area by providing mentors who assist in locating housing, services, employment and resources. The Veterans Administration has received housing vouchers for homeless veterans and has provided a representative to work with homeless veterans to find and keep housing.

6. **Homeless Seriously Mentally Ill:** Service providers have reported an increase in service levels to the homeless over each of the past several years. When this is measured with the relatively constant proportion of individuals who are mentally ill in the general population, the assumption is that the need for services for homeless individuals who are mentally ill will continue to increase. Local service providers indicate that financial resources to provide supportive, community-based services needs to be made available to homeless mentally ill. This population needs on-going support to help them with vocational training, substance abuse treatment, money management, scheduling and attending appointments, and assistance with applying for social security disability so they can receive primary health care. They also need supportive care in an affordable housing situation. Providing affordable housing opportunities alone will not be sufficient to insure stable living conditions, as they often need supportive case management to monitor their physical and medical needs.

7. **Victims of Domestic Violence:** Homeless persons with children who have fled a domestic violence situation need help in accessing safe and suitable transitional and permanent housing, legal services, support groups, substance abuse classes, transportation and job training. The DOVE Center, Canyon Creek Women's Crisis Center and Erin Kimball Memorial Foundation are working toward meeting the need of victims of domestic violence. Kane, Beaver and Garfield counties do not currently have locally based crisis center services and have expressed the need to provide services within rural counties.

8. **Persons with HIV/AIDS:** According to data from the Utah Department of Health, Bureau of Communicable Disease Control, HIV/AIDS Surveillance Program there were 2,456 cumulative AIDS cases in the state of Utah through December 31, 2009. In addition, there were 1,049 HIV (non AIDS) cases reported. In 2008 there were 58 reported cases of AIDS and an additional 23 individuals with HIV in the Southwest Health District which is comprised of Beaver, Garfield, Iron, Kane and Washington counties. According to the Utah Department of Health, a majority of persons with AIDS living in rural areas travel to the Wasatch Front for medical treatment. The St. George Housing Authority provides limited assistance for persons with HIV/AIDS through Housing Opportunities for Persons with Aids (HOPWA) vouchers and short-term rent, mortgage and utility assistance for southwestern rural Utah, which includes the five counties.

HUD Table 1B	
Special Needs (Non-Homeless) Populations	
Special Needs Sub-Populations	Priority Need Level High, Medium, Low No Such Need
Elderly	H
Frail Elderly	H
Severe Mental Illness	H
Developmentally Disabled	H
Physically Disabled	H
Persons w/Alcohol/Other Drug Addictions	H
Persons w/HIV/AIDS	M
Other	

G. IMPLEMENTATION STRATEGY

The Association staff will continue to identify potential barriers to housing affordability, as well as develop strategies that are currently not being utilized so that they may be implemented to overcome increasing challenges faced in meeting affordable housing needs in the Five County region.

The Five County Association of Governments is a regional planning organization which provides technical assistance to local governments which adopt local plans and land use ordinances. We do not have regulatory authority within each incorporated city. Because of our role is to function as a technical support agency, our staff at the Association will continue to work with local governments to identify and help them implement the strategies identified in the local jurisdiction's general plan, zoning, subdivision and other land use ordinances and codes.

H. LEAD BASED PAINT STRATEGY

It is the policy of the Five County Association of Governments to test only homes that were built prior to 1978. The Home and Weatherization Program tests only those areas that might be disturbed during weatherization or rehabilitation activities to determine if lead safe work practices must be implemented. If lead is found, employees of the agency and any sub contractor will be certified to do lead safe work practices. The home owner will be notified and will be given a Protect Your Family From Lead in Your Home brochure. All homes built prior to 1978 will receive this brochure even if there are no surfaces being disturbed.

CHAPTER III. ANNUAL NON-HOUSING COMMUNITY DEVELOPMENT NEEDS ASSESSMENT

A. COMMUNITY DEVELOPMENT STATUS AND NEEDS ASSESSMENT

The following list shows the categories with the largest number of locally identified Community Development capital projects taken from individual community, county and special service district capital investment plans in the region. This list reflects regional needs as documented on the community's One-Year Capital Investment Plan. See Appendix A for One-Year lists and Appendix B for 2-5 Year lists. With that in mind, the region's most common documented needs are:

- 1. LMI Housing--** Jurisdictions identified 20 projects to address affordable housing for low to middle income families through assistance with down payment and/or closing costs; land and/or apartment complex acquisition or construction of permanent housing for low income and/or homeless individuals; CROWN rent-to-own homes; and mutual self help. The Southwest Center identified funding for homeless rental assistance that is available in Washington County. A number of the housing projects identified by Color Country Community Housing, Inc. are for HUD funding and/or Neighborhood Stabilization Program (NSP) funds. Both the Cedar City Housing Authority and Beaver City Housing Authority have secured funds for construction/rehabilitation of additional housing units or acquisition of land to address low income housing in their communities.
- 2. Public Utilities/Works--** Jurisdictions identified 20 public utilities/works projects to address related issues. There are five culinary water improvement projects including additional storage capacity; waterline replacement; distribution improvements; and well development and/or improvements. Jurisdictions also identified two secondary water system improvement projects and nine sewer improvement projects. Two power projects were identified that would not be eligible for CDBG or CIB funding. Many of the projects identified are in communities that have not conducted LMI surveys to determine eligibility to make application to CDBG.
- 3. Public Safety/Protection--** There were 21 projects identified for public protection including fire stations and/or equipment; procurement of fire trucks; ambulance/medical equipment & facilities; and storm drain/flood control improvements. One project was identified by Washington County for construction of a law enforcement building to house state agencies and an emergency operations center. This project would not be eligible for CDBG funding.

4. **Community Facilities/Public Services--** There were 15 projects outlining rehabilitation improvements, rehabilitation and/or construction of new senior citizens/community centers; and construction or improvements to community and/or county facilities. Two projects were identified for food bank on-going operation support and to procure a refrigerated box truck. Three communities identified cemetery expansion/land acquisition which would not be eligible for CDBG funds. Garfield County identified a project to expand the hospital's long-term care facility.
5. **Recreation--** A total of 15 projects were identified by jurisdictions for improvements to existing parks and/or playground equipment, as well as land acquisition for recreational purposes such as trail systems. Several of these projects were for construction of sports facilities including ball fields, swimming pool, tennis courts, etc. The majority of these projects are in communities that are not currently eligible to fund community-wide projects with CDBG funds. Low to moderate income surveys would be required to qualify jurisdictions for the use of CDBG funding.
6. **Planning--** There were 12 projects for feasibility studies/plans including storm drainage, trail plans, senior citizen center feasibility studies, and capital facility plans. One project listed is for bridge design and engineering.
7. **Transportation--** Jurisdictions included seven transportation related projects for streets/bridges, curb/gutter and sidewalks, and enhancement improvements. Some of these projects do not list CDBG or CIB as funding sources.
8. **Economics--** There were two projects related to economics to for construction of an art museum and construction of a new Shakespeare performance facility at Southern Utah University. These projects would not be eligible for CDBG funding.

Table 3-1 Capital Investment Needs Summary

Jurisdictions:	Public Utilities/Works						Public Protection			Public Buildings/Facilities					Public Trans.			Economics				Rec.		LMI Housing			Plan		Other			
	Sewer	Drinking Water	Secondary Water	Power/Nat. Gas	Solid Waste	Misc./equipment	Fire/Ambulance	Jails/Police	Storm Drain/Flood	Animal Control	Administration	Medical	Education/Libraries	Senior/Comm. Center	Shelter/Food Bank	Cemeteries	Streets/Bridges	Curb/gutter/sidewalks	Airport/public transit	Industrial/commercial	Tourism	Parks/open space	Museums	Community Parks	Sports Facilities	Rental\multi-family	Permanent Housing	Rehabilitation		Zoning/General	Prof. Design/studies	
Beaver County							1																								1	
Beaver																																
Milford															1												1				1	
Minersville									1				1																			
Garfield County						1	1					1																				
Antimony							1											1							1							
Boulder																									1							
Bryce Canyon																																
Cannonville																															1	
Escalante		1							1																1							
Hatch																																
Henrieville																																
Panguitch			1				1				1														1							
Tropic																																

Note: Jurisdictions showing no project information did not return capital improvements lists for inclusion into the Plan.

Table 3-1 Capital Investment Needs Summary

Jurisdictions:	Public Utilities/Works					Public Protection			Public Buildings/Facilities					Public Trans.			Economics				Rec.		LMI Housing		Plan		Other				
	Sewer	Drinking Water	Secondary Water	Power/Nat. Gas	Solid Waste	Miscellaneous/equip.	Fire/Ambulance	Jails/Police	Storm Drain/Flood	Animal Control	Administration	Medical	Education/Libraries	Senior/Comm. Center	Shelter/Food Bank	Cemeteries	Streets/Bridges	Curb/gutter/sidewalks	Airport/public transit	Industrial/commercial	Tourism	Parks/open space	Museums	Community Parks	Sports Facilities	Rental\multi-family		Permanent Housing	Rehabilitation	Zoning/General	Prof. Design/studies
Iron County							1	1	1			1				1							1								
Brian Head	1		1																												2
Cedar	1	1			1		1		3			1		1												1	5				
Enoch	1	2				1			1																						
Kanarraville																															
Paragonah		1																													
Parowan					1																	1									1
Kane County													2																		1
Alton																															
Big Water		1											1																		
Glendale																															
Kanab							1		1						1							2		1					1	1	
Orderville											1													2							
Washington Co.		1					2							1												1	4				
Apple Valley															1									1						1	

Note: Jurisdictions showing no project information did not return capital improvements lists for inclusion into the Plan.

Table 3-1 Capital Investment Needs Summary

Jurisdictions:	Public Utilities/Works						Public Protection				Public Buildings/Facilities						Public Trans.			Economics				Rec.		LMI Housing			Plan			
	Sewer	Drinking Water	Secondary Water	Power/Nat. Gas	Solid Waste	Miscellaneous/equip.	Fire/Ambulance	Jails/Police	Storm Drain/Flood	Animal Control	Administration	Medical	Education/Libraries	Senior/Comm. Center	Shelter/Food Bank	Cemeteries	Streets/Bridges	Curb/gutter/sidewalks	Airport/public transit	Industrial/commercial	Tourism	Parks/open space	Museums	Community Parks	Sports Facilities	Rental\multi-family	Permanent Housing	Rehabilitation	Zoning/General	Prof. Design/studies	Other	
Enterprise																																
Hildale																																
Hurricane																1																
Ivins																									1	3						
LaVerkin		1																												1		
Leeds																																
New Harmony																																
Rockville								1								1																
Santa Clara																									1							
Springdale																											1					
Toquerville																																
Virgin																																
Washington City	1	1		1			1		1	1						3						1			1		1		1		1	
TOTALS	5	5	2	3		2	6	1	7	1	4		2	3	1	2	6	2				2	2	7	3	7	13	2		8	1	

Note: Jurisdictions showing no project information did not return capital improvements lists for inclusion into the Plan.

B. ECONOMIC DEVELOPMENT NEEDS

The Five County region of Southwestern Utah continues to exhibit many positive economic factors, including high labor skills, a positive labor climate, convenient and efficient Interstate-15 access, a modern airport with scheduled jet service, abundant natural recreational opportunities, moderate real estate tax costs, and proximity of support services. These and other positive economic factors have created a very dynamic region of the state.

In the coming years, southwestern Utah leaders and economic development staff will continue to focus on activities that will encourage the best use of the existing economic diversity, traditional values and skilled labor force; the support of local economic development boards; wise use of available funding mechanisms; appropriate development standards and focused efforts in education; and greater public involvement to attain a dynamic, cooperative and strong economic future.

The Comprehensive Economic Development Strategy Committee has adopted the following major economic development objectives:

1. Provide regionally-focused services that complement county and community economic development programs. Specific services include:
 - Continue the Five County Economic Development District Revolving Loan Fund marketing and administration at a regional scale, rather than establishing other county or community-scale loan programs. Particular efforts will be made to re-evaluate lending practices and policies to reflect the realities of the current economic climate.
 - Preparation of project-level Environmental Assessments within the capacity of available staff resources.
 - Delivery of technical planning assistance when staff capacity and funding is available .
 - Continue to work within the framework of the implementation phases of the Vision Dixie and Iron Destiny processes.
 - Coordinate for and author planning and feasibility studies for projects that transcend county or community boundaries as directed by the Steering Committee.
 - Develop and maintain a dynamic and informative Internet web site.
 - Continue to provide high quality grant writing technical assistance.

2. Focus the Association's efforts on jurisdictions that do not have internal staff support to provide day-to-day economic development outreach. Specific activities include:
 - Add information to the Sure Sites program.
 - Participate in regional and state-wide initiatives such as Utah Economic Alliance, Governor's Rural Partnership Board, etc.
3. Represent southwestern Utah interests at forums such as:
 - Western Region Workforce Services Council
 - Color Country RC&D Council
 - Mormon Pioneer National Heritage Area Alliance
 - Scenic Byway 12 (State Route 12) Committee
 - Utah's Patchwork Parkway (State Route 143) Committee
 - Zion Canyon Corridor Council (ZC3)
 - Grand Staircase-Escalante National Monument Advisory Committee
 - County and community-level Economic Development Boards
4. Continue to develop closer ties between economic development and public/higher education initiatives in the region. Recent initiatives include:
 - Utah Business Resource Center development at Southern Utah University and Dixie State College.
 - Support the efforts of the Dixie State College initiative to create an alliance with the University of Utah.
 - Support the efforts of the Kanab Center for Education, Business and the Arts (CEBA).

5. Continue to champion regional projects that foster economic development, such as:
 - The development of electrical power generation capacity in the Ticaboo/Bullfrog area of Garfield County.
 - Expanding IT/Broadband redundancy across the region.
 - Continuing to foster increased access to land banking, secondary financing, and other activities that foster access to affordable workforce housing.
 - Supporting implementation of interpretation and marketing projects for Utah's newest designated National Scenic Byway (SR-143) "Utah's Patchwork Parkway".
 - Assist in the facilitation of the nomination process for National Scenic Byway status for a portion of SR-9.
 - Continue to provide public lands planning expertise and capacity to local officials.

CHAPTER IV. FOCUS COMMUNITIES/NEIGHBORHOODS ASSESSMENT

A. INDICATORS

State requirements for the One-Year Action Plan included identification of one or more focus communities in each region. In order to identify those focus communities, the staff at Five County AOG assessed communities throughout southwestern Utah. The methodology included a trilogy of methods to ascertain where regional focus should be directed. One of these was a "self-assessment" which was developed by sending out a survey form that was completed by willing incorporated jurisdictions. A Housing Stock Condition Survey was carried out by the staff of the Five County Association of Governments in 2012 in cooperation with officials of incorporated communities. Conditions of housing in unincorporated areas was also reassessed. The final portion of the trilogy of methods is the institutional knowledge of the professional planning staff of the Five County Association of Governments who have identified several areas with known concerns. It is not intended that the more subjective nature of the institutional knowledge portion of the trilogy be the determining factor, but to function as a means to confirm issues already identified and validate issues identified in the first two. In addition to the focus communities there are other "areas" of concern that are identified in this section which further study may be undertaken to better quantify.

1. Housing Quality (as Determined from the Regional 2004 Housing Stock Survey, updated in 2012)

Table 4-1		
Five County Association of Governments Regional Totals		
(non-entitlement area)		
	# of Homes	% of Total Homes
All Homes in Region (non-entitlement area)	49,731	100.00%
Single Family Homes in Dilapidated Condition	66	0.13%
Mobile Homes in Dilapidated Condition	94	0.19%
Single Family Homes in Severely Deteriorated Condition	48	0.10%
Mobile Homes in Severely Deteriorated Condition	114	0.23%
Homes in Excellent, Fair or Moderate Condition	49,409	99.35%

When looked at from a district-wide perspective, 99.35 percent of the homes in the region (non-entitlement area) are in excellent, fair or moderate condition, thus only 0.65 percent of homes of any type would be considered as being severely deteriorated or dilapidated, a very small percentage. Instead of that district-wide "global" perspective, and in order to

gain an accurate understanding of localized housing problems, it is necessary to look at each community from a local perspective. Only by viewing the data from that scale can one get a proper view of housing stock problems that currently exist in many of our smallest rural communities, which in some cases are relatively significant. Please refer to the complete housing stock summary tables located in Appendix E for specific numbers and percentages of homes in the various conditions in each individual city and town, the unincorporated area of each county, as well as composite totals for each individual county.

While this section deals with the condition of privately owned housing stock in the district, the Continuum of Care provides more specific information on special needs housing in the region, such as resources and facilities available for the elderly, disabled, homeless, etc.

Focus Community Determination Based on Analysis of Housing Condition Survey:

An analysis of the Housing Condition Survey originally undertaken in 2004, updated in 2009 and again in 2012, identified several communities whose percentage of housing in severely deteriorated or dilapidated condition was considerably higher than all others. The following communities have been identified as focus communities based upon their housing stock condition.

Table 4-2 Focus Communities Based Upon Housing Stock Condition Southwest Utah by County			
Community/ County	Number of Homes in Severely Deteriorated or Dilapidated Condition	Total Number of Houses in the Community	Percent of Homes in Severely Deteriorated or Dilapidated Condition
Big Water Town/ Kane County	39	297	13.13%
Hatch Town/ Garfield County	7	58	12.07%
Alton Town/ Kane County	6	55	10.91%
Source: Five County Regional Housing Condition Windshield Survey, 2012			

2. Community Development Infrastructure, Facilities and Service Needs

Lack of necessary infrastructure to support many forms of economic development is lacking in many of rural Utah counties. Garfield and Kane counties are especially affected due to the lack of access to redundant fiber optic access to the Internet as well access to certain forms of affordable utilities including natural gas. Even the

provision of basic infrastructure such as water source, storage and distribution are limiting factors.

B. IDENTIFICATION OF FOCUS COMMUNITIES BY SELF-ASSESSMENT OF COMMUNITY DEVELOPMENT INFRASTRUCTURE, FACILITIES AND SERVICES NEEDS

During 2009, a community “self-assessment” form was sent out to each of the non-entitlement cities and towns in the five county region. The purpose of the assessment was to involve the local entities in identifying the community development needs in their area from their perspective. It had been anticipated that this will be done annually as part of the Consolidated Plan update process. It has since been determined by the Five County Association Community Development staff that the “self-assessment” survey will be distributed every two years, rather than annually as changes in local conditions in needs do not warrant annual assessments.

An update to the 2009 assessment was distributed in 2010. All but four cities or towns completed participated in providing assessment updates during the past two years (See Appendix E). Those that responded this year were updated and plotted on a table with each of the following type of community need identified. We utilized the information provided last year if a updated assessment was not provided. The following categories were provided in the self-assessment:

- Fire Department Facilities
- Fire Department Equipment
- Fire Department Staffing/Volunteers
- Police/Public Safety Facilities
- Police/Public Safety Staffing
- Recreational Facilities
- Community Sewer System
- Culinary Water System Source
- Culinary Water System Storage
- Culinary Water System Distribution
- Streets and Roads
- Solid Waste Disposal
- Health Care
- Animal Control
- Courts
- Jails
- Low-moderate Income (LMI) Housing
- Workforce Housing

Each community assessed the level in which those items listed above are addressed in their community on a scale of 1-10, with “1” (one) meaning that the item is completely inadequate

to “10” (ten) meaning that particular subject is extremely well-addressed in that community. We did not specifically differentiate between a service provided by another entity, i.e. the County providing for jail services in the area, or the state providing Courts, or private entity providing solid waste disposal. We asked the local cities and towns to simply identify how those service, regardless of who provides them, are addressing the services in the community.

Identification of Focus Areas based upon the Community Self-Assessment:

One of the factors in determining those communities which our region defines as a “Focus Community” is a jurisdiction’s own self-assessment of its community development infrastructure, facilities and service needs.

A cumulative total of the assessment sheets was created and from this averages based upon valid responses was developed.

An average value for each jurisdiction was calculated from the valid responses. Table 4.3 was used to compute the averages for the valid responses for the jurisdictions.

The responses shown in the table are color-coded so as to illustrate those responses that were above or below the average response value. Those values higher than the average are in **green** and those below are in **red**. Those values that were average are shown in black.

Table 4-3 Jurisdiction's Self-Assessment Regional Tabulation-Cumulative Totals

Jurisdiction Needs Assessment (Using a scale of 1 to 10 - 1 meaning completely inadequate to 10 meaning extremely well-addressed) x = No Response NA = no average COLOR CODES: Above Average Average Below Average	Fire Department Facilities	Fire Department Equipment	Fire Department Staffing/Volunteers	Police/Public Safety Facilities	Police/Public Safety Staffing	Recreational Facilities	Community Sewer System	Culinary Water System Source	Culinary Water System Storage	Culinary Water System Distribution	Streets & Roads	Streets & Roads Maintenance	Solid Waste Disposal	Health Care	Animal Control	Courts	Jails	Average	Low to Moderate Income Housing	Workforce Housing
	Beaver City	10	10	5	10	10	6	9	6	7	6	6	5	9	9	7	10	10	7.94	5
Milford City	10	10	10	10	10	5	5	8	9	7	2	2	4	5	7	10	10	7.29	5	5
Minersville	7	7	5	x	x	5	9	8	6	8	6	6	x	x	5	x	x	6.55	x	x
Antimony	5	5	1	5	5	5	x	8	9	8	5	5	7	8	8	8	8	6.25	5	5
Boulder	9	8	7	8	7	8	x	8	8	6	7	7	8	x	x	x	x	7.58	3	3
Bryce Canyon	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	NA	x	x
Cannonville	5	5	3	8	8	5	x	9	3	8	8	5	8	8	5	8	8	6.50	x	x
Escalante City	5	9	9	5	5	4	10	10	9	9	7	7	8	7	7	10	10	7.71	2	2
Hatch	5	5	6	5	5	6	x	7	8	7	3	3	7	8	x	x	x	5.77	x	x
Henrieville	4	6	4	7	7	6	9	9	9	8	5	5	5	3	5	5	5	6.00	x	x
Panguitch City	9	9	9	8	8	7	9	8	9	8	6	7	7	9	1	8	10	7.76	x	x
Tropic	10	9	10	x	x	5	5	9	5	7	5	4	8	x	x	x	x	7.00	x	x
Brian Head	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	NA	x	x
Cedar City	7	6	8	10	8	6	7	8	8	6	7	8	9	9	7	x	x	7.60	x	x
Enoch City	6	7	6	6	6	2	8	7	6	7	5	5	8	2	1	x	x	5.47	4	4
Kanarraville	5	5	8	x	x	10	x	8	9	9	5	8	9	x	x	x	x	7.60	x	x
Paragonah	10	10	10	2	2	6	x	8	7	8	6	6	x	7	x	x	x	6.83	6	x
Parowan City	8	8	8	2	6	8	9	7	9	6	5	5	8	7	5	8	4	6.65	5	5
Alton	10	6	6	x	x	9	x	3	9	9	5	5	9	x	x	x	x	7.10	x	x
Big Water	7	5	5	1	5	7	1	8	8	8	3	1	1	1	2	3	1	3.94	x	x
Glendale	9	9	8	x	x	9	10	10	10	9	9	10	9	x	6	x	x	9.00	x	x
Kanab City	8	9	7	4	5	7	8	4	7	6	7	5	x	x	7	x	x	6.46	x	x
Orderville	8	5	4	x	x	6	10	8	8	8	6	5	x	x	x	3	x	6.45	x	x
Apple Valley	7	6	4	x	x	1	8	8	8	8	8	7	10	x	2	x	x	6.42	x	x
Enterprise City	3	7	9	1	4	3	9	8	5	7	7	7	7	8	8	9	x	6.38	4	5
Hildale City	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	NA	x	x
Hurricane City	6	7	4	3	8	4	6	8	6	6	4	5	8	6	8	7	x	6.00	x	x
Ivins City	3	7	5	3	6	3	9	10	5	5	4	4	10	x	8	7	3	5.75	6	6
LaVerkin City	8	4	5	5	4	3	8	8	9	8	4	3	5	4	3	5	6	5.41	4	6
Leeds	7	7	8	3	6	5	1	6	6	3	3	4	9	5	3	3	5	4.94	2	1
New Harmony	x	x	x	5	5	6	x	9	7	7	4	3	10	6	4	x	7	6.08	5	5
Rockville	8	7	6	8	8	6	5	8	8	8	7	7	8	x	6	x	x	7.14	x	x
Santa Clara City	7	8	7	9	7	5	8	7	9	6	7	6	8	4	5	7	x	6.88	6	6
Springdale	8	8	6	8	9	8	8	8	9	9	7	7	7	6	7	8	8	7.71	6	6
Toquerville City	x	x	x	x	x	8	10	10	9	8	5	7	10	x	1	x	x	7.56	x	x
Virgin	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	NA	x	x
Washington City	8	7	8	7	8	10	10	10	10	10	9	9	9	x	8	8	x	8.73	x	x
Average by Type:	7.16	7.13	6.48	5.72	6.48	5.88	7.64	7.91	7.70	7.36	5.67	5.55	7.76	6.10	5.23	7.06	6.79	6.74	4.53	4.57

Focus Community Determination Based on Summary of Community Self-Assessment:

From the tabulations, several communities were selected as “focus communities” based upon whether their overall average value was significantly less than the regional average value. The following are those communities:

- Town of Big Water [Self-assessment score: 3.94]
- Town of Leeds [Self-assessment score: 4.94]
- LaVerkin [Self-assessment score: 5.41]
- Enoch City [Self-assessment score: 5.47]
- Ivins City [Self-assessment score: 5.75]
- Town of Hatch [Self-assessment score: 5.77]

C. GEOGRAPHIC DISTRIBUTION BASED ON NEED

Identified focus communities are located in each of the five counties of southwestern Utah. Of particular concern is Garfield and Kane counties. Both of these counties have historically had unemployment rates in excess of the state average with Garfield County for many years exceeding the national average. These two counties are also geographically isolated from major transportation, commercial airports, suppliers, etc. That geographical isolation, in conjunction with lacking in many cases sufficient infrastructure and services necessary for industrial and manufacturing, create unique needs, particularly in Garfield and Kane counties.

D. SOLUTION STRATEGY

Maintaining a tradition of focusing HUD CDBG funding to community facilities, basic infrastructure and housing projects, with community planning and limited public services still appears to be an appropriate plan of action. A major impediment to significantly addressing local needs is the fact that Community Development Block Grant funding continues to be inadequate to meet current needs. It appears that current funding may continue to decrease which will limit the ability of this funding to effectively meet the ever increasing community needs identified in our region.

The approved Rating and Ranking criteria currently utilized in the Five County region assesses the application quality, which includes how well qualitatively the project applied for addresses the identified need. The Regional Review Committee (Steering Committee) Rating and Ranking methodologies appear to adequately address the types of needs identified in these focus communities. The consideration of additional points or preferences, based on being a “focus community,” may be reconsidered during the development of rating and Ranking criteria for future CDBG program years. Housing-related projects are already weighted, addressing the priority nature of those needs, as appropriate.

E. PRIORITY BY LOCATION OR TYPE OF DISTRESS

The priorities established historically by the elected officials in southwestern Utah who serve as the Rating and Ranking committee has focused on brick and mortar type projects and housing related activities. These priorities appear to be quite consistent with the identified needs of the focus communities and for the region as a whole: Housing rehabilitation, renovation, and or reconstruction as well as basic infrastructure and community facilities, i.e. fire stations, etc.

CHAPTER V. COORDINATED HUMAN SERVICE PUBLIC TRANSPORTATION

Public Transportation, Senior Service Transportation, and other transportation services throughout the Five County Region, deliver vital services to seniors, people with disabilities, and low income populations. These services provide access to jobs, medical appointments, shopping, and other services.

The Coordinated Human Service Transportation Planning (CHSTP) Committee, with representatives from transportation and human service providers, was formed in 2007 to plan and coordinate activities to address the special transportation needs for those with limited mobility. The primary goal of this coordination effort is to increase the transportation mobility, access and independence. The Committee works to develop and implement the Coordinated Human Service Transportation Plan, in coordination with Five County Association of Governments Staff. Transportation needs identified in these plans include:

- **Transportation to surrounding major cities**

Although SunTran in St George and CATS in Cedar City provide valuable transportation services, the majority of the population in the Five County Region does not have access to public transportation services. Those in small, isolated communities must travel long distances to access services. More connections between communities in the region would provide better access to services for those with limited mobility.
- **Demand-response transportation**

Door-to-door demand-response services are needed to access medical appointments as an alternative to relying on friends.
- **Flexibility with eligibility restrictions**

Most services have eligibility restrictions for certain groups (seniors, people with disabilities). More flexibility is needed to allow others to utilize these services, thereby pooling resources and increasing transportation service delivery.
- **Funding for operating expenses**

Many transportation services throughout the region have very limited hours and/or service areas. Additional funding is needed to increase the availability of these services.
- **Education about transportation services**

Senior citizens that have driven their entire lives and are unaware about available transportation services available to them when they are either no longer able to or are uncomfortable to drive.

To address these special transportation needs, the following strategies have been identified and are currently being pursued or implemented:

- **Mobility Manager**
A mobility manager has been designated to act as staff to the CHSTP Committee, coordinate transportation activities, and work to address the transportation needs in the region by implementing the strategies of the Coordinated Plan.

- **Commuter Service**
A Commuter Service Route to Hurricane will pave the way for more frequent service to the area. In other areas, vanpool strategies can be implemented to more cost-effectively transport employees to work sites and offer employees an alternative to the expensive cost driving alone.

- **Incorporate Rural Towns into Routes of Inter-city Bus Service**
Coordination with inter-city transportation services to incorporate Panguitch, Beaver, Kanab and other isolated communities should be undertaken to provide vital, yet missing connections.

- **Travel Training**
Travel training provides individualized training to elderly and people with disabilities about available community transportation resources. A Travel Training Workgroup was formed and travel training efforts are being implemented at various levels. The Mobility Manager is currently collaborating with the Volunteer Center to implement a Travel Training Program.

- **Elected Officials Involvement**
In order to gain support for community transportation, financial and political 'buy-in' from elected officials is a must. A local city council member has been designated to serve on the CHSTP Committee and staff is meeting with elected officials to inform them about community transportation needs.

Five County AOG staff is currently working with the CHSTP Committee to update the Coordinated Human Service Transportation Plan, scheduled to be drafted by June 2013.

CHAPTER VI. METHOD OF DISTRIBUTION

A. SUMMARY OF HUD PROGRAMS

Funding for U.S. Department of Housing and Urban Development (HUD) programs other than the Community Development Block Grant (CDBG) program are prioritized by the Balance of State Continuum of Care and allocated directly through HUD. Agencies in the Five County Region that have received allocations directly from HUD include: The Southwest Mental Health Center, Erin Kimball Memorial Foundation, Iron County Care and Share, Cedar City Housing Authority and Color Country Community Housing, Inc. Funding for the CDBG program is allocated in the Five County region utilizing the Rating and Ranking process as described in Section B below.

The Division of Housing and Community Development manages the HOME and ADDI funds which are allocated through the Olene Walker Housing Loan Fund. These funds are used for activities including multi-family rental property acquisition, rehabilitation and new construction, tenant based rental assistance, single-family owner-occupied rehabilitation, down payment assistance, and payment of mortgage assistance for low-income disabled persons in partnership with area mortgage lenders. The Olene Walker Housing Loan Fund Board also has oversight over the HOWPA housing program and funds, which are allocated by an established subcommittee. The Division of Housing and Community Development also manages the Emergency Shelter Grant funds through the State Community Services Office and has an established board with separate allocation policies. Please refer to the following web link for additional information regarding the abovementioned programs administered through the Division of Housing and Community Development:

<http://housing.utah.gov>

B. OUTREACH EFFORTS WITH MINORITY/ETHNIC POPULATIONS

The Five County Association of Governments has developed brochures for the HOME rehabilitation program in English and Spanish. These brochures are distributed throughout the region at key locations including: Local food pantries, senior citizen centers, municipal offices, etc. In addition, brochures are distributed to service providers and citizens attending the annual Human Services Public Forums in each of the five counties. Copies of the HOME program brochures are included in Appendix F.

The overall percentage of minorities in the Five County Region is relatively small (7.6%). However, there is a significant population identified with a Hispanic ethnicity (8.9%). The HOME program administrator at Five County speaks Spanish fluently. This has been quite beneficial during the intake process in working with Hispanic individuals.

As part of the intake process, each potential applicant is asked how they learned of the program. Most of the respondents indicated that it was from having obtained a brochure. Others responded that they were referred from other service agencies, including a notable number referred from the Home Energy Assistance Target (HEAT) program, the Weatherization program and the local chapter of Habitat for Humanity. A smaller number

heard about it from other individuals.

The Five County Association of Governments has a small amount of funding available to assist with down payment and/or closing costs for income qualified individuals. Due to the very limited amount of funds, this program is not being aggressively promoted. This fund has recaptured additional funds through the repayment of loans as some properties were sold.

C. RATING AND RANKING TIED TO IDENTIFIED NEED AND ACTION PLAN CONTENT

The elected officials who constitute the Rating and Ranking Committee of the Five County Association of Governments have a long tradition of prioritizing projects that have essentially established guidance for applicants. Over the previous 30+ years of the CDBG program the local elected officials of Five County Association of Governments have primarily focused on brick and mortar projects and improving basic infrastructure. Projects which eliminate an urgent health threat or address public safety such as fire protection have been historically been positioned high in regional priority. Projects which meet federally mandated requirements have been given consideration such as special projects to eliminate architectural barriers have been accomplished. In addition, several major housing projects have been undertaken to meet the need for decent, affordable housing for those in the lowest income categories. A regionally common concern in the past has been lack of adequacy in the safe distribution of meals for home bound elderly. That need has been addressed in a collaborative way by the elected officials in southwestern Utah through the procurement of purpose-designed Meals on Wheels delivery vehicles.

The rating and ranking criteria approved for the 2013 program year was approved by the Steering Committee of the Five County Association of Governments in August of 2012. It is anticipated that the results of an analysis of this 1 year action plan will be considered and evaluated in making staff recommendations as to future changes to the rating and ranking criteria. The rating and ranking criteria and guidelines are adopted each year by local elected officials. At that time consideration of additional points or preference based upon being a “focus community” may be considered.

For the 2013 year the regional prioritization is as follows with the justification(s) for that prioritization listed below each respective type of project.

#1 LMI Housing Activities

Projects designed to provide for the housing needs of very low and low-moderate income families. May include the development of infrastructure for LMI housing projects, home buyers assistance programs, or the actual construction of housing units (including transitional, supportive, and/or homeless shelters), and housing rehabilitation. Meets a primary objective of the program: Housing. Traditionally CDBG funds leverage very large matching dollars from other sources.

#2 Community Facilities

Projects that traditionally have no available revenue source to fund them, or have been turned down traditionally by other funding sources, i.e., Permanent Community Impact Fund Board (PCIFB). May also include projects that are

categorically eligible for Community Development Block Grant (CDBG) funding, i.e., senior citizens centers, health clinics, food banks, and/or public service activities. Includes community centers that are not primarily recreational in nature.

#3 Public Utility Infrastructure

Projects designed to increase the capacity of water and other utility systems to better serve the customers and/or improve fire flow capacity. Other funding sources usually available. Adjusting water rates are a usual funding source. Other agencies also fund this category. Includes wastewater disposal projects.

#4 Public Safety Activities

Projects related to the protection of property, would include activities such as flood control projects or fire protection improvements in a community. Typically general fund items but most communities cannot fund without additional assistance. Grants help lower indebted costs to jurisdiction. Fire Protection is eligible for other funding i.e., PCIFB and can form Special Service Districts (SSD's) to generate revenue stream.

#5 Projects to remove architectural barriers

Accessibility of public facilities by disabled persons is mandated by federal law but this is an unfunded mandate upon the local government. A liability exists for the jurisdiction because of potential suits brought to enforce requirements. Only CDBG and sometimes PCIFB have stepped up to fund this mandate.

#6 Parks and Recreation

Projects designed to enhance the recreational qualities of a community i.e., new picnic facilities, playgrounds, aquatic centers, etc.

Five County Association of Governments Rating & Ranking Criteria for the 2013 program year is outlined in Appendix C.

CHAPTER VII. ANNUAL PERFORMANCE MEASURES

Table 7-1 Combined CD and ED Strategic Plan and Annual Report Annual Action Plan (AAP) Planned Projects Results and Performance Measures for CDBG in 2012			
Program: CDBG - Community Facilities			
Objective: Suitable Living Environment			
Outcome: Sustainability and/or Availability			
Outcome Statement: Provide public facilities and/or infrastructure, primarily benefitting low-income citizens, to enhance health and safety, improve livability and sustainability in the communities through improving the availability of facilities and services. (Completed Projects: Iron Co. Care & Share Shelter Phase II; Hatch Town Fire Truck)			
Output Indicators: Based on number of people benefitting from public facilities assisted with CDBG dollars (Minersville Town; Iron County/Beryl; Panguitch; Kane County; Utah Food Bank)	5 year goal 2010-2015	2012 Actual Output	2013 Expected Output
Number of persons benefitting	38,813	321	14,577
Number of LMI persons benefitting	19,044	275	14,118

Program: CDBG - Housing			
Objective: Decent and Affordable Housing			
Outcome: Sustainability			
Outcome Statement: Provide opportunities for low income persons for decent, safe and affordable housing to ensure availability for LMI households; promote livability through the development of new quality housing units and/or rehabilitation of existing units to promote quality living environments for residents; and enhance health and safety through construction/rehabilitation of housing units built to current code which address health and safety concerns. Ensure availability and sustainability for LMI households by offering housing counseling and down payment assistance. (Completed: Color Country Community Housing = 16 Units; Cedar HA = 18 Units)			
Output Indicators: Based on number of households benefitting CDBG funds (CCCHI Self-Help; Beaver HA; Cedar HA; Erin Kimball)	5 year goal 2010-2015	2012 Actual Output	2013 Expected Output
Number of households benefitting	424	34	92
Number of LMI households benefitting	379	34	92

Program: CDBG - Water			
Objective: Suitable Living Environment			
Outcome: Sustainability			
Outcome Statement: Provide safe and clean water, primarily to low income persons, to improve the availability and sustainability of the community by expanding the culinary water storage and distribution network.			
Output Indicators: Based on number of people benefitting from water projects assisted with CDBG dollars (Orderville Water Project/Backup Generator; Big Water Tank/Generator; LaVerkin Silver Acres; Angell Springs SSD)	5 year goal 2010-2015	2012 Actual Output	2013 Expected Output
Number of persons benefitting	915	516	1,093
Number of LMI persons benefitting	575	343	701

Program: CDBG - Economic Development (Five County AOG Revolving Loan Fund)			
Objective: Economic Opportunity			
Outcome: Sustainability			
Outcome Statement: Provide economic development opportunity primarily to low to moderate income individuals and businesses by retaining existing jobs and/or creating additional employment.			
Output Indicators: Based on number of people receiving assistance or new jobs created and/or retained	5 year goal 2010-2015	2012 Actual Output	2013 Expected Output
Number of persons benefitting	20-30 loans in 5 years (Average of 5 jobs per loan, with 3 LMI jobs per loan)	20	22 jobs
Number of LMI persons benefitting	51% of jobs created/retained for LMI persons	11	12 LMI

Program: CDBG - Housing (Program Delivery)			
Objective: Provide Decent and Affordable Housing			
Outcome: Sustainability			
Outcome Statement: Provide decent, safe and affordable housing opportunities for low-income persons by providing down payment/closing cost assistance, rehabilitation of existing housing units, and enhance health and safety through rehabilitation addressing health code and safety concerns.			
Output Indicators: Based on number of households benefitting from CDBG funds	5 year goal 2010-2015	2012 Actual Output	2013 Expected Output
Number of households benefitting (Direct Program Services)	655	40	50-60
Number of LMI households benefitting (Direct Program Services)	655	40	50-60

Program: HOME Rehabilitation			
Objective: Provide Decent Housing for Homeowners			
Outcome: Sustainability			
Outcome Statement: Create Decent Housing with Improved Sustainability. Preservation and improvement of existing single-family affordable housing through rehabilitation and replacement and/or new construction when necessary, including emergency home repair to address health code and safety concerns. Also includes lead based paint removal as applicable.			
Output Indicators: Number of homes rehabilitated, replaced or newly constructed (self-help) which are owned and occupied by low-income homeowners. (HOME Program)	5 year goal 2010-2015	2012 Actual Output	2013 Expected Output
Number of units rehabilitated/replaced	50	3	5
Number of low-income homeowners (individuals) assisted	125	3	5
Number of low-income households assisted	50	3	5
Number of units brought to Energy Star Standards	15		

Program: HOME/ADDI (Note: Remaining funding for this program is extremely limited)			
Objective: Provide Decent and Affordable Housing			
Outcome: Increase Availability/Accessibility			
Outcome Statement: Create decent housing with improved/new availability.			
Output Indicators: Increase homeownership opportunities for low income persons and families	5 year goal 2010-2015	2012 Actual Output	2013 Expected Output
# of LMI households becoming homeowners for the first time	2	0	0
Number of individuals benefitting from this homeowner priority program	6	0	0

CHAPTER VIII. PUBLIC INVOLVEMENT

A. CONSULTATION

The following organizations and groups participated in the development of the 2013 Action Plan in conjunction with the Five County Association of Government Regional Consolidated Plan:

1. Southwest Utah Continuum of Care Committee (now part of the Five County Local Homeless Coordinating Committee)

The Continuum of Care is a voluntary organization that includes many jurisdictions in the region and non-profit organizations that represent and provide services to homeless individuals and others with special needs. Five County Association of Governments consulted with representatives from the Red Rock Center for Independence, Erin Kimball Foundation, New Frontiers for Families, area housing authorities, Iron County Care and Share, Beaver/Milford Care & Share, Hurricane Valley Food Network, Garfield County Care & Share, Kanab Care and Share, Dixie Care and Share, the DOVE Center, Canyon Creek Women's Crisis Center, Washington County Youth Crisis Center, Iron County Youth Services Center, Job Corps, Veterans Administration, Department of Workforce Services Western Regional Council, Balance of State Continuum of Care and the St. George Soup Kitchen in regard to homeless services coordination. The above referenced organizations assisted in the development of this one year action plan by providing statistical and service related data, program information summaries and technical support on issues affecting the southwest regions homeless population in support of and in coordination with ongoing regional planning efforts.

2. Other Groups

Information and data from other non-profit organizations and groups which provide services to low-income clientele were utilized in development of this Action Plan. These include: Area Agency on Aging Services who provided information on the needs and programs of the senior populations; Southwest Utah Mental Health Authority; Cedar City Housing Authority; Beaver City Housing Authority; Paiute Indian Tribe Housing Authority; St. George Housing Authority; Color Country Community Housing, Inc., who gave technical support and data on developing affordable housing; the Human Services Council, including coordination with local Emergency Food and Shelter Board program efforts provided in the Five County Region; Youth Corrections; Division of Child and Family Services; Elderly Care Facilities and Providers; and the City of St. George Community Development Staff in regard to entitlement funding received from the Community Development Block Grant program.

3. **Steering Committee**

The Steering Committee has the responsibility for setting policy and directing the efforts of the Association. The Steering Committee consists of one commissioner from each of the five county commissions, a mayor representing the incorporated communities in each county, and a representative of each of the five school districts within the region. In addition, representatives from Southern Utah University and Dixie State College serve as ex-officio members. The Steering Committee meets monthly on a rotating basis at various locations in each county. A presentation was made to members outlining consolidated plan requirements, focus for the 2013 plan update, rating and ranking criteria input and approval, as well as requesting input on the community development element of the plan. This committee is responsible to formally approve and adopt the Consolidated Plan.

4. **Jurisdictions**

Information packets were provided to jurisdictions requesting updated information for the capital investment lists. These jurisdictions included communities (mayors, clerks), counties (commissioners, clerks, administrators), special service districts, housing authorities, school districts, and economic development professionals. Packets contained the previous year's information contained in the Community Development section, which the jurisdictions were asked to update. In addition, many of the jurisdictions were contacted directly by AOG staff to assist in completing required information. During calendar year 2013, Community and Economic Development staff traveled to the following counties to meet with local elected officials and staff to discuss community development needs of the jurisdiction as provided in their updated capital improvements lists: **Beaver County:** Beaver City and Minersville Town; **Garfield County:** Boulder Town, Antimony Town, Escalante City and Panguitch City; **Iron County:** Brian Head Town, Cedar City, Enoch City, and Parowan City; **Kane County:** Big Water Town, Glendale Town, Kanab City and Orderville Town; **Washington County:** LaVerkin City, Rockville Town and Washington City.

5. **Association of Governments Newsletter**

The newsletter is published on a quarterly basis and distributed to a large mailing list including jurisdictions, agencies, and special interest groups throughout the five county area. The newsletter highlights activities of the Association, including activities associated with the Consolidated Plan, Human Services Public Forums, and CDBG program and is also posted on the AOG website. The newsletter is provided to various state and federal agencies as a means of coordination. An article will be provided in the March/April newsletter in regard to the Consolidated Plan update and 30-day comment period. Please reference Appendix G which includes a copy of the AOG Newsletter and Public Hearing notice. To access the current Five County AOG newsletter as well as an archive of all previous editions, please follow this link: <http://www.fivecounty.utah.gov/info/newsletter/index.php>

B. COORDINATION

1. Business Community

The Consolidated Plan process incorporates a wide variety of existing public involvement processes across southwest Utah. Many involve private sector business owners. Examples of such involvement during the preparation of the 2013 Annual Action plan include:

- Private sector representation on numerous advisory committees:
 - Town & Country Bank, HintonBurdick, Metalcraft Technologies, Inc. Shamo Lumber, SCORE, State Bank of Southern Utah, Cedar City Chamber of Commerce, Washington County Attorney's Office, (Revolving Loan Fund Board) - Assist in the approval and servicing of loans to businesses that commit to the creation of jobs for low or moderate income individuals)
 - Applegate Home Health, Emerald Point Assisted Living, Southern Utah Home Care, Zions Way Hospice, Home Instead Prime Senior Services (Caregiver Advisory Council - Assist in the delivery of in-home case management services to Medicaid-eligible clients)

2. Other Agencies

A primary purpose of the Association of Governments is to coordinate federal, state and local programs across southwest Utah. Much of this coordination involves aspects of the consolidated planning process. Efforts made during the preparation of the 2013 Annual Action Plan include:

- Monthly reports from congressional staff as a standing agenda item at Steering Committee meetings. These reports keep local officials informed of on-going congressional actions, including housing and urban development initiatives.
- Reports from Utah State University Extension Services as an occasional agenda item at Steering Committee meetings.
- Reports from Governor's Office of Planning & Budget as a standing agenda item at the Steering Committee meetings.
- Reports from Southern Utah University as a standing agenda item at Steering Committee meetings. Regional Services provides periodic updates and sponsors a Business Resource Center that serves all of southwest Utah.
- Representation as an ex-officio member of the Kanab Center for Education,

Business and the Arts (CEBA) Board of Directors.

- Ex-officio membership on the Color Country Resource, Conservation and Development (RC&D) Council. The RC&D Council provides natural resource-based technical assistance to local governments and other entities, as well as sponsoring small seed grants for community projects.
- Representation as a member of the Southern Utah Planning Authorities Council (SUPAC). SUPAC is chartered to provide a forum where state cabinet-level agency heads or their representatives interact with federal land management agency directors and local officials to coordinate land management activities.
- Representation as a member of the Canyon Region Economic Development Alliance (CREDA). CREDA is a local initiative to expand economic development collaboration across the Utah-Arizona state line into the Arizona Strip.
- Participation with the Governor's Rural Partnership Board. The Board is the major rural policy-making entity that works with the Governor and Legislature to champion rural issues.
- Membership in the Utah Economic Development Alliance. The Alliance allows economic development professionals to meet regularly to discuss training opportunities and coordinate stances of local professionals.
- Representation on the Utah Small Cities CDBG Policy Committee. The committee develops policy for the implementation of the small cities CDBG program.
- Participation with the southwestern Utah Interagency Council. This council meets regularly to coordinate program outreach to low income clientele across the region.
- Participation with the Forest Restoration Partnership Group. This group of federal, state and local land managers and officials is working to establish a coordinated approach to restoring the health of landscapes across jurisdictional boundaries.
- Membership on the Rural Life Foundation Board. The Rural Life Foundation is a non-profit entity intended to foster land stewardship activities that improve the landscape and offer new opportunities for business creation.
- Chapter 5 of the Consolidated Plan is the EDA- mandated Comprehensive Economic Development Strategy. EDA has accepted the concept of combining the two efforts into a truly consolidated planning approach.

3. General Public Involvement

Public Forums

Annual public forums were conducted in the spring, with a session held in each of the four counties. Staff from the Five County Community Action Partnership and community and economic development partner to facilitate the sessions which are designed to identify the most pressing needs as expressed by local officials and residents. Information was presented at the forums and input solicited for the Community Services Block Grant plan and the Consolidated Plan update in community development efforts. Extensive efforts are employed to bring out not only agency staff, but also clientele of social service agencies and programs, elected officials and people who are low income. Topics of discussion considered essential needs and issues at the 2012 forums, by county, included:

Beaver County

Transportation:

Problem: Need for more affordable means of transportation from Beaver City and/or Cedar City to transport employees to employment centers in Milford.

Suggested Solutions: To utilize the Van Pool Program offered by Utah Transit Authority (UTA)

Increase in Homeless Individuals/Families

Problem: Employers and the Emergency Food Pantry have seen an increase in homeless individuals and families. The community does not have funding for a motel voucher system or an emergency shelter.

Suggested Solutions: Non-profit agencies, such as the emergency food pantry, apply for funding to use for a motel voucher system.

Behavioral Health Services

Problem: People with disabilities have a difficult time getting follow-up from agencies that provide outreach to them. This seemed particularly true for those seeking mental health services, trying to get SSI, and just generally trying to determine what services are available.

Suggested Solutions: Increase case management and services, providers increase linkages and follow-up with clients.

Daycare Options

Problem: Communities need to become more aware of the lack of trained childcare providers for youth with disabilities. Daycare options are limited for children with special needs. Public funding for families has been so limited the past few years that many are unable to pay for childcare, allowing the parents to go to work and/or school. For those families that can afford to pay for needed childcare, it is difficult to find skilled providers.

Suggested Solution: Collaborate and coordinate with service providers for people with disabilities and have them provide training to childcare providers on topics of disabilities. The specific training may help childcare providers feel more comfortable accepting children with special needs into their services.

Garfield County

The Public Forum was cancelled in Panguitch because of timing conflicts.

Iron County

Problem: Employment

Suggested Solutions:

- Employers need to become more aware of the incentives for hiring people with disabilities and people who have been unemployed for long periods of time
- Perspective employees need to have employees trained on “soft-skills” and fine tune resumes
- Many of the skills of the unemployed and people with disabilities do not match jobs that are available.

Affordable Housing

Problem: Limited or lack of access to subsidized housing and transitional housing for economically disadvantaged individuals and families and those experiencing homelessness.

Suggested Solutions: Without an increase in funding, the program will continue to have unmet needs.

- Housing Authority, city officials, and property managements collaborate on a housing initiative
- Non-profit organizations raise money to provide housing vouchers
- Seek more federal funds/subsidies for low-income housing projects
- Non-profit agencies purchase “short-sales” and foreclosures and then rent to economically insecure individuals and families
- Find more housing funding that provides assistance with move-in deposits
- More transitional housing for rapid-re-housing for homeless individuals and families.

Transportation

Problem: An attendee talked how Cedar City has so many activities such as the Shakespearean Festival, Summer Olympics, University, etc., however, many of the activities are in the evening hours. CATS stops running at about 5:30 p.m., therefore, those that depend on public transportation are not able to attend these activities.

Suggested Solutions: Expand hours of operation.

Problem: Transportation is as always a significant issue for people with disabilities. There is a need to find ways of assisting people with disabilities with transportation needs that are not being met by public transportation such as from outlying areas into more populated areas (Parowan to Cedar City or Enoch to Cedar City). Transportation is so vital to health care, employment and education options that this is a high priority for individuals with disabilities who may not have any other transportation options.

Suggested Solutions: Increase CATS to outlying areas and cities as well as closer to service providers.

Kane County

Daycare Options

Problem: Communities need to become more aware of the lack of trained childcare providers for youth with disabilities. Daycare options are limited for children with special needs. Public funding for families has been so limited the past few years that many are unable to pay for childcare, allowing the parents to go to work and/or school. For those families that can afford to pay for needed childcare, it is difficult to find skilled providers.

Suggested Solutions: Collaborate and coordinate with the Department of Workforce Services (DWS) and Childcare Resource and Referral to encourage new providers.

Employment

Problem: The need for year round jobs to support families when the tourist season ends.

Suggested Solutions: Encourage economic development and train individuals to meet the employers' needs.

After School Programs

Problem: There is a need for more variety for after school programs for the youth to help them from participating in risky behavior.

Suggested Solutions: Support new after school programs that encourage various skills and interests.

Problem: Finding and utilizing services and programs.

Suggested Solutions: More care management services, training and information disbursement.

Washington County

Problems/Comments:

- Cannot afford a car.
- Physically and mentally able to work, however, do not have a driver's license.
- Need transportation to work shop and Sunday activities.
- Bus service needs to be two way to cut down of travel time.

Transportation

Problem: Need transit expanded in Washington County and other surrounding communities. Transportation is as always a significant issue for people with disabilities. Transportation is so vital to health care, employment and education options that this is a high priority for individuals who may not have any other transportation options. No public transportation services offered at outside of St.

George City limits.

Suggested Solutions: Attendees were encouraged to contact their city council members. Attendee suggested expanding bus services or offer shuttles that coincide with business hours. Increase SunTran services to outlying areas and cities as well as additional routes closer to service providers.

Problem: Bus system does not travel to where many of the jobs are located; such as the Industrial Center, Fort Pierce, and both Walmart shopping centers.

Suggested Solutions: Work on finding matching funding to increase the routes and times for the bus system.

Problem: An attendee talked about being at-risk of losing their employment because they do not get off work until 9:00 p.m. and the bus stops running at 8:00 p.m. This individual depends on public transportation.

Suggested Solution: Expand the hours of SunTran operation.

The top nine community need prioritization list agreed upon by the Human Services Council is as follows:

Priority # 1: Employment / Internships

Priority # 2: Education

Priority # 3: Substance Abuse

Priority # 4: Case Management / Information and Referral

Priority # 5: Housing and Homelessness

Priority # 6: Aging Services

Priority # 7: Youth Programs

Priority # 8: Transportation

Priority # 9: Childcare

Public Availability of Plan and 30-day Comment Period

A 30-day comment period soliciting public input of the draft document commenced on March 1, 2013 and extended through March 31, 2013. The Plan has been available for public review during the 30-day comment period at the Five County

Association of Governments offices: 1070 West 1600 South, Building B., St. George, UT. The public was provided an opportunity to review the Plan at the AOG office or on the AOG website at: www.fivecounty.utah.gov/conplan.html. There were no comments provided by the public during this review period.

A public hearing advertisement was published in the Spectrum newspaper on Friday, March 1, 2013. The public hearing was held on Wednesday, March 13, 2013 in conjunction with the Five County Association of Governments Steering Committee meeting in Beaver, Utah. The Draft Executive Summary and Table of Contents were presented and discussed. Members of the Steering Committee and others in attendance were encouraged to visit the Five County AOG website to review the complete document and associated attachments. Written or oral comments were welcomed as part of the process to update this important information. A copy of the Steering Committee meeting minutes which contain several comments provided by Board members are included in Appendix G.

In addition, an article was included in the March/April 2013 edition of the Five County Association of Governments newsletter soliciting comments on the draft document.

A resolution for adoption of the 2013 One-Year Action Plan, Excel Tool, and capital improvements lists is scheduled to be presented to the AOG Steering Committee on April 17, 2013.

APPENDIX A.

One-Year Capital Improvement Lists

One Year Action Plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
BEAVER COUNTY						
Beaver County	H-1	Beaver County SSD #2 Purchase Fire Truck	\$ 80,000	PCIFB SSD Funds	\$ 80,000	2013
	H-1	Beaver Valley Hospital Rehabilitation Study	\$ 50,000	PCIFB (G) Hospital	\$ 25,000 25,000	2013
Beaver City		No projects listed on 1-year list				
Milford City	H-1	Storm Drain Study	\$ 40,000	PCIFB Milford City	\$ 20,000 20,000	2013
	H-1	Cemetery Improvements	\$ 20,000	City Gen. Fund	\$ 20,000	2013
	H-1	Beaver Housing Authority Acquisition of Existing Housing Units or New Construction of Affordable Housing Units	\$ 200,000	CDBG Beaver City Housing Authority -Loan	\$ 150,000 50,000	2013
Minersville	H-1	Drainage Study and Construction	\$ 280,000	PCIFB Town	\$ 280,000	2013
	H-2	Community Center	\$ 1,000,000	PCIFB Town	\$ 1,000,000	2013
SOUTHWEST UTAH PUBLIC HEALTH DEPARTMENT						
Southwest Utah Public Health Department		No projects listed on 1-year list				

One Year Action Plan, Capital Investment Plan**Five County Consolidated Plan - Update 2013**

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
SOUTHWEST UTAH MENTAL HEALTH AUTHORITY						
Southwest Utah Mental Health Authority		No projects listed on 1-year list				

One Year Action Plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
GARFIELD COUNTY						
Garfield County	H	Long-term Care Expansion and Remodel	\$ 2,500,000	PCIFB (Loan)	\$ 2,500,000	2013
	H	Public Works Facility	\$ 1,000,000	PCIFB (Loan)	\$ 1,000,000	2013
	H	<u>Panguitch Lake Fire District</u> Purchase New Fire Truck and Equipment	\$ 265,000	PCIFB (G/L) Fire District	\$ 255,000 10,000	2013
		<u>Paunsaugunt Cliffs Special Service District</u> No projects included on 1-year list				
Antimony	H-1	Town Park Improvements	\$ 250,000	PCIFB	\$ 250,000	2013
	H-2	Curb and Gutter	\$ 500,000	PCIFB	\$ 500,000	2013
	H-3	Purchase New Fire Truck	\$ 150,000	PCIFB	\$ 150,000	2013
Boulder	H-1	Restrooms for Community Park	\$ 52,000	PCIFB (G) Town	\$ 47,000 5,000	2013
Bryce Canyon City		No projects included on 1-year list				
Cannonville	H-1	Water Master Plan	\$ 24,000	PCIFB Town	\$ 12,000 \$ 12,000	2013
Escalante	H-1	Main Street Drainage	\$ 200,000	PCIFB City	\$ 180,000 20,000	2013
	H-2	Chlorination Facility	\$ 30,000	PCIFB City	\$ 25,000 5,000	2013
	H-3	City Park Improvements	\$ 100,000	PCIFB Other	\$ 80,000 20,000	2013
Hatch		No projects on included on 1-year list				
Henrieville		No information submitted for 1-year list				

One Year Action Plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Panguitch	H-1	New Fire Truck	\$ 200,000	CDBG City/County	\$ 150,000 50,000	2013
	H-2	Swimming Pool	\$ 1,000,000	PCIFB (Loan) School District Other	\$ 350,000 500,000 150,000	2013
	H-3	Secondary Water Improvements	\$ 1,000,000	PCIFB (Loan) CUP West Panguitch Irrigation Co.	\$ 300,000 500,000 200,000	2013
	H-4	City Office / Business Incubation Center Building Improvements - Heating/Air Conditioning, Carpet	\$ 100,000	PCIFB (Grant) Panguitch City	\$ 80,000 20,000	2013
Tropic		No projects included on 1-year list				
SOUTHWEST UTAH PUBLIC HEALTH DEPARTMENT						
Southwest Utah Public Health Department		No projects listed on 1-year list				
SOUTHWEST UTAH MENTAL HEALTH AUTHORITY						
Southwest Utah Mental Health Authority		No projects listed on 1-year list				

One Year Action Plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
IRON COUNTY						
Iron County	H-1	Construction of Law Enforcement Building to house State Agencies and Emergency Operations Center	\$ 3,000,000	PCIFB (Loan) Local	\$ 3,000,000	2013
	H-2	Right-of-way Acquisition - Cedar Valley Belt Route, North from SR-56	\$ 1,000,000	PCIFB (Loan) Local Corridor Fund	Not Yet Determined	2013
	H-3	Southern Utah Museum of Art (SUMA)	\$ 1,000,000	PCIFB (Loan) Restaurant Tax Funds	\$ 1,000,000	2013
	H-4	Shakespeare Theater Upgrade (Partial Funding)	\$ 2,000,000	PCIFB (Loan) Restaurant Tax Transient Room Tax	\$ 2,000,000	2013
	H-5	Flood Chanel Development: Parowan - Paragonah; Cedar Valley - Escalante Valley (Multi-year project)	\$ 1,500,000	PCIFB Local	Not Yet Determined	2013
	H-6	Upgrade Beryl Fire Station - Drill well and install ground source heating	\$ 150,000	CDBG/Local Funds	\$ 150,000	2013
Brian Head	H-1	Brian Head Reservoir	\$ 3,000,000	NRCS/USDA/Town	\$ 3,000,000	2013
	H-2	Sewer Treatment Plant	\$ 4,000,000	USDA/Town	\$ 4,000,000	2013
	H-3	Comprehensive Capital Facilities Plan	\$ 80,000	PCIFB (Grant) Town	\$ 40,000 40,000	2013
	H-4	Trails Master Plan	\$ 5,000	Town	\$ 5,000	2013
Cedar City	H-1	Storm Drain - 300 West	\$ 3,500,000	Sewer Fund, DWQ, PCIFB	\$ 3,500,000	2013

One Year Action Plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Cedar City (Continued)	H-2	Water Line Replacement - Replace 2" and 4" lines to increase fire flow	\$ 5,000,000	Water Fund, Private Bonds, PCIFB, DDW	\$ 5,000,000	2013
	H-1	Wastewater Treatment Plant Nitrate Mitigation Project	\$ 8,000,000	SID, Private Bond, DWQ, Sewer Interfund Loan	\$ 8,000,000	2013
	H-1	800 West/800 South Storm Drain Project	\$ 350,000	Private Bond, DWQ Interfund Loan	\$ 350,000	2013
	H-1	200 South to Center Street/Westside of I-15 Storm Drain Project	\$ 300,000	Private Bond, DWQ Interfund Loan	\$ 300,000	2013
	H-4	Type 1 or Type 3 Fire Engine (Structural or Wildland Truck for Urban Interface)	\$ 500,000	Bonding, PCIFB, CDBG	\$ 500,000	2013
	H-1	Cedar City Housing Authority Property Acquisition for LMI Housing (May include old ICC&S Building)	\$ 910,000	CDBG Utah Housing Corp	\$ 150,000 760,000	2013
	H-2	SUU Head Start Remodel of Old Hospital for Head Start Classrooms & Office Space	\$ 400,000	CDBG Private	\$ 300,000 100,000	2013
Enoch City	H-1	New Culinary Water Well	\$ 500,000	PCIFB (Loan) City	\$ 450,000 50,000	2013
	H-2	Stormwater Drainage Improvements	\$ 50,000	City (Gen Fund)	\$ 50,000	2013
	M-1	New Culinary Water Storage Tank (Engineering)	\$ 10,000	City (Gen Fund/ Impact Fees)	\$ 10,000	2013
	M-2	Winter Salt Storage Facility	\$ 20,000	City (Gen Fund & Grants)	\$ 20,000	2013

One Year Action Plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Enoch City (Continued)	L-1	Insulate/Remodel Sewer Building	\$ 50,000	Not Yet Determined	Not Yet Determined	2013
Kanarraville		No information submitted for 1-year list				
Paragonah	H-1	Culinary Water Distribution Upgrade	\$ 1,000,000	PCIFB (G) Town	\$ 950,000 50,000	2013
Parowan	H	Trails Funding	\$ 1,000,000	PCIFB (Grant) PCIFB (Loan) City	\$ 50,000 750,000 200,000	2013
	M	City Complex Design	\$ 50,000	PCIFB (G) City	\$ 25,000 25,000	2013
	L	Hydroelectric Plant Rehabilitation	\$ 1,000,000	PCIFB (Loan)	\$ 1,000,000	2013
CEDAR CITY HOUSING AUTHORITY						
	H-1	HUD Approved Counseling Services, First Time Home Buyer, & Foreclosure	\$ 30,000	HUD, OWHLF	\$ 30,000	2013
	H-4	Down Payment Assistance	\$ 25,000	Port 15, HUD, CCHA, OWHLF	\$ 25,000	2013
	H-2	Housing Assistance Payments - Section 8	\$ 625,000	HUD	\$ 625,000	2013
	H-1	Transitional Housing - Supportive Housing for Homeless Families	\$ 15,000	HUD CCHA	\$ 13,612 1,388	2013
	H-1	Rental Assistance - Continued and New	\$ 252,000	USDA	\$ 252,000	2013

One Year Action Plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
IRON COUNTY CARE & SHARE						
	H-1	<u>Iron County Care & Share (ICC&S)</u> Ongoing Homeless Shelter Management	\$ 135,000	Balance of State Continuum of Care (HUD) Donation ICC&S Sale of Assets	\$ 85,000 50,000	2013
SOUTHWEST UTAH PUBLIC HEALTH DEPARTMENT						
Southwest Utah Public Health Department		No projects listed on 1-year list				
SOUTHWEST UTAH MENTAL HEALTH AUTHORITY						
Southwest Utah Mental Health Authority		No projects listed on 1-year list				

One Year Action Plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
KANE COUNTY						
Kane County	H-1	Meals on Wheels Trucks (2)	\$ 100,000	CDBG County	\$ 90,000 10,000	2013
	H-2	Community Center - Engineering	\$ 50,000	PCIFB (Grant) County	\$ 25,000 25,000	2013
	H-3	Construction of Community Center	\$ 7,000,000	PCIFB (G/L) County	To Be Determined	2013
Alton	No information submitted for 1-year list					
Big Water	H-1	Backup Generator for Water System and Water Tank Repair	\$ 450,000	CDBG	\$ 150,000	2013
	H-2	Community Center	\$ 100,000	PCIFB CDBG	Not Yet Determined	2013
Glendale	No information submitted for 1-year list					
Kanab City	H-1	City-wide Flood Control Mitigation Project (Including large detention pond north of town and several lines to the Kanab Creek, or smaller phase as funding permits.)	\$ 12,000,000	PCIFB (L/G) NRCS USDA City	\$ 2,750,000 9,000,000 50,000 200,000	2013
	H-1	Construction of Replacement Senior Citizens Center	To be Determined in Facility Design	PCIFB (L/G) CDBG Kanab City Kane County	\$ TBD TBD TBD TBD	2013
	H-1	Trails Project - Inter-connectivity	\$ 100,000	PCIFB (L/G) State Parks City	\$ 25,000 50,000 25,000	2013
	H-1	Capital Facilities Plan Update	\$ 6,500	City	\$ 6,500	2013
	H-2	Skate Park	\$ 75,000	City Private Grants	\$ 15,000 60,000	2013

One Year Action Plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Kanab City (Continued)	H-2	Tennis Courts Refurbishment	\$ 50,000	City State Parks	\$ 25,000 25,000	2013
	H-2	Cemetery Expansion	\$ 75,000	City	\$ 75,000	2013
	H-1	General Plan Update	\$ 10,000	City	\$ 10,000	2013
	H-3	Fire Station Repairs	\$ 20,000	City	\$ 20,000	2013
Orderville	H-1	Upgrade cooking area at Town Park	\$ 75,000	PCIFB (Grant) Town	\$ 65,000 10,000	2013
	H-2	Orderville Ballpark Improvements / Acquisition of Property	\$ 150,000	PCIFB (Grant) Town	\$ 140,000 10,000	2013
	H-2	New/Remodel Town Offices & Justice Court/ Porch	\$ 300,000	PCIFB (Grant) Town	\$ 280,000 20,000	2013
KANE COUNTY WATER CONSERVANCY DISTRICT						
Kane Co. Water Conservancy District		No projects listed on the 1-year list				
SOUTHWEST UTAH PUBLIC HEALTH DEPARTMENT						
Southwest Utah Public Health Department		No projects listed on 1-year list				
SOUTHWEST UTAH MENTAL HEALTH AUTHORITY						
Southwest Utah Mental Health Authority		No projects listed on 1-year list				

One Year Action Plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
WASHINGTON COUNTY						
Washington County	H-1	<u>Northwestern Special Service District</u> Gunlock Fire Station	\$ 165,000	CDBG SSD	\$ 150,000 15,000	2013
	H-2	<u>Angell Springs Special Service District</u> Culinary Water System - Loop Water Lines	\$ 250,000	CDBG	\$ 250,000	2013
	H-3	<u>Utah Food Bank</u> Refrigerated Food Truck	\$ 103,000	CDBG Donations	\$ 83,000 20,000	2013
	H	<u>Southwest Special Service District</u> Fire Station at Winchester Hills	\$ 600,000	PCIFB (Loan) District	\$ 500,000 100,000	2013
Apple Valley	H-1	Complete Town Park (Including Restrooms)	\$ 60,000	PCIFB (G) Town (Donations)	Not Yet Determined	2013
	H-2	Plan and Acquire Land for Town Cemetery	\$ 100,000	PCIFB (L/G)	\$ 100,000	2013
	H-3	Engineer & Design New Bridge for Main Entrance	\$ 100,000	PCIFB/Impact Fees	\$ 100,000	2013
Enterprise City		No information submitted for 1-year list				
Hildale		No information submitted for 1-year list				
Hurricane City	H-1	600 North Roadway Improvements - 200 West to State Street	\$ 4,000,000	PCIFB (Loan) Sm. Urban (G) City	\$ 1,000,000 1,000,000 2,000,000	2013
Ivins City		No information submitted for 1-year list				
LaVerkin City	H-1	Silver Acres Road and Infrastructure	\$ 621,765	CDBG PCIFB (Loan) City	\$ 300,000 300,000 21,765	2013
	H-2	Feasibility Study of Community Center	\$ 40,000	PCIFB (Grant) City	\$ 20,000 20,000	2013

One Year Action Plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Leeds		No information submitted for 1-year list				
New Harmony		No information submitted for 1-year list				
Rockville	H-1	Build An Additional Bridge	\$ 3,400,000	Joint Hwy PCIFB/Other	\$ 3,170,000 730,000	2013
	H-2	Flood Channel Improvements	\$ 44,000	PCIFB (Grant)	Not Yet Determined	2013
St. George City		No information submitted for 1-year list				
Santa Clara City		No projects listed on the 1-year list				
Springdale		No information submitted for 1-year list				
Toquerville City		No information submitted for 1-year list				
Virgin		No information submitted for 1-year list				
Washington City	H-1	Virgin River Trail Phase 3, from Sullivan Virgin River Park along the Virgin River to Sunrise Valley Bridge, Three Rivers Trail Connection	\$ 1,200,000	PCIFB (Loan)	\$ 1,200,000	2013
	H-2	Citywide Water Line Up-sizing	\$ 50,000	City	\$ 50,000	2013
	H-3	Annual Maintenance of Existing City Streets	\$ 700,000	City	\$ 700,000	2013
	H-4	Washington Fields Road Phase 5 & 6 - Widen from 3650 South to Warner Valley Road	\$ 2,000,000	City	\$ 2,000,000	2013
	H-5	Public Safety Justice Building for Engineering & Planning	\$ 115,000	City	\$ 115,000	2013
	H-6	Washington Fields Road Storm Drain - Phase 2	\$ 2,000,000	PCIFB City	To Be Determined	2013
	M	Washington Fields Road Phase 2B - Widen to 80' Right-of-Way and New Storm Drain from Washington Dam Road to Nichols Park	\$ 1,075,000	City	\$ 1,075,000	2013

One Year Action Plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Washington City (Continued)	M	Maintenance of City Office Building (HVAC, misc.)	\$ 110,000	City	\$ 110,000	2013
	M	Engine Pumper (Ladder/Quint)	\$ 500,000	City	\$ 500,000	2013
	L	Power Department Warehouse and Office Facility	\$ 500,000	City	\$ 500,000	2013
	L	South Mountain Development Main Sewer Trunk Line Up-sizing	\$ 250,000	City	\$ 250,000	2013
	H-1	<u>Erin Kimball Memorial Foundation</u> Single-Family Housing Rehabilitation	\$ 150,000	CDBG	\$ 150,000	2013
FIVE COUNTY ASSOCIATION OF GOVERNMENTS						
Five County Association of Governments	H-1	Administration, Consolidated Plan and Technical Assistance \$ 50,000 Administration, Consolidated Plan, and Rating & Ranking \$ 40,000 Ed Technical Assistance/Planning and Program Delivery	\$ 90,000	CDBG	\$ 90,000	2013
	H	<u>Rural Down Payment Assistance Program</u> Five County AOG offers up to \$2,000 in down payment or closing cost assistance to families earning less than 70 percent of the Area Median Income. Funds are made available to clients throughout the Five County region.	\$ 4,742	OWHLF	\$ 4,742	2013

One Year Action Plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
COLOR COUNTRY COMMUNITY HOUSING, INC.						
Color Country Community Housing, Inc.	H-1	<u>Color Country Community Housing, Inc.</u> Property Acquisition and Infrastructure Washington County	\$ 1,100,000	Private Financing CDBG	\$ 800,000 300,000	2013
	H-1	<u>Color Country Community Housing Inc.</u> Mutual Self Help Housing (36 Units) Ivins	\$ 4,560,000	USDA HOME CDBG	\$ 4,080,000 480,000 150,000	2013
	H-1	<u>Color Country Community Housing Inc.</u> Low-moderate Income Housing (12 Units) Springdale, Ivins	\$ 2,280,000	USDA HOME CDBG	\$ 2,040,000 90,000 150,000	2013
	H-1	<u>Color Country Community Housing, Inc.</u> Acquisition, Rehab Foreclosed (12 Units) Washington County	\$ 1,800,000	HOME HUD/NDP	\$ 160,00 1,640,000	2013
	H-1	<u>Color Country Community Housing, Inc.</u> Property Acquisition Ivins City, Washington County	\$ 150,000	CDBG	\$ 150,000	2013
	H-1	<u>Color Country Community Housing, Inc.</u> Low Income Apartments Washington, Ivins, Santa Clara	\$ 8,850,000	CDBG HOME LIHTC	\$ 150,000 750,000 7,950,000	2013
	H-1	<u>Color Country Community Housing, Inc.</u> Housing Counseling & Home Buyer Education	\$ 75,000	HUD/RCAC CDBG	\$ 50,000 25,000	2013
SOUTHWEST UTAH PUBLIC HEALTH DEPARTMENT						
Southwest Utah Public Health Department		No projects listed on 1-year list				

One Year Action Plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
SOUTHWEST UTAH MENTAL HEALTH AUTHORITY						
Southwest Utah Mental Health Authority	H-1	<u>Southwest Behavioral Health Center</u> Assistance to Homeless Disabled Clients of SW Center in Washington County Permanent Supportive Housing Grant - 1 year	\$ 144,000	HUD	\$ 144,000	2013
	H-1	<u>Southwest Behavioral Health Center</u> Operations funding for Dixie View Annual Permanent Supportive Housing Grant	\$ 27,000	HUD	\$ 27,000	2013
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT						
Washington County Water Conservancy District		No information submitted for 1-year list				

APPENDIX B.

Year 2-5 Capital Improvement Lists

Five year action plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
BEAVER COUNTY						
Beaver County	H	Indoor Arena	\$ 600,000	PCIFB (G/L)	\$ 600,000	2014-17
	H	<u>Elk Meadows Special Service District</u> Drainage Improvements	\$ 500,000	PCIFB (G/L)	\$ 500,000	2014-17
	H-1	<u>Milford Area Special Service District #3</u> Purchase Ambulance	\$ 120,000	PCIFB (G/L)	\$ 120,000	2014-17
	H	<u>Beaver Valley Hospital</u> Hospital Renovation	\$ 3,500,000	PCIFB / Reserve Funds / Grants	To Be Determined	2014
Beaver City	H-1	One Million Gallon Water Tank Lid Replacement	\$ 120,000	PCIFB (G/L) City	\$ 120,000	2014
	H-2	Recreation Complex	\$ 850,000	PCIFB (Grant) PCIFG (Loan) City	\$ 300,000 300,000 250,000	2015
	H-2	Beaver Opera House Structural, Utilization and Infrastructure Study	\$ 40,000	PCIFB (Grant) City	\$ 20,000 20,000	2014
	H-2	Swimming Pool - Remodel/Renovation	\$ 250,000	PCIFB (Grant) PCIFB (Loan) City	\$ 100,000 100,000 50,000	2015
Milford City	H-2	Rehabilitate Streets and Sidewalks (Yearly program to lower streets and resurface)	\$ 950,000+	B & C Road Funds	\$ 950,000+	2015
	H-3	Single Point Fuel Dispenser - Airport	\$ 20,000	General Fund - Airport	\$ 20,000	2016
	H-3	Phase II of Recreation Complex	\$ 100,000	Donations and Grants	\$ 100,000	2016
	H-4	Electronic Meter Reading Equipment	Receiving Bids	Water Fund	Receiving Bids	2016

Five year action plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Milford City (Continued)	H-4	Repaint Water Tower	\$ 8,500	General Fund	\$ 8,500	2016
	H-4	Development of New Cemetery	\$ 100,000	PCIFB (Grant) City	\$ 90,000 10,000	2016
	H-4	Construction of Walking Path	\$ 100,000	Donations and Grants	\$ 100,000	2016
	H-4	Curb, Gutter & Sidewalk Project	\$ 50,000	Class C Road Funds	\$ 50,000	2016
	H-5	Phase III of Recreation Complex	\$ 100,000	Donations and Grants	\$ 100,000	2018
	H-5	Golf Course Expansion	\$ 325,000	Grant Donations	\$ 305,000 20,000	2019
Minersville	H-1	Master Survey of the Town	\$ 80,000	PCIFB Town	\$ 40,000 40,000	2014
	H-2	Walking Path	\$ 150,000	RC&D Grant Donations	\$ 100,000 50,000	2015
	H-3	Park Restrooms and Park Development	\$ 100,000	Utah Parks & Recreation	\$ 100,000	2016
SOUTHWEST UTAH PUBLIC HEALTH DEPARTMENT						
Southwest Ut. Public Health Department	M	New Building - Beaver, Utah	\$ 500,000	PCIFB (Loan)	\$ 500,000	2014

Five year action plan, Capital Investment Plan**Five County Consolidated Plan - Update 2013**

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
SOUTHWEST UTAH MENTAL HEALTH AUTHORITY						
Southwest Ut. Mental Health Authority		No information submitted for 2-5 year list				

Five year action plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
GARFIELD COUNTY						
Garfield County	H	Canyon Country Complex Improvement Project	\$ 1,000,000	PCIFB (Loan)	\$ 1,000,000	2014
	H	Senior Citizens Project	\$ 1,000,000	PCIFB (Loan)	\$ 1,000,000	2014
<u>Paunsaugunt Cliffs Special Service District</u> No projects on five year list						
Antimony	M-1	Town Maintenance Equipment	\$ 100,000	CDBG / PCIFB	To Be Determined	2015
Boulder	H-1	Covered Pavilion for Park	\$ 60,000	PCIFB (Grant) Town	\$ 55,000 5,000	2014
	H-1	Amphitheater for Park	\$ 100,000	PCIFB (Grant) Town	\$ 90,000 10,000	2015
	H-1	Cemetery Improvements	\$ 50,000	PCIFB (Grant) Town	\$ 45,000 5,000	2016
Bryce Canyon City	H-1	Remote Clinic	\$ 500,000	PCIFB (G/L)	\$ 500,000	2014
	H-2	Community Center & Restrooms	\$ 2,000,000	PCIFB (G/L)	\$ 2,000,000	2014
	H-3	Day Care Center	\$ 500,000	PCIFB (G/L)	\$ 500,000	2015
	H-4	Housing Planning	\$ 100,000	PCIFB (Grant) City	\$ 50,000 50,000	2016
	H-5	Sewer Improvements	\$ 1,000,000	PCIFB (G/L)	\$ 1,000,000	2017
Cannonville	No information submitted for 2-5 year list					
Escalante	H-1	Purchase Old Show House	\$ 55,000	City	\$ 55,000	2014
	M-1	Heritage Center	\$ 2,000,000	PCIFB Other	\$ 150,000 1,500,000	2015

Five year action plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Escalante (Continued)	M-2	Library	\$ 200,000	To Be Determined	To Be Determined	2016
	L-1	Community Center	\$ 300,000	CDBG City Other	\$ 150,000 5,000 145,000	2017
Hatch	H	Community Center Library	\$ 50,000	CDBG	\$ 50,000	2014
	M	Mower for Side Streets	\$ 10,000	PCIFB	\$ 10,000	2015
	L	Main Street Improvements	\$ 900,000	PCIFB	\$ 900,000	2016
Henrieville	No information submitted for 2-5 year list					
Panguitch	H-1	Historic Lighting - Main & Center Streets	\$ 400,000	PCIFB UDOT City Funds	\$ 150,000 200,000 50,000	2013-15
	H-2	Expand Landfill	\$ 100,000	PCIFB City	\$ 80,000 20,000	2014
	H-3	Curb, Gutter, Asphalt - City Streets	\$ 1,600,000	PCIFB EDA City	\$ 500,000 1,000,000 100,000	2013-16
	H-4	Blight - Cleanup Old Buildings	\$ 200,000	PCIFB / CDBG City	\$ 150,000 50,000	2013-14
	M-1	Industrial Park Land Development - Road, Sewer, Water	\$ 120,000	PCIFB City	\$ 100,000 20,000	2013-15
	M-2	Balloon Rally Land, Golf Course	\$ 500,000	PCIFB City/Donations	\$ 350,000 150,000	2013-16
	M-3	Improvements to Triple C Arena - Warmup Area, Stalls, Miscellaneous	\$ 400,000	PCIFB County City	\$ 300,000 50,000 50,000	2014-16

Five year action plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Panguitch (Continued)	M-4	Ballpark Lighting - Expand Fields	\$ 300,000	PCIFB City	\$ 250,000 50,000	2014-16
Tropic	H	Water Tank	\$ 1,000,000	PCIFB Town	\$ 950,000 50,000	2015
	H	Fire Truck	\$ 165,000	PCIFB Town	\$ 115,000 50,000	2016
	M	Expand Ballfields - Includes Lighting	\$ 400,000	PCIFB (G/L) Town & Baseball League	\$ 325,000 75,000	2017
	M	Curb & Gutter	\$ 800,000	PCIFB (G/L) Town	\$ 750,000 50,000	2018
SOUTHWEST UTAH PUBLIC HEALTH DEPARTMENT						
Southwest Ut. Public Health Department		No projects listed on 2-5 year list				
SOUTHWEST UTAH MENTAL HEALTH AUTHORITY						
Southwest Ut. Mental Health Authority		No information submitted for 2-5 year list				

Five year action plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
IRON COUNTY						
Iron County	H-1	Road Improvement / Kanarraville to SR-56	\$ 4,000,000	Road Funds; FAS Funds / Grants	To Be Determined	2014-15
	H-2	Rebuild of Parowan Gap Road - Parowan to 2200 West	\$ 1,000,000	FAS Funds / Road Funds	To Be Determined	2015
	M-1	Road Improvement/Repair Desert Mound to Iron Springs	\$ 1,000,000	FAS Funds Road Funds	To Be Determined	2014-15
	M-2	Meals-on-Wheels Replacement Vehicles (2)	\$ 100,000	CDBG County	\$ 90,000 10,000	2014
	M-3	Upgrade E-911 Dispatch System	\$ 300,000	911 Funds Grant Funds	To Be Determined	2014
Brian Head	H-1	Public Works Maintenance Facility	\$ 950,000	PCIFB/USDA	To Be Determined	2014
	M-1	Water Truck/Tender	\$ 50,000	USDA/PCIFB	To Be Determined	2014
	M-2	First Response Vehicle Replacement	\$ 35,000	PCIFB/Town	To Be Determined	2015
	M-3	Aerial Fire Truck	\$ 1,000,000	PCIFB/Town	To Be Determined	2015
	L-1	Pumper Truck Replacement	\$ 325,000	PCIFB/Town	To Be Determined	2015
	L-2	Extrication Equipment Replacement	\$ 20,000	PCIFB/Town	Not Yet Determined	2016
	L-3	Affordable Housing Study	\$ 15,000	CDBG	\$ 15,000	2017

Five year action plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Cedar City	H-1	Sewer Line Replacement	\$ 3,500,000	Sewer Fund, Bonding, DEQ, PCIFB	To Be Determined	2014-17
	H-2	Water Storage Tank	\$ 4,200,000	Water Fund, Bonding, DDW, PCIFB	To Be Determined	2014-17
	M-1	Coal Creek Flood Control	\$ 2,000,000	PCIFB & Other Grants	To Be Determined	2014-17
	M-2	Golf Course Sprinkling - Replace and Up-size Sprinkling System	\$ 2,500,000	Bonding, PCIFB	To Be Determined	2014-17
	M-3	Trail Expansion	\$ 250,000	Grants	\$ 250,000	2014-17
	L-1	Fire Platform Truck - Station 4	\$ 1,200,000	PCIFB/ Fire Dept.	To Be Determined	2014-17
Enoch City	H-1	Storm water Drainage Improvements	\$ 250,000	To Be Determined	To Be Determined	2014
	H-2	New Animal Shelter	\$ 150,000	To Be Determined	To Be Determined	2015
	M-1	New Culinary Water Tank - 400,000 Gallon	\$ 4,500,000	To Be Determined	To Be Determined	2017
	L-1	Police Office Expansion	\$ 125,000	To Be Determined	To Be Determined	2015
	L-2	Municipal Office Expansion	\$ 100,000	To Be Determined	To Be Determined	2017
Kanarraville	No information submitted for 5-year list					

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Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Paragonah	H-1	Culinary Water - New Tank	\$ 300,000	PCIFB (Grant) Town	\$ 280,000 20,000	2014
	H-2	Power Distribution Upgrade	\$ 1,000,000	PCIFB (Grant) Town	\$ 900,000 100,000	2014
	H-3	Town Hall Addition	\$ 100,000	PCIFB (Grant) Town	\$ 90,000 10,000	2015
	H-4	Cemetery Expansion	\$ 120,000	PCIFB (Grant) Town	\$ 60,000 60,000	2015
Parowan	H	City Office Building	\$ 1,500,000	PCIFB City	To Be Determined	2014
	M	City Library	\$ 750,000	PCIFB City	To Be Determined	2014
	L	Maintenance Facility Replacement	\$ 750,000	PCIFB City	To Be Determined	2018
	L	Industrial Park	\$ 4,000,000	PCIFB City	To Be Determined	2018
CEDAR CITY HOUSING AUTHORITY						
Cedar City Housing Authority	H-1	Transitional Housing - New Construction of 4-6 Units of Supportive Housing for Homeless Families	\$ 435,000	CDBG, HUD, Pamela Atkinson Homeless Trust Fund	To Be Determined	2014-17
COLOR COUNTRY COMMUNITY HOUSING, INC.						
Color Country Community Housing, Inc.	M	Mutual Self Help Housing - (24 Units) in Iron County, Utah	\$ 4,200,000	USDA HOME	\$ 3,960,000 240,000	2014-17

Five year action plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
SOUTHWEST UTAH PUBLIC HEALTH DEPARTMENT						
Southwest Ut. Public Health Department	L	New Building in Cedar City	\$ 1,500,000	PCIFB (Loan)	\$ 1,500,000	2016
SOUTHWEST UTAH MENTAL HEALTH AUTHORITY						
Southwest Ut. Mental Health Authority		No information submitted for 2-5 year list				

Five year action plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
KANE COUNTY						
Kane County	H	County Courthouse & Administration Building Retrofit	To Be Determined	To Be Determined	To Be Determined	2014-17
	H	Senior Citizens Center	To Be Determined	To Be Determined	To Be Determined	2014-17
	H	Drainage for Vermillion Cliffs Estates	To Be Determined	To Be Determined	To Be Determined	2014-17
Alton		No information submitted for 2-5 year list				
Big Water	H-1	Cemetery	\$ 100,000	PCIFB (Grant)	\$ 100,000	2015
Glendale		No information submitted for 2-5 year list				
Kanab City		Convert Parks and Cemetery to Secondary Water	\$ 200,000	PCIFB (L/G) City	\$ 175,000 25,000	2014
		Culinary Water Storage	\$ 1,000,000	BWR City	\$ 800,000 200,000	2015
		Trails Project -Phase III	\$ 25,000	State Parks City	\$ 12,500 12,500	2015
		TEA-21 Downtown Beautification Project	\$ 650,000	UDOT City	\$ 575,000 75,000	2016
		Trails Project - Phase IV	\$ 25,000	State Parks City	\$ 12,500 12,500	2017
		Jackson Reservoir Recreation Improvements	\$ 5,000,000	To Be Determined	To Be Determined	2018

Five year action plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Orderville	H	New Fire Station - Mt. Carmel Area	\$ 250,000	To Be Determined	To Be Determined	2014
	H	Shooting Range	\$ 75,000	To Be Determined	To Be Determined	2014
	M	Acquisition of Property for Town Park	\$ 50,000	To Be Determined	To Be Determined	2014
	L	Agricultural Barn at High School	\$ 200,000	To Be Determined	To Be Determined	2015
	H	Main Street Beautification	\$ 2,000,000	To be Determined	To Be Determined	2015
COLOR COUNTRY COMMUNITY HOUSING, INC.						
Color Country Community Housing, Inc.	M-1	<u>Color Country Community Housing, Inc.</u> New Construction Multi-Family (24 Units) in Kanab	\$ 4,200,000	CDBG UHC HOME	\$ 150,000 3,600,000 450,000	2015
	L-1	<u>Color County Community Housing, Inc.</u> CROWN Lease-to-own homes (8 Units) in Kanab	\$ 1,520,000	UHC HOME	\$ 1,320,000 200,000	2014
KANE COUNTY HUMAN RESOURCES SSD						
Kane Co. Human Resources SSD	H	Ambulance	\$ 150,000	PCIFB (Grant)	\$ 150,000	2014
	H	Patient Van	\$ 100,000	PCIFB (Grant)	\$ 100,000	2015
	H	Emergency Room - Surgery - Business Office Remodel	\$ 10,000,000	PCIFB (Loan)	\$10,000,000	2017

Five year action plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
KANE COUNTY WATER CONSERVANCY DISTRICT						
Kane County Water Conservancy District	H	Construction of New Office Building	\$ 780,000	PCIFB Other	\$ 700,000 80,000	2014-16
SOUTHWEST UTAH PUBLIC HEALTH DEPARTMENT						
Southwest Ut. Public Health Department		No projects listed on 5-year list				
SOUTHWEST UTAH MENTAL HEALTH AUTHORITY						
Southwest Ut. Mental Health Authority		No information submitted for 2-5 year list				

Five year action plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
WASHINGTON COUNTY						
Washington County	M-1	Washington County Administrative Complex	\$ 9,000,000	PCIFB (Loan)	\$ 9,000,000	2017
	M-2	Washington County Correctional Facility Expansion	\$ 4,000,000	PCIFB (Loan)	\$ 4,000,000	2017
	M-3	Southern Utah Shooting Sports Park SSD - Water & Power Facilities/Building	\$ 200,000	PCIFB (Loan)	\$ 200,000	2017
	H	Gunlock Special Service District Culinary Water System Improvements	\$ 500,000	PCIFB (G/L)	\$ 500,000	2015
		Security Fencing Water Tanks \$ 10,000 Security Fencing Spring 15,000 SCADA 35,000 Spring Source Development 75,000 Transmission Line Replacement 350,000 Meter (Solar) @ Springs 15,000				
Apple Valley	H-1	Complete Design & Construct Cemetery	To Be Determined	To Be Determined	To Be Determined	Unknown
	H-2	New Fire Engine	\$ 280,000	PCIFB (L/G)	To Be Determined	Unknown
	H-3	Engineer & Design Town Hall	To Be Determined	PCIFB (G) Town	To Be Determined	Unknown
	H-4	Bridge for Main Entrance	To Be Determined	To Be Determined	To Be Determined	Unknown
	H-5	Design Secondary Inlet/Outlet	To Be Determined	To Be Determined	To Be Determined	Unknown
Enterprise City	No information submitted for 2-5 year list					
Hildale City	No information submitted for 2-5 year list					

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Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Hurricane City	H	Gould's Wash Storm Water Detention Basin	\$ 3,500,000	PCIFB (Loan) City	\$ 3,000,000 500,000	2015
Ivins City	No information submitted for 2-5 year list					
LaVerkin City	H-1	Street Upgrade (400 North)	\$ 275,000	PCIFB (Loan)	\$ 275,000	2014
	H-2	300 West Street Improvements	\$ 100,000	PCIFB (Loan) City	\$ 80,000 20,000	2014
	H-3	Drainage System Upgrade	\$ 75,000	PCIFB (Grant) City	\$ 67,500 7,500	2014
	M-4	Pressurized Secondary Water System Upgrade (New Valves)	\$ 750,000	PCIFB (Grant) City	\$ 600,000 150,000	2014
	M-5	100 East Street Improvements	\$ 1,200,000	PCIFB (Loan)	\$ 1,200,000	2015
	M-6	300 North Street Improvements (Fire Department)	\$ 160,000	PCIFB (G/L)	\$ 160,000	2015
	M-7	Community Center / Restore Old Church	\$ 1,500,000	PCIFB (G/L) CDBG Rural Dev. Homeland Sec. SHPO/Museum School Dist. City	\$ 930,000 150,000 50,000 35,000 300,000 10,000 25,000	2016
	L-8	Sports Field Complex	\$ 1,000,000	PCIFB (Loan)	\$ 1,000,000	2016
	L-9	Irrigation System Upgrade (Relocate Lines)	\$ 3,800,000	PCIFB (G/L)	\$ 3,800,000	2017
Leeds	No information submitted for 2-5 year list					
New Harmony	No information submitted for 2-5 year list					
Rockville	H-3	Repair and Replace Street Surfaces	\$ 250,000	PCIFB (Grant) Town	\$ 235,000 15,000	2013-14

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Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
St. George		No information submitted for 2-5 year list				
Santa Clara	H	Old Highway 91 (Swiss Village to 200 E. Ivins)	\$ 3,580,000	PCIFB MPO City	\$ 2,192,264 1,300,550 87,186	2015
Springdale		No information submitted for 2-5 year list				
Toquerville		No information submitted for 2-5 year list				
Virgin	H-1	No information submitted for 2-5 year list				
Washington City	H	Washington Dam Road Phase 3 - Widen from 1900 East to Southern Parkway	\$ 1,075,000	City	\$ 1,075,000	2014
	H	Annual Maintenance of Existing City Streets	\$ 700,000	City	\$ 700,000	2014
	H	Public Safety Justice Building	\$ 3,000,000	PCIFB (Loan)	\$ 3,000,000	2014
	H	Type 6 Brush Fire Engine - Vehicle Replacement for existing unsafe brush unit	\$ 100,000	PCIFB (Grant) City	\$ 75,000 25,000	2014
	H	Virgin River Soccer and Parks Complex - Phase 2	\$ 5,000,000	PCIFB (L/G) City	Not Yet Determined	2014
	H	Washington Dam East Storm Drain	\$ 1,200,000	City	\$ 1,200,000	2018
	H	Main Street and 100 East Realignment	\$ 3,000,000	City	\$ 3,000,000	2014
	M	Maintenance of City Office Building (HVAC, Misc.)	\$ 110,000	City	\$ 110,000	2014
	M	Parks Department Shop at City Yard	\$ 250,000	City	\$ 250,000	2014
	M	Washington Fields Road Phase 3 - Widening from Nichols Park to 3650 South	\$ 2,250,000	City	\$ 2,250,000	2014
	M	Green Spring Substation Load Growth	\$ 2,500,000	City	\$ 2,500,000	2014
M	Washington Dam Road Water Line Up-Size from Sunrise Valley Road to Southern Parkway	\$ 250,000	City	\$ 250,000	2015	

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Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Washington City (Continued)	M	Widen and Lengthen 3650 South from Southern Parkway to West City Boundary	\$ 1,500,000	City	\$ 1,500,000	2015
	M	Trail from Nisson Park to Buena Vista	\$ 700,000	Grants City	\$ 500,000 200,000	2015
	M	Green Springs Transmission Line	\$ 1,500,000	City	\$ 1,500,000	2015
	M	Two Million Gallon Water Tank for Green Springs Area	\$ 1,000,000	PCIFB City	To Be Determined	2016
	M	Replace and Up-Size Main Street and 100 East Sewer Trunk Lines	\$ 70,000	City	\$ 70,000	2016
	M	Warm Springs Trailhead at the Boilers	\$ 500,000	City	\$ 500,000	2016
	M	Sewer Trunk Line along Canal Easement	\$ 2,000,000	City	\$ 2,000,000	2017
	M	Replace and Up-Size Main Street and 100 East Sewer Trunk Lines	\$ 655,000	City	\$ 655,000	2018
	M	New 840 South Street from 3050 South (St. George) to 300 East	\$ 4,000,000	City	\$ 4,000,000	2018
	M	Sewer Trunk Line along Washington Fields Road from Warner Valley Road to Airport	\$ 1,500,000	City	\$ 1,500,000	2018
	M	Sewer Line Extension along Main Street to Northern Corridor	\$ 150,000	City	\$ 150,000	2018
	M	20 East Widening at Adams Lane	\$ 500,000	City	\$ 500,000	2018
	L	Washington Fields Road Phase 5 from Warner Valley to Southern City Limits	\$ 6,500,000	Donors City	\$ 4,500,000 2,000,000	2014
	L	Landfill Water Line	\$ 4,500,000	City	\$ 4,500,000	2014
L	Industrial Outfall Sewer Line Phase 2	\$ 225,000	City	\$ 225,000	2015	

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Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Washington City (Continued)	L	South Frontage Road from Washington Parkway to 300 East	\$ 1,000,000	Donors City	\$ 300,000 700,000	2017
	L	Bulloch Street Extension to Washington Parkway	\$ 1,000,000	Donors	\$ 1,000,000	2017
	L	Washington Dam Road Water Line Up-sizing from Sunrise Valley Road to Southern Parkway	\$ 460,000	City	\$ 460,000	2018
	L	Main 16" Water Line from Warner Valley Road to Airport	\$ 2,000,000	City	\$ 2,000,000	2018
	L	Washington Fields Road - Phase from Warner Valley to Southern City limits	\$ 6,500,000	Donors	\$ 6,500,000	2018
	L	Washington Fields Road - Sewer Line Up-size from Sunrise Valley Road to Southern Parkway	\$ 50,000	City	\$ 50,000	2018
	L	Warner Valley System - Water Transmission	\$ 2,000,000	City	\$ 2,000,000	2020
	L	Extend Main Street from Buena Vista to Northern Corridor	\$ 1,000,000	City	\$ 1,000,000	2020
	L	Green Springs Drive - Extension to Northern Corridor	\$ 1,000,000	City	\$ 1,000,000	2020
FIVE COUNTY ASSOCIATION OF GOVERNMENTS						
Five County Association of Governments	H-1	Planning, Administration, Rating and Ranking, Economic Development Technical Assistance and Planning/RLF and Housing Program Delivery	\$ 90,000 (per year)	CDBG	\$ 90,000 (per year)	2014-17
SOUTHWEST UTAH PUBLIC HEALTH DEPARTMENT						
Southwest Ut. Public Health Department	L	New Building in Hurricane, Utah	\$ 2,000,000	PCIFB (L)	\$ 2,000,000	2015

Five year action plan, Capital Investment Plan

Five County Consolidated Plan - Update 2013

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
SOUTHWEST UTAH MENTAL HEALTH AUTHORITY						
Southwest Ut. Mental Health Authority		No information submitted for 2-5 year list				
COLOR COUNTRY COMMUNITY HOUSING, INC.						
Color Country Community Housing, Inc.	H-1	Housing Counseling and Home Buyer Education Washington County	\$ 75,000	CDBG HUD/RCAC	\$ 50,000 25,000	2014-18
	H-1	Housing Acquisition, Rehabilitation & Sale of Foreclosed Properties in Washington County, Utah (48 Units)	\$ 7,200,000	NSP/HUD HOME	\$ 6,850,000 350,000	2014-18
	H-1	Property Acquisition and Infrastructure in Washington County, Utah (48 Units)	\$ 2,350,000	CDBG NSP/HUD HOME	\$ 150,000 1,600,000 600,000	2014-18
	H-1	Mutual Self-Help Homes in Washington County, Utah (198 Units)	\$ 37,620,000	USDA HOME	\$35,640,000 1,980,000	2014-18
	H-2	New Construction of Multi-Family Units in Washington County, Utah (50-100 Units)	\$ 4.8 to 10.0 million	CDBG UHC HOME	\$ 300,000 7,000,000 1,000,000	2014
	M-2	CROWN Lease to Own Homes (8 Units)	\$ 1,400,000	UHC HOME	\$ 1,150,000 250,000	2014-17
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT						
Washington County Water Conservancy District		No information submitted for 2-5 year list				

APPENDIX C.

Regional Rating and Ranking Criteria/Methodology

**FIVE COUNTY ASSOCIATION OF GOVERNMENTS
FY 2013 CDBG RATING AND RANKING CRITERIA and APPLICANT'S PROJECT SCORE SHEET**

The Five County Association of Governments Steering Committee (RRC) has established these criteria for the purpose of rating and ranking fairly and equitably all Community Development Block Grant applications received for funding during FY 2013. Only projects which are determined to be threshold eligible will be rated and ranked. Eligibility will be determined following review of the submitted CDBG application with all supporting documentation provided prior to rating and ranking. Please review the attached Data Sources Sheet for a more detailed explanation of each criteria.

Applicant:		Requested CDBG \$'s		Ranking:		of		Total Score:	
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CDBG Rating and Ranking Criteria Description Five County Association of Governments		Data	Data Range/Score (circle only one for each criteria)					Score	X Weight	Total Score
1	Capacity to Carry Out The Grant: Performance history of capacity to administer grant. Score comes from Worksheet #1. (First-time & <5-yr grantees: default = Good)		Excellent (9-10 score) 4 points	Very Good (7-8 score) 3 points	Good (5-6 score) 2 points	Fair (3-4 score) 1 point	Poor (1-2 score) 0 points		.5	
2	Grant Administration: Concerted effort made by grantee to minimize grant administration costs.		0% CDBG Funds 3 points	1 - 5% 2 points	5.1 - 10% 1 point				1.0	
3	Job Creation: Estimated number of new permanent jobs completed project will create or number of jobs retained that would be lost without this project.		> 4 Jobs 4 points	3-4 Jobs 3 points	2 Jobs 2 points	1 Job 1 point			1.5	
4	Unemployment: What percentage is applicant County's unemployment percentage rate above State average percentage rate?	%	4.1% or greater above state average 3.0 points	3.1% - 4.0% above state average 2.5 points	2.1% - 3.0% above state average 2.0 points	1.1% - 2.0% above state average 1.5 points	.1% - 1.0% above state average 1.0 point	Up to state average 0 points	1.5	
5 A	Financial Commitment to Community Development (Self-help Financing) - (<i>Jurisdiction Population <500</i>) Percent of non-CDBG funds invested in total project cost.	%	> 10% 5 points	7.1 % - 10% 4 points	4.1% - 7% 3 points	1% - 4% 2 points	< 1% 1 point		2.0	
5 B	Financial Commitment to Community Development (Self-help Financing) - (<i>Jurisdiction Population 501 - 1,000</i>) Percentage of non-CDBG funds invested in total project cost.	%	> 20% 5 points	15.1 - 20% 4 points	10.1 - 15% 3 points	5.1 - 10% 2 points	1 - 5.0% 1 point		2.0	
5 C	Financial Commitment to Community Development (Self-help Financing) - (<i>Jurisdiction Population 1,001 - 5,000</i>) Percentage of Non-CDBG funds invested in total project cost.	%	> 30% 5 points	25.1 - 30% 4 points	20.1 - 25% 3 points	15.1 - 20% 2 points	1 - 15% 1 point		2.0	
5 D	Financial Commitment to Community Development (Self-help Financing) - (<i>Jurisdiction Population >5,000</i>) Percentage of non-CDBG funds invested in total project cost.	%	> 40% 5 points	35.1 - 40% 4 points	30.1 - 35% 3 points	25.1 - 30% 2 points	1 - 25% 1 point		2.0	

CDBG Rating and Ranking Criteria Description Five County Association of Governments		Data	Data Range/Score (circle only one for each criteria)						Score	X Weight	Total Score
6	CDBG funds Requested Per Capita: CDBG funds requested divided by # of beneficiaries.		\$1 - 100 5 points	\$101-200 4 points	\$201- 400 3 points	\$401 - 800 2 points	\$801 or > 1 point			1.0	
7 T*	Jurisdiction's Project Priority: Project priority rating in Regional Consolidated Plan, (<u>Capital Investment Plan - One-Year Action Plan</u>)		High # 1 6 points	High # 2 5 points	High # 3 4 points	High # 4 3 points	High # 5 2 points	High # >5 1 point		2.0	
8	County's Project Priority: Prioritization will be determined by the three (3) appointed Steering Committee members representing the county in which the proposed project is located. The three (3) members of the Steering Committee include: one County Commission Representative, one Mayor's Representative, and one School Board Representative. (Note: for AOG application, determination is made by the Steering Committee Chair, in consultation with the AOG Executive Committee.)		# 1 6 points	# 2 5 points	# 3 4 points	# 4 3 points	# 5 2 points	#6 or > 1 point		2.0	
9	Regional Project Priority: Determined by the Executive Director with consultation of the AOG Executive Committee members. The Executive Committee is comprised of one (1) County Commissioner from each of the five counties.		# 1 LMI Housing Activities 6 points	# 2 Community Facilities 5 points	# 3 Public Utility Infrastructure 4 points	# 4 Public Safety Activities 3 points	# 5 Remove Architectural Barriers (ADA) 2 points	#6 or > Parks and Recreation 1 point		2.0	
10	LMI Housing Stock: Number of units constructed, rehabilitated, or made accessible to LMI residents.		> 20 Units 8.5 points	15 - 20 Units 7 points	10 - 14 Units 5.5 points	5-9 Units 4 points	3-4 Units 2.5 points	2 Units 1 point		1.0	
11	Affordable Housing Plan Implementation: City has adopted an Affordable Housing Plan and this project demonstrates implementation of specific policies in the Plan. Towns applying for credit under this criteria may <u>either</u> meet a goal in their adopted Affordable Housing Plan or the project meets a regional affordable housing goal in the Consolidated Plan.		YES 3 points	No 0 points						1.0	
12	Project's Geographical Impact: Area benefitting from project.		Regional 3.5 points	Multi-county 3.0 points	County-wide 2.5 points	Multi- community 2.0 points	Community 1.5 points	Portion of Community 1 point		1.5	
13	Jurisdiction's Property Tax Rate: In response to higher demand for services, many communities have already raised tax rates to fund citizen needs. The communities that maintain an already high tax burden (as compared to the tax ceiling set by state law) will be given higher points for this category. Property tax rate as a percent of the maximum allowed by law (3 point default for non-taxing jurisdiction).	%	> 50% 5 points	40.1 - 50% 4 points	30.1 - 40% 3 points	20.1 - 30% 2 points	10.1 - 20% 1 point	< 10% 0 points		1.0	

CDBG Rating and Ranking Criteria Description Five County Association of Governments		Data	Data Range/Score (circle only one for each criteria)						Score	X Weight	Total Score
14	Jurisdiction's LMI Population: Percent of residents considered 80 percent or less LMI (based on LMI Survey).	%	91 - 100% 5 points	81 - 90% 4 points	71 - 80% 3 points	61 - 70% 2 points	51 - 60% 1 point			1.0	
15	Extent of Poverty: If an applicant satisfactorily documents the percentage of Low Income (LI - 50%) and Very Low Income (VLI - 30%) persons directly benefitting from a project; or can show the percentage of Low Income/Very Low Income of the community as a whole; additional points shall be given in accordance with the following. Percentage of total population of jurisdiction or project area who are low income and very low income.	%	20% or More 5 points	15 - 19% 4 points	10 - 14% 3 points	5 - 9% 2 points	1 - 4% 1 point			1.0	
16	Presumed LMI Group: Project specifically serves CDBG identified LMI groups, i.e. elderly, disabled, homeless, etc., as stipulated in the state of Utah Small Cities CDBG Application Policies and Procedures.	%	100% 5 points	80 - 99% 4 points	60 - 79% 3 points	51 - 59% 2 points				1.0	
17	Pro-active Planning: Reflects on communities who pro-actively plan for growth and needs in their communities; coordination and cooperation with other governments; development of efficient infrastructure; incorporation of housing opportunity and affordability in community planning; and protection and conservation plan for water, air, critical lands, important agricultural lands and historic resources. Score comes from Worksheet #18.		Very High 4 points	High 3 points	Fair 2 points	Low 1 point				0.5	
18	Application Quality: Application identifies problem, contains a well-defined scope of work and is cost-effective. Score comes from Worksheet #19.		Excellent 5 points	Very Good 4 points	Good 3 points	Fair 2 points	Acceptable 1 point	Poor 0 points		1.5	
19	Project Maturity: Project demonstrates capacity to be implemented and/or completed in the 18 month contract period and is clearly documented. Score comes from Worksheet #20.		Excellent 5 points	Very Good 4 points	Good 3 points	Fair 2 points	Acceptable 1 point	Poor 0 points		2.0	

PLEASE NOTE: Criteria marked with a T* is a THRESHOLD eligibility requirement for the CDBG Program.

< = Less Than > = More Than

Previously Allocated Pre-Approved Funding: \$90,000 - Five County AOG Grant (Administration, Consolidated Plan, Rating & Ranking, Program Delivery for Housing Programs and Economic Development Technical Assistance)

CRITERIA 1 WORKSHEET

STATE OF UTAH DIVISION OF HOUSING & COMMUNITY DEVELOPMENT - GRANTEE PERFORMANCE RATING										
10	9	8	7	6	5	4	3	2	1	Score (10 Points Total)
Excellent ⇐ _____ (Circle One) _____ ⇒ Poor										
Person Providing Evaluation: (Circle) Keith Cheryl Glenna										
Excellent = 9 to 10 Very Good = 7 to 8 Good = 5 to 6 Fair = 3 to 4 Poor = 1 to 2										Total Points: _____ Rating: _____ (Excellent, Very Good, Good, Fair, Poor)

CRITERIA 17 WORKSHEET

PRO-ACTIVE PLANNING		
Criteria	Support Documentation Provided	Score (4 Points Total)
1. Has the local jurisdiction provided information demonstrating pro-active planning and land use in their community in coordination and cooperation with other governments?	Yes___ 1 point No___ 0 points <p align="right">1 point</p>	
2. Has the applicant documented that the project is in accordance with an <u>adopted</u> master plan (i.e., water facilities master plan, etc.)	Yes___ 1 point No___ 0 points <p align="right">1 point</p>	
3. Has the applicant documented incorporation of housing opportunity and affordability into community planning (i.e. General Plan housing policies, development fee deferral policies, etc.)	Yes___ 1 point No___ 0 points <p align="right">1 point</p>	
4. Has the applicant documented adopted plans or general plan elements addressing protection and conservation of water, air, critical lands, important agricultural lands and historic resources?	Yes___ 1 point No___ 0 points <p align="right">1 point</p>	
Very High = 4 Points High = 3 Points Fair = 2 Points Low = 1 Point		Total Points: _____ Rating: _____ (Very High, High, Fair, Low)

CRITERIA 18 WORKSHEET

APPLICATION QUALITY			
Criteria	Support Documentation	Other Documentation	Score (7 Points Total)
1. Problem Identification	Additional written text provided? Yes___ 1 point No___ 0 points <p style="text-align: right;">1 point</p>	Detailed Architectural/Engineering Report prepared? Yes___ 2 points No___ 0 points <p style="text-align: right;">2 points</p>	
2. Is proposed solution well defined in Scope of Work? In other words, is solution likely to solve problem?	Yes___ 1 point No___ 0 points <p style="text-align: right;">1 point</p>		
3. Does the application give a concise description of how the project will be completed in a timely manner?	Yes___ 1 point No___ 0 points <p style="text-align: right;">1 point</p>		
4. Proposed project does <u>not</u> duplicate any existing services or activities already available and provided to beneficiaries in that jurisdiction through other programs, i.e. those locally or regionally based.	Yes___ 2 points (Does not Duplicate) 2 points No___ 0 points (Duplicates Services) 0 points		
Excellent = 7 Points Very Good = 6 Points Good = 5 Points Fair = 4 Points Acceptable = 3 Points Poor = 2 Points			Total Points: _____ Rating: _____ (Excellent, Very Good, Good, Fair, Acceptable, Poor)

CRITERIA 19 WORKSHEET

PROJECT MATURITY		
Criteria	Status	Score (8 Points Total)
1. Architect/Engineer already selected at time of application through formal RFP process	Yes___ 2 points No___ 0 points 2 points	
2. Has application identified dedicated and involved project manager?	Yes___ 1 point No___ 0 points 1 point	
3. Is the proposed solution to problem identified in the Scope of Work <u>ready to proceed immediately</u> ?	(Well Defined) Yes___ 2 points No___ 0 points 2 points	
4. Has applicant identified all funding sources?	Yes___ 1 point No___ 0 points 1 point	
5. Funding Status (Maturity)	All other project funding is applied for but not committed. Yes___ 1 point No___ 0 points 1 point (or) All other project funding is in place for immediate use. Yes___ 2 points No___ 0 points 2 points (or) Is CDBG the only funding source for the project? Yes___ 2 points No___ 0 points 2 points	
Excellent = 8 Points Very Good = 7 Points Good = 6 Points Fair = 5 Points Acceptable = 4 Points Poor = 3 Points		Total Points: _____ Rating: _____ (Excellent, Very Good, Good, Fair, Acceptable, Poor)

**FIVE COUNTY ASSOCIATION OF GOVERNMENTS
COMMUNITY DEVELOPMENT BLOCK GRANT
GENERAL POLICIES**

1. **Weighted Value utilized for Rating and Ranking Criteria:** The Rating and Ranking Criteria utilized by the Five County Association of Governments contains a weighted value for each of the criteria. Points values are assessed for each criteria and totaled. In the right hand columns the total points received are then multiplied by a weighted value to obtain the total score. These weighted values may change from year to year based on the region's determination of which criteria have higher priority.
2. Five County AOG staff will visit each applicant on site for an evaluation/review meeting.
3. All applications will be evaluated by the Five County Association of Governments Community and Economic Development staff using criteria approved by the Steering Committee.
4. Staff will present prioritization recommendation to the RRC (Steering Committee) for consideration and approval.
5. Maximum amount per year to a jurisdiction is \$150,000.00.
6. Maximum years for a multi-year project is 2 years at \$150,000 per year.
7. All applications for multi-year funding must contain a complete budget and budget breakdown for each specific year of funding.
8. Applications on behalf of sub-recipients (i.e., special service districts, non-profit organizations, etc.) are encouraged. However, the applicant city or county must understand that even if they name the sub-recipient as project manager the city/county is still responsible for the project's viability and program compliance. The applying entity must be willing to maintain an active oversight of both the project and the sub-recipient's contract performance. An inter-local agreement between the applicant entity and the sub-recipient must accompany the pre-application. The inter-local agreement must detail who will be the project manager and how the sponsoring entity and sub-recipient will coordinate work on the project. A letter from the governing board of the sub-recipient requesting the sponsorship of the project must accompany the pre-application. This letter must be signed by the board chairperson.
9. Projects must be consistent with the District's Consolidated Plan. The project applied for must be included in the prioritized capital improvements list that the entity submitted for inclusion in the Consolidated Plan. Projects sponsored on behalf of an eligible sub-recipient may not necessarily be listed in the jurisdictions capital investment plan, but the sub-recipient's project must meet goals identified in the region's Consolidated Plan.
10. Previously allocated pre-approved funding:
 - \$90,000 Five County AOG (Consolidated Plan Planning, Administration, Rating & Ranking, Housing Program Delivery and Economic Dev. Technical Assistance)
11. Set-aside Funding:
 - None.

12. Emergency projects may be considered by the Regional Review Committee (FCAOG Steering Committee) at any time. Projects applying for emergency funding must still meet a national objective and regional goals and policies.

Projects may be considered as an emergency application if:

- Funding through the normal application time frame will create an unreasonable risk to health or property.
- An appropriate third party agency has documented a specific risk (or risks) that; in their opinion; needs immediate remediation.

If an applicant wishes to consider applying for emergency funds, they should contact the Five County Association of Governments CDBG Program Specialist as soon as possible to discuss the state required application procedure as well as regional criteria. Emergency funds (distributed statewide) are limited on an annual basis to \$500,000. The amount of any emergency funds distributed during the year will be subtracted from the top of the appropriate regional allocation during the next funding cycle.

13. Public service providers, traditionally non-profit organizations, are encouraged to apply for CDBG funds for capital improvement and major equipment purchases. Examples are delivery trucks, furnishings, fixtures, computer equipment, construction, remodeling, and facility expansion. State policy prohibits use of CDBG funds for operating and maintenance expenses. This includes paying administrative costs, salaries, etc. No more than 15 percent of the state's yearly allocation of funds may be expended for public service activities.
14. State policy has established the minimum project size at \$30,000. Projects less than the minimum size will not be considered for rating and ranking.
15. In accordance with state policy, grantees with open grants from previous years who have not spent 50 percent of their previous grant by February 1, 2013 are not eligible to be rated and ranked, with the exception of housing rehabilitation projects.
16. Policy regarding funding of housing related projects: It is the policy of the Five County Association of Governments RRC (Steering Committee) that CDBG funds in this region be directed to the development of brick and mortar LMI housing projects, or utilized for necessary infrastructure for that housing. CDBG funds in this region shall not be utilized for LMI rental assistance.
17. In the event of a tie for the last funding position, the following will be awarded one (1) point for each criteria item listed below answered affirmatively:
 - The project that has the Highest percentage of LMI;
 - The project that has the most Local funds leveraged;
 - The project with the most Other funds leveraged;
 - The largest Geographical area benefitted;
 - The project with the Largest number of LMI beneficiaries;

If a tie remains unbroken after the above mentioned tie breaker, the members of the RRC will vote and the project that receives the majority vote will be ranked higher.

**FIVE COUNTY ASSOCIATION OF GOVERNMENTS
HOW-TO-APPLY CDBG APPLICATION WORKSHOP
ATTENDANCE POLICY**

Attendance at one workshop within the region is mandatory by all prospective applicants or an "OFFICIAL" representative of said applicant. [State Policy]

Attendance at the workshop by a county commissioner, mayor, city council member, or county clerk satisfies the above referenced attendance requirement of the prospective applicant's jurisdiction. In addition, attendance by a city manager, town clerk, or county administrator also satisfies this requirement.

Jurisdictions may formally designate a third party representative (i.e., other city/county staff, consultant, engineer, or architect) to attend the workshop on their behalf. Said designation by the jurisdiction shall be in writing. The letter of designation shall be provided to the Five County Association no later than at the beginning of the workshop.

Attendance by prospective eligible "sub-grantees", which may include non-profit agencies, special service districts, housing authorities, etc. is strongly recommended so that they may become familiar with the application procedures. If a city/town or county elects to sponsor a sub-grantee it is the responsibility of that jurisdiction to ensure the timely and accurate preparation of the CDBG application on behalf of the sub-grantee.

Extraordinary circumstances relating to this policy shall be presented to the Executive Director of the Five County Association of Governments for consideration by the Regional Review Committee (Steering Committee).

FY 2013 Regional Prioritization Criteria and Justification

Criteria #9: Regional Project Priority **Project priority rating with regional goals and policies. Regional prioritization is determined by the Executive Director with consultation of the AOG Executive Committee members.**

#1 priority	6 points	X 2.0 (weighting)	=	12.0 points
#2 priority	5 points	X 2.0 (weighting)	=	10.0 points
#3 priority	4 points	X 2.0 (weighting)	=	8.0 points
#4 priority	3 points	X 2.0 (weighting)	=	6.0 points
#5 priority	2 points	X 2.0 (weighting)	=	4.0 points
#6 priority	1 point	X 2.0 (weighting)	=	2.0 points

Regional Prioritization

Justification

- | | | |
|----|--|---|
| #1 | LMI Housing Activities | Projects designed to provide for the housing needs of very low and low-moderate income families. May include the development of infrastructure for LMI housing projects, home buyers assistance programs, or the actual construction of housing units (including transitional, supportive, and/or homeless shelters), and housing rehabilitation. Meets a primary objective of the program: Housing. Traditionally CDBG funds leverage very large matching dollars from other sources. |
| #2 | Community Facilities | Projects that traditionally have no available revenue source to fund them, or have been turned down traditionally by other funding sources, i.e., Permanent Community Impact Fund Board (PCIFB). May also include projects that are categorically eligible for Community Development Block Grant (CDBG) funding, i.e., senior citizens centers, health clinics, food banks, and/or public service activities. Includes community centers that are not primarily recreational in nature. |
| #3 | Public Utility Infrastructure | Projects designed to increase the capacity of water and other utility systems to better serve the customers and/or improve fire flow capacity. Other funding sources usually available. Adjusting water rates are a usual funding source. Other agencies also fund this category. Includes wastewater disposal projects. |
| #4 | Public Safety Activities | Projects related to the protection of property, would include activities such as flood control projects or fire protection improvements in a community. Typically general fund items but most communities cannot fund without additional assistance. Grants help lower indebted costs to jurisdiction. Fire Protection is eligible for other funding i.e., PFCIB and can form Special Service Districts (SSD's) to generate revenue stream. |
| #5 | Projects to remove architectural barriers | Accessibility of public facilities by disabled persons is mandated by federal law but this is an unfunded mandate upon the local government. A liability exists for the jurisdiction because of potential suits brought to enforce requirements. Only CDBG and sometimes PCIFB have stepped up to fund this mandate. |
| #6 | Parks and Recreation | Projects designed to enhance the recreational qualities of a community i.e., new picnic facilities, playgrounds, aquatic centers, etc. |

**Five County Association of Governments
CDBG Rating and Ranking Program Year 2013
Data Sources**

1. **CAPACITY TO CARRY OUT THE GRANT:** The grantee must have a history of successful grant administration in order to receive full points in this category. First time grantees or grantees who have not applied in more than 5 years are presumed to have the capacity to successfully carry out a project and will receive a default score of 2.5 points. To adequately evaluate grantee performance, the RRC must consult with the state staff. State staff will rate performance on a scale of 1-10 (Ten being best). A grantee whose performance in the past was poor must show improved administration capability through third party administration contracts with AOG's or other capable entities to get partial credit. Worksheet #1 used to determine score.
2. **GRANT ADMINISTRATION:** Grant administration costs will be taken from the CDBG pre-application. Those making a concerted effort to minimize grant administration costs taken from CDBG funds will be awarded extra points.
3. **JOB CREATION:** Information provided by applicant prior to rating and ranking. Applicant must be able to adequately support proposed figures for job creation or retention potential. This pertains to permanent jobs created as a result of the project, not jobs utilized in the construction of a project. Two part-time employees = 1 full-time.
4. **UNEMPLOYMENT:** "Utah Economic and Demographic Profiles" (most current issue available prior to rating and ranking), provided by Utah Office of Planning and Budget; or "Utah Labor Market Report" (most current issue with annual averages), provided by Department of Workforce Services.
5. **FINANCIAL COMMITMENT TO COMMUNITY DEVELOPMENT (Self-Help Financing):** From figures provided by applicant in grant application. Documentation of the source(s) and status (whether already secured or not) of any and all proposed "matching" funds must be provided prior to the rating and ranking of the application by the RRC. Any changes made in the dollar amount of proposed funding, after rating and ranking has taken place, shall require reevaluation of the rating received on this criteria. A determination will then be made as to whether the project's overall ranking and funding prioritization is affected by the score change.

Use of an applicant's local funds and/or leveraging of other matching funds is strongly encouraged in CDBG funded projects in the Five County Region. This allows for a greater number of projects to be accomplished in a given year. Acceptable matches include property, materials available and specifically committed to this project, and cash. Due to federal restrictions unacceptable matches include donated labor, use of equipment, etc. All match proposed must be quantified as cash equivalent through an acceptable process before the match can be used. Documentation on how and by whom the match is quantified is required. "Secured" means that a letter or applications of intent exist to show that other funding sources have been requested as match to the proposed project. If leveraged funds are not received then the points given for that match will be deducted and the project's rating reevaluated.

A jurisdiction's population (most current estimate provided by Utah Office of Planning and Budget) will determine whether they are Category A, B, C or D for the purposes of this criteria.

6. **CDBG DOLLARS REQUESTED PER CAPITA:** Determined by dividing the dollar amount requested in the CDBG application by the beneficiary population.
7. **LOCAL JURISDICTIONS COMMUNITY DEVELOPMENT OBJECTIVES: THRESHOLD CRITERIA:** Every applicant is required to document that the project for which they are applying is consistent with that community's and the Five County District Consolidated Plan. The project, or project type, must be a high priority in the investment component (Capital Investment Plan (CIP) One-Year Action Plan). The applicant must include evidence that the community was and continues to be a willing partner in the development of the regional (five-county) consolidated planning process. (See CDBG Application Guide.)
8. **COUNTY'S COMMUNITY DEVELOPMENT GOALS AND POLICIES:** Prioritization will be determined by the three (3) appointed Steering Committee members representing the county in which the proposed project is located. The three (3) members of the Steering Committee include: one County Commission Representative, one Mayor's Representative, and one School Board Representative. (Note: for AOG application, determination is made by the Steering Committee Chair, in consultation with the AOG Executive Committee.)
9. **REGIONAL COMMUNITY DEVELOPMENT GOALS AND POLICIES:** Determined by the Executive Director with consultation of the AOG Executive Committee members. The Executive Committee is comprised of one County Commissioner from each of the five counties.
10. **IMPROVEMENTS TO, OR EXPANSION OF, LMI HOUSING STOCK, OR PROVIDING AFFORDABLE HOUSING ACCESSIBILITY TO LMI RESIDENTS:** Information provided by the applicant. Applicant must be able to adequately explain reasoning which supports proposed figures, for the number of LMI housing units to be constructed or substantially rehabilitated with the assistance of this grant. Or the number of units this grant will make accessible to LMI residents through loan closing or down payment assistance.
11. **AFFORDABLE HOUSING PLAN IMPLEMENTATION:** In January, 1999, the Community and Economic Development State Legislative Committee passed a resolution requiring the Community Impact Fund and the Community Development Block Grant Program to implement rating and ranking criteria that would award jurisdictions that had complied with HB 295 law and had adopted their Affordable Housing Plans when they applied for funding from these two programs. The CDBG State Policy Board adopted the following rating and ranking criteria to be used by each regional rating and ranking system: *"Applications received from communities and counties who have complied with HB 295 by the preparation and adoption of a plan, and who are applying for a project that is intended to address some element of that plan will be given additional points."* Projects which actually demonstrate implementation of a jurisdiction's Affordable Housing Plan policies will be given points. Applicants must provide sufficient documentation to justify their project does, in fact, comply with this criteria. Towns applying for credit under this criteria may either meet a goal in their adopted Affordable Housing Plan or the project meets a regional affordable housing goal in the Consolidated Plan.
12. **GEOGRAPHIC EXTENT OF PROJECT'S IMPACT:** The actual area to be benefitted by the project applied for.

13. **PROPERTY TAX RATE FOR JURISDICTION:** Base tax rate for community or county, as applicable, will be taken from the "Statistical Review of Government in Utah", or most current source using the most current edition available prior to rating and ranking. Basis for determining percent are the maximum tax rates allowed in the Utah Code: .70% for municipalities, and .32% for counties.
14. **PERCENTAGE OF APPLICANT'S JURISDICTION WHO ARE LOW TO MODERATE INCOME:** The figures will be provided from the results of a Housing and Community Development Division (HCDD) approved income survey conducted by the applicant of the project benefit area households.
15. **EXTENT OF POVERTY:** Based on information provided by applicant prior to rating and ranking that satisfactorily documents the percentage of Low Income (LI - 50%) and Very Low Income (VLI - 30%) persons directly benefitting from a project.
16. **PRESUMED LMI GROUP:** Applicant will provide information as to what percent of the proposed project will assist a presumed LMI group as defined in the current program year CDBG Application Guide handbook.
17. **PRO-ACTIVE PLANNING:** The State of Utah emphasizes the importance of incorporating planning into the operation of city government. Communities that demonstrate their desire to improve through planning will receive additional points in the rating and ranking process.

In the rating and ranking of CDBG applications, the region will recognize an applicant's accomplishments consistent with these principles by adding additional points when evaluating the following:

- ** **Demonstration of local responsibility for planning and land-use in their communities in coordination and cooperation with other governments**
- ** **Development of efficient infrastructure including water and energy conservation**
- ** **Incorporation of housing opportunity and affordability into community planning**
- ** **Protection and conservation plan for water, air, critical lands, important agricultural lands and historic resources**

Worksheet #17 will be used in the rating and ranking process for applicants who have taken the opportunity to provide additional information and documentation in order to receive these additional points.

18. **Application Quality:** Quality of the Pre-Application in terms of project identification, justification, and well-defined scope of work likely to address identified problems.
19. **Project Maturity:** Funding should be prioritized to those projects which are the most "mature". For the purposes of this process, maturity is defined as those situations where: 1) the applicant has assigned a project manager; 2) has selected an engineer and/or architect through a formal process in accordance with applicable laws and regulations; 3) knows who will administer the grant; 4) proposed solution to problem is identified in the Scope of Work and ready to proceed immediately; and 5) identifies all funding sources and funding maturity status. Projects that are determined to not be sufficiently mature so as to be ready to proceed in a timely manner, may not be rated and ranked.

APPENDIX D.

Homeless Definition

APPENDIX C.

HUD DEFINITION OF HOMELESS

The final rule on the Definition of Homeless establishes four categories under which an individual or family may qualify as homeless. The categories are:

1. **Literally Homeless** – An individual or family who lacks a fixed, regular and adequate nighttime residence, meaning the individual or family has a primary nighttime residence that is a public or private place not meant for human habitation or is living in a publicly or privately operated shelter designed to provide temporary living arrangements. This category also includes individuals who are exiting an institution where he or she resided for 90 days or less who resided in an emergency shelter or place not meant for human habitation immediately prior to entry into the institution.
2. **Imminent Risk of Homeless** – An individual or family who will imminently lose (within 14 days) their primary nighttime residence provided that no subsequent residence has been identified and the individual or family lacks the resources or support networks needed to obtain other permanent housing.
3. **Homeless Under Other Federal Statutes** – Unaccompanied youth (under 25) or families with children and youth who do not otherwise qualify as homeless under this definition and are defined as homeless under another federal statute, have not had permanent housing during the past 60 days, have experienced persistent instability, and can be expected to continue in such status for an extended period of time.
4. **Fleeing/Attempting to Flee Domestic Violence** – Any individual or family who is fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, or stalking.

APPENDIX E.

2012 Housing Condition Windshield Survey Results

Beaver City		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	1,261	100.00%
Single Family Homes in Dilapidated Condition	1	0.08%
Mobile Homes in Dilapidated Condition	9	0.71%
Single Family Homes in Deteriorated Condition	0	0.00%
Mobile Homes in Deteriorated Condition	9	0.71%
Homes in Excellent, Fair or Moderate Condition	1,242	98.50%

Milford City		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	618	100.00%
Single Family Homes in Dilapidated Condition	2	0.32%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	4	0.65%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	612	99.03%

Minersville Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	303	100.0%
Single Family Homes in Dilapidated Condition	1	0.33%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	1	0.33%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	301	99.34%

Unincorporated Beaver County		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	474	100.00%
Single Family Homes in Dilapidated Condition	3	0.63%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	3	0.63%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	468	98.74%

All of Beaver County		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	2,656	100.0%
Single Family Homes in Dilapidated Condition	7	0.26%
Mobile Homes in Dilapidated Condition	9	0.34%
Single Family Homes in Deteriorated Condition	8	0.30%
Mobile Homes in Deteriorated Condition	9	0.34%
Homes in Excellent, Fair or Moderate Condition	2,623	98.76%

Antimony Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	86	100.00%
Single Family Homes in Dilapidated Condition	0	0.00%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	0	0.00%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	86	100.00%

Boulder Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	165	100.00%
Single Family Homes in Dilapidated Condition	3	1.82%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	0	0.00%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	162	98.18%

Bryce Canyon City		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	118	100.0%
Single Family Homes in Dilapidated Condition	0	0
Mobile Homes in Dilapidated Condition	0	0
Single Family Homes in Deteriorated Condition	0	0
Mobile Homes in Deteriorated Condition	0	0
Homes in Excellent, Fair or Moderate Condition	118	100.00%

Cannonville Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	70	100.00%
Single Family Homes in Dilapidated Condition	0	0.00%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	0	0.00%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	70	100.00%

Escalante Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	420	100.00%
Single Family Homes in Dilapidated Condition	3	0.71%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	1	0.24%
Mobile Homes in Deteriorated Condition	6	1.43%
Homes in Excellent, Fair or Moderate Condition	410	97.62%

Hatch Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	58	100.00%
Single Family Homes in Dilapidated Condition	4	6.90%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	1	1.72%
Mobile Homes in Deteriorated Condition	2	3.45%
Homes in Excellent, Fair or Moderate Condition	51	87.93%

Henrieville Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	93	100.00%
Single Family Homes in Dilapidated Condition	0	0.00%
Mobile Homes in Dilapidated Condition	1	1.08%
Single Family Homes in Deteriorated Condition	0	0.00%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	93	98.92%

Panguitch City		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	659	100.00%
Single Family Homes in Dilapidated Condition	3	0.46%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	3	0.46%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	653	99.08%

Tropic Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	221	100.00%
Single Family Homes in Dilapidated Condition	7	3.17%
Mobile Homes in Dilapidated Condition	1	0.00%
Single Family Homes in Deteriorated Condition	0	0.00%
Mobile Homes in Deteriorated Condition	1	0.45%
Homes in Excellent, Fair or Moderate Condition	213	96.38%

Unincorporated Garfield County		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	491	100.00%
Single Family Homes in Dilapidated Condition	0	0.00%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	0	0.00%
Mobile Homes in Deteriorated Condition	1	0.20%
Homes in Excellent, Fair or Moderate Condition	490	99.80%

All of Garfield County		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	2,381	100.00%
Single Family Homes in Dilapidated Condition	20	0.84%
Mobile Homes in Dilapidated Condition	1	0.04%
Single Family Homes in Deteriorated Condition	5	0.21%
Mobile Homes in Deteriorated Condition	10	0.42%
Homes in Excellent, Fair or Moderate Condition	2,345	98.49%

Brian Head Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	42	100.00%
Single Family Homes in Dilapidated Condition	0	0.00%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	0	0.00%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	42	100.00%

Cedar City		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	10,860	100.00%
Single Family Homes in Dilapidated Condition	1	0.01%
Mobile Homes in Dilapidated Condition	4	0.04%
Single Family Homes in Deteriorated Condition	2	0.02%
Mobile Homes in Deteriorated Condition	38	0.35%
Homes in Excellent, Fair or Moderate Condition	10,815	99.58%

Enoch City		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	1,714	100.00%
Single Family Homes in Dilapidated Condition	1	0.06%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	1	0.06%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	1,712	99.88%

Kanarraville Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	172	100.00%
Single Family Homes in Dilapidated Condition	3	1.74%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	2	1.16%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	167	97.10%

Paragonah City		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	227	100.00%
Single Family Homes in Dilapidated Condition	1	0.44%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	3	1.32%
Mobile Homes in Deteriorated Condition	1	0.44%
Homes in Excellent, Fair or Moderate Condition	222	98.80%

Parowan City		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	1,412	100.00%
Single Family Homes in Dilapidated Condition	2	0.14%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	2	0.14%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	1,408	99.72%

Unincorporated Iron County		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	2,659	100.00%
Single Family Homes in Dilapidated Condition	2	0.08%
Mobile Homes in Dilapidated Condition	50	1.88%
Single Family Homes in Deteriorated Condition	4	0.15%
Mobile Homes in Deteriorated Condition	22	0.83%
Homes in Excellent, Fair or Moderate Condition	2,581	97.06%

All of Iron County		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	17,086	100.00%
Single Family Homes in Dilapidated Condition	10	0.06%
Mobile Homes in Dilapidated Condition	54	0.32%
Single Family Homes in Deteriorated Condition	14	0.08%
Mobile Homes in Deteriorated Condition	61	0.36%
Homes in Excellent, Fair or Moderate Condition	16,947	99.18%

Alton Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	55	100.00%
Single Family Homes in Dilapidated Condition	5	9.09%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	1	1.82%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	49	89.09%

Big Water Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	297	100.00%
Single Family Homes in Dilapidated Condition	2	0.67%
Mobile Homes in Dilapidated Condition	18	6.06%
Single Family Homes in Deteriorated Condition	2	0.67%
Mobile Homes in Deteriorated Condition	17	5.72%
Homes in Excellent, Fair or Moderate Condition	258	86.88%

Glendale Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	126	100.00%
Single Family Homes in Dilapidated Condition	2	1.59%
Mobile Homes in Dilapidated Condition	1	0.79%
Single Family Homes in Deteriorated Condition	1	0.79%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	122	96.38%

Kanab City		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	1,999	100.00%
Single Family Homes in Dilapidated Condition	2	0.10%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	1	0.05%
Mobile Homes in Deteriorated Condition	6	0.30%
Homes in Excellent, Fair or Moderate Condition	1,580	99.50%

Orderville Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	260	100.00%
Single Family Homes in Dilapidated Condition	3	1.15%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	6	2.31%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	251	96.54%

Unincorporated Kane County		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	539	100.00%
Single Family Homes in Dilapidated Condition	0	0.00%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	0	0.00%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	539	100.00%

All of Kane County		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	3,276	100.00%
Single Family Homes in Dilapidated Condition	14	0.43%
Mobile Homes in Dilapidated Condition	19	0.58%
Single Family Homes in Deteriorated Condition	11	0.34%
Mobile Homes in Deteriorated Condition	23	0.70%
Homes in Excellent, Fair or Moderate Condition	3,209	97.95%

Enterprise City		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	562	100.00%
Single Family Homes in Dilapidated Condition	1	0.18%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	3	0.53%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	558	99.29%

Hilldale City		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	285	100.00%
Single Family Homes in Dilapidated Condition	0	0.00%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	0	0.00%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	285	100.00%

Hurricane City		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	5,461	100.00%
Single Family Homes in Dilapidated Condition	1	0.02%
Mobile Homes in Dilapidated Condition	8	0.15%
Single Family Homes in Deteriorated Condition	3	0.08%
Mobile Homes in Deteriorated Condition	8	0.02%
Homes in Excellent, Fair or Moderate Condition	5,441	99.73%

Ivins City		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	2,880	100.00%
Single Family Homes in Dilapidated Condition	0	0.00%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	0	0.00%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	2,880	0.00%

LaVerkin City		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	1,428	100.00%
Single Family Homes in Dilapidated Condition	3	0.21%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	1	0.07%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	1,424	99.72%

Leeds Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	352	100.00%
Single Family Homes in Dilapidated Condition	3	0.85%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	0	0.00%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	349	99.15%

New Harmony Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	105	100.00%
Single Family Homes in Dilapidated Condition	3	2.86%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	0	0.00%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	102	97.14%

Rockville Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	171	100.00%
Single Family Homes in Dilapidated Condition	0	0.00%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	1	0.58%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	170	99.42%

Santa Clara City		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	1,876	100.00%
Single Family Homes in Dilapidated Condition	0	0.00%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	0	0.00%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	1,876	100.00%

Springdale Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	327	100.00%
Single Family Homes in Dilapidated Condition	0	0.00%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	0	0.00%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	327	100.00%

St. George City (a HUD entitlement city - not in Utah Small Cities CDBG Program)		
	Number of Homes	Percentage of Total Homes
Single Family Homes/Duplexes	20,431	100%

Toquerville Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	501	100.00%
Single Family Homes in Dilapidated Condition	0	0.00%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	0	0.00%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	501	100.00%

Virgin Town		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	241	100.00%
Single Family Homes in Dilapidated Condition	0	0.00%
Mobile Homes in Dilapidated Condition	3	1.24%
Single Family Homes in Deteriorated Condition	0	0.00%
Mobile Homes in Deteriorated Condition	3	1.24%
Homes in Excellent, Fair or Moderate Condition	235	97.52%

Washington City		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	7,546	100.00%
Single Family Homes in Dilapidated Condition	2	0.03%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	1	0.01%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	7,543	99.96%

Unincorporated Washington County		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction	2,597	100.00%
Single Family Homes in Dilapidated Condition	2	0.08%
Mobile Homes in Dilapidated Condition	0	0.00%
Single Family Homes in Deteriorated Condition	1	0.04%
Mobile Homes in Deteriorated Condition	0	0.00%
Homes in Excellent, Fair or Moderate Condition	2,594	99.88%

All of Washington County <i>including</i> St. George City, a HUD entitlement city		
	Number of Homes	Percentage of Total Homes
All Homes in Jurisdiction (HUD non-entitlement area and HUD entitlement city combined)	56,421	100.00%
Single Family Homes in HUD non-entitlement area in Dilapidated Condition	15	0.03%
Mobile Homes in HUD non-entitlement area in Dilapidated Condition	11	0.02%
Single Family Homes in HUD non-entitlement area in Deteriorated Condition	10	0.02%
Mobile Homes in HUD non-entitlement area in Deteriorated Condition	11	0.02%
Homes in HUD non-entitlement area of Washington County in Excellent, Fair or Moderate Condition	24,332	99.91%
Homes in St. George, a HUD entitlement city, in <i>any</i> condition (condition of homes in St. George has <u>not</u> been surveyed)	32,089	Homes in St. George, a HUD entitlement city, constitute 56.87% of all Washington County homes

Washington County <i>excluding</i> St. George City, a HUD entitlement city		
	Number of Homes	Percentage of Total Homes
All Homes in HUD non-entitlement areas (Homes in the non-entitlement areas constitute 43.13% of homes in Washington County)	24,332	100.00%
Single Family Homes in Dilapidated Condition	15	0.06%
Mobile Homes in Dilapidated Condition	11	0.05%
Single Family Homes in Deteriorated Condition	10	0.04%
Mobile Homes in Deteriorated Condition	11	0.05%
Homes in Excellent, Fair or Moderate Condition	24,285	99.80%

APPENDIX F.

HOME Program Brochures in English and Spanish



Does your home need repairs?

You may qualify for assistance*

- Low Income Home Loans
- Special Interest Rates
- Support

KEEPING YOUR HOME AFFORDABLE.

Home Repair Loans

- Replace the roof
- Update the heating system
- Increase accessibility
- Update plumbing
- Replace broken or inefficient windows
- Update electrical systems
- Repair moisture damaged bathrooms, ceilings, or walls
- Eliminate any health or safety hazards

Replacement Homes

If home repairs are too extensive you may qualify for a replacement home

**Home Repair Loans
Replacement Homes
1% – 3% Interest Rates**

.....
Funding is limited. Call today!

(435) 586-0957
.....

*To qualify you must meet income guidelines, own your home and land, and meet other program guidelines.



¿Tiene Casa Que Necesita Reparaciones?

Puede calificar para asistencia*

- Préstamos por bajos ingresos
- Las tasas de interés especial
- Apoyo

MANTENGA LA CASA ASEQUIBLE.

Préstamos para Reparación de la Casa

- Vuelva a colocar la cubierta
- Actualizar el sistema de calefacción
- Aumentar la accesibilidad
- Actualización de plomería
- Reemplace las ventanas rotas o ineficientes
- Actualizar los sistemas eléctricos
- Reparación para baños dañados, techos o paredes
- Eliminar cualquier riesgo para la salud o la seguridad

Casas de Reemplazo

Si las reparaciones caseras son demasiado extensa, puede calificar para una casa de reemplazo

**Préstamos para
Reparación de la Casa
Casas de Reemplazo
1% – 3% tasas de interés**

Los fondos son limitados!

(435) 586-0957

* Para calificar, usted debe cumplir con los requisitos de ingresos, ser dueño de la casa y la tierra, y cumplir con los otros requisitos del programa.

APPENDIX G.

Public Hearing Notice, Minutes and Newsletter

**PUBLIC NOTICE
CONSOLIDATED
PLAN UPDATE**

The Five County Association of Governments (FCAOG) has completed a draft update of the Five County Consolidated Plan. A thirty-day public comment period commences on March 1, 2013 and will end March 31, 2013. The Consolidated Plan pertains to housing, community and economic development issues for counties and municipalities within Beaver, Garfield, Iron, Kane and Washington counties.

Anyone desiring to review the updated plan may do so at the FCAOG office located at 1070 W. 1600 S., Bldg. B., St. George, UT, from 8:00 a.m. to 5:00 p.m., Monday through Friday, or on the web at: www.five-county.utah.gov/consolidated-plan.html
<<http://www.five-county.utah.gov/consolidated-plan.html>>

A public hearing on the document will be held in conjunction with the FCAOG Steering Committee meeting which begins at 1:00 p.m. on Wednesday, March 13, 2013 at the Beaver County Administration Building, Commission

LEGAL NOTICES

Chambers, 105 East Center, Beaver, UT. Further information may be obtained by contacting Diane Lamoreaux at 435-673-3548.

**PUB# L7994
Published
March 1, 2013
The Spectrum
UPAXLP**

Excerpts from March 13th Minutes regarding CDBG Program

MINUTES

STEERING COMMITTEE MEETING

March 13, 2013

Beaver, Utah

MEMBERS IN ATTENDANCE

Commissioner Jim Matson, Chair
Wendy Allan
Commissioner Clare Ramsay
Mayor Jerry Taylor
Ken Platt
Commissioner Mike Dalton
Mayor Bryan Sherwood
Carolyn White
Commissioner Dale Brinkerhoff
Mayor Dutch Deutschlander for
for Mayor Connie Robinson
Shane Adams
Mayor Dan McGuire
Wes Curtis for Dorian Page
Michael Olson for Frank Lojko

REPRESENTING

Kane County Commissioner Representative
Kane County Schools Representative
Garfield County Commissioner Representative
Garfield County Mayor Representative
Garfield County Schools Representative
Beaver County Commissioner Representative
Beaver County Mayor Representative
Beaver County Schools Representative
Iron County Commissioner Representative
Iron County Mayor Representative

Iron County Schools Representative
Washington County Mayor Representative
Southern Utah University
Dixie State University

OTHERS IN ATTENDANCE

Ellen Schunk
William Swadley
Gary Webster
Jan Thompson
Ken Sizemore
Sherri Dial
Diane Lamoreaux

Senator Lee's Office
Senator Hatch's Office
Congressman Chris Stewart's Office
Department of Workforce Services
Five County Association of Governments
Five County Association of Governments
Five County Association of Governments

MEMBERS NOT IN ATTENDANCE

Mayor Nina Laycook, Vice-Chair (Excused)
Commissioner Denny Drake (Excused)
LuAnne Forrest

Kane County Mayor Representative
Washington Co. Commissioner Representative
Washington County Schools Representative

III. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

A. SECOND PUBLIC HEARING

Chairman Matson entertained a motion to enter into the CDBG Public Hearing.

MOTION WAS MADE BY MR. KEN PLATT, SECONDED BY COMMISSIONER MIKE DALTON, TO ENTER INTO THE CDBG PUBLIC HEARING. MOTION CARRIED.

Chairman Matson opened the public hearing and turned the time over to Ms. Diane Lamoreaux. The purpose of the hearing is to allow all citizens the opportunity to provide input concerning the project awarded under the FY 2013 CDBG program. In August 2012, the Steering Committee pre-approved funding in the amount of \$90,000 to the Five County Association of Governments. Funding is provided to accomplish the following tasks: 1) Administration of the CDBG program; 2) Updating the Region's Consolidated Plan; 3) Rating and ranking of projects; 4) Housing program delivery; 5) Revolving Loan Fund program delivery and economic development technical assistance; 5) Planning assistance in the development of affordable housing plans; and 6) Workforce housing assistance. Funding has previously been awarded to the AOG to provide direct planning assistance to income eligible communities. However, state staff has determined that this funding will no longer be available to AOGs. If a community priority is to update their General Plan or other land use ordinances, the community would have to make application to the CDBG program and could then hire a contractor to accomplish this task. A draft work plan has been crafted for FY 2013 which incorporates the above mentioned tasks. Ms. Lamoreaux explained that Community and Economic Development staff distribute a quarterly housing newsletter to jurisdictions throughout the region. Assistance has been provided to communities with a population over 1,000 to develop affordable housing plans. State staff at the Division of Housing and Community Development has scored the housing plans on a statewide basis and the new plans developed by this region are among the highest scoring plans. Staff is also continuing to develop, coordinate and catalog GIS data at the association.

Comments were solicited from members of the committee and audience. Chairman Matson acknowledged that no comments were provided and entertained a motion to close the public hearing.

MOTION WAS MADE BY MR. KEN PLATT, SECONDED BY MAYOR JERRY TAYLOR, TO CLOSE THE PUBLIC HEARING. MOTION CARRIED.

Board consensus was provided for staff to proceed with the final application including all of the elements outlined during the public hearing.

B. CONSOLIDATED PLAN HEARING

Chairman Matson entertained a motion to enter into the Consolidated Plan Public Hearing.

MOTION WAS MADE BY MS. CAROLYN WHITE, SECONDED BY MR. SHANE ADAMS, TO ENTER INTO THE CONSOLIDATED PLAN PUBLIC HEARING. MOTION CARRIED.

Ms. Diane Lamoreaux explained that as part of the Community Development Block Grant Program, and because the AOG receives funding from the U.S.

Department of Housing and Urban Development (HUD), it is required that a Consolidated Plan be developed and updated on an annual basis. Core components of the Plan include community development, economic development and housing development, which also addresses homeless issues. The AOG Community Development staff works with jurisdictions in the Five County region to obtain updated information in terms of infrastructure, capital improvements lists, moderate housing plans for analysis and provides support to the Human Services Public Forums to obtain public input into the planning process. Staff has worked to analyze data collected from jurisdictions and other agencies that receive funding from HUD to assist in developing and updating the Plan.

A copy of the Table of Contents and Executive Summary are contained on pages 11 through 29 of the packet. This summary includes goals and priorities of each of the core components, provides performance measures for past and current CDBG projects in the Five County region, addresses the funding process, public participation, and a summary of performance measures for upcoming projects for 2013. A copy of the draft document was passed around the table. It was also noted that the complete document, including appendices, is posted on the Five County AOG website for review and comment. A notice was published in The Spectrum announcing the 30-day comment period beginning March 1, 2013 through March 31, 2013. An article was also published in the Five County AOG Newsletter encouraging local elected officials and others to review and comment on the Plan. Board members and others in attendance are encouraged to visit the AOG website to view the document.

Ms. Lamoreaux mentioned that one of the most important aspects of this process is the capital improvements lists and resulting priorities which are developed. Jurisdictions are familiar with the process and aware that if projects are not included on these lists they cannot submit applications for funding under the Community Development Block Grant program or the Permanent Community Impact Fund Board.

Mr. Sizemore reported that AOG staff have been tasked to make all planning documents interactive with an on-line presence. The Consolidated Plan will be included as a part of this process. The interactive screen will provide tiles that are movable for viewing documents.

Mayor Dan McGuire commented that the Gunlock fire station will need to be removed from the 2013 projects because it was deemed ineligible by state CDBG staff. Mayor Dutch Deutschlander suggested that information presented in terms of fire trucks needs to be adjusted to reference Type 1 through Type 6. There are appropriate designations for each type of fire truck. Ms. Lamoreaux indicated that the current information was taken directly from the applications that were submitted but would be adjusted with the assistance of other staff to more accurately reflect fire terminologies.

Mayor Bryan Sherwood questioned information contained on page 23 of the Executive Summary referencing the need to provide transportation to

employment centers in western Beaver County. He noted that it would be more appropriate to work toward providing additional affordable housing in Milford. Mr. Sizemore explained that staff is exploring alternative means of transportation to get people to and from employment in various areas of the region including, but not limited to, the Brian Head Ski Resort and Bryce Canyon. Transportation to jobs that are available with Circle Four has been mentioned as an issue in Beaver County as well. Staff is exploring the possibility of utilizing van pooling which provides the opportunity for groups of employees to buy a van and share the costs associated with it's operation. The Coordinated Human Services Transportation planning process provides for coordination of multiple agencies that transport people around throughout the Five County Region. Many areas around the country have approached transportation coordination through the use of a dispatch system. Staff has been addressing insurance and liability issues to proceed with coordination of transportation services. Mayor Sherwood commented that by using tax payer dollars to promote van pools, it is discouraging these individuals from moving to Milford. Mr. Sizemore explained that the AOG has actively pursued funding infrastructure in all jurisdictions throughout the region to support employment centers.

Mayor Dan McGuire questioned the citizen comments from each county that are included in the plan and wondered if the information has a statistical significance. Ms. Sherri Dial explained that the Human Services Public Forums are held in each of the five counties to collect information as well as public input. The number of individuals attending the forums is not a statistically significant number of people. Community Action staff have worked very hard to advertise, promote and encourage attendance at these forums. However, the number of individuals that attend the forums differs in each county. The Human Services Council has engaged in considerable discussion to develop a more aggressive tool to collect information, obtain a wider range of comments, and provide a better functioning process into the future.

No comments were provided by others in attendance.

MOTION WAS MADE BY COMMISSIONER CLARE RAMSAY, SECONDED BY MR. KEN PLATT, TO CLOSE THE CONSOLIDATED PLAN PUBLIC HEARING. MOTION CARRIED.



FIVE COUNTY NEWS FROM 'R' VIEW

VOLUME XIII NUMBER 2

MARCH-APRIL, 2013

Director's Dialogue

Bylaws for the Five County Association of Governments call for the annual rotation of leadership roles to each county delegation. Kane County has the responsibility for the coming year. Commissioner **Jim Matson** will be serving Chair, with Mayor **Nina Laycook** as Vice-Chair. I would like to thank Commissioner **Dougl Heaton** from Kane County for his service on the Steering Committee. Other assignments have taken him away from his role at the AOG. Commissioner Matson graciously accepted a new assignment that came along with immediately chairing the Steering Committee. Fortunately, his experience with the Color County RC&D Council and other regional efforts such as the Dixie National Forest Resource Advisory Council give Commissioner Matson a great foundation for leading the efforts of the AOG.

We also welcome **Shane Adams** as the new Iron County School District representative and Mayor **Dan McGuire** of Rockville as the new Washington County Mayors representative. Shane is the branch manager at the Parowan State Bank of Southern Utah location. Mayor McGuire has served on the Steering Committee previously. I appreciate his willingness to come aboard for yet another stint!

As I write, news reports indicate that sequestration will move forward. It is still uncertain how this action will affect Five County programs. No specific direction has been received from any state or federal agencies. Hopefully, direction will come in sufficient time to craft the FY 2014 budget in the coming weeks. Indications are that programs will see a 5 to 8 percent reduction. Stay tuned for further details.

of a Consolidated Plan. The Plan consists of goals and policies directing community, economic and housing development for the region, except for the City of St. George, which prepares a separate document.

This marks the 19th year of the consolidated planning process. The update includes a 2013 Action Plan along with updated Capital Improvements Lists, FY 2013 Rating and Ranking Criteria, an analysis on focus communities and/or areas, a new chapter that addresses Coordinated Human Services Transportation and an analysis of housing impediments.

The plan includes all submitted capital improvements priorities in the Five County region for fiscal year 2013. These priorities are listed in the one-year list and five-year list. The one-year list includes community, economic and housing development priorities that local governments in the Five County region plan to achieve during the 2013 fiscal year. Communities, counties and other affected private/public agencies are encouraged to utilize this document in budgeting and other policy-making activities.

The Plan encourages local coordination and describes community and regional priorities. All capital improvements projects that are submitted for CDBG funding consideration must be identified in the Plan by the sponsoring jurisdiction. The five-year list provides information and data regarding the needs of community, economic and housing development for the next two to five year planning period (2014-2017).

A performance measures system is included which will measure outcomes and benefits realized through completed projects.

The Draft 2013 Consolidated Plan is available for review at the Five County Association of Governments offices located at 1070 W. 1600 S., Building B., St. George, Utah. The Plan is also posted on the Five County AOG website: www.fivecounty.utah.gov/conplan.html

Comments will be accepted verbally or in writing from March 1, 2013 through March 31, 2013. For further information contact Diane Lamoreaux, CDBG Program Specialist at 435-673-3548, or via e-mail at dlamoreaux@fivecounty.utah.gov



***Five County Region
Consolidated Plan - 30 Day
Public Comment Period
March 1ST through March 31ST***

One of the requirements placed on all agencies that receive funding from the U.S. Department of Housing and Urban Development (HUD) is the preparation



The 11TH Annual Southern Utah Seniors Conference

“Be An ‘Incredible’ Senior”

Keynote Address: Mr. Michael Styles, M.P.A.
Assistant Director
Utah Department of Aging and Adult Services

Breakout Sessions:

“Nutrition and Aging”
Ms. Celesta Lyman

“Hearing”
Dr. Eric Maxwell, Au.D., FAAA

“Breakfast for the Brain”
Mr. Terry Hawks

Friday, May 3, 2013
Festival Hall/Heritage Center, Upper Floor
105 North 100 East, Cedar City
Check-In - 9:00 a.m.
Conference 10:00 a.m. to 2:00 p.m.
Admission Free (includes lunch)

To Register: Call the Volunteer Center of Iron County at 435-867-8384

Seating guaranteed only if you register by Thursday, April 25th

This conference is sponsored by: Five County Caregiver Support Program; Five County Senior Corps Programs; Health Insurance Information Program, State of Utah; Iron County Council on Aging; “Living Well” Chronic Disease Self Management Program; and Five County Area Agency on Aging.

In addition to speakers, this event will feature door prizes and a resource fair!

Would you like to attend but don't know who will care for your loved one while you're away? The Five County Caregiver Support Program can help! Call Carolyn Moss or Tracy HeavyRunner at 435-673-3548 by Thursday, April 25, 2013 to inquire about respite care during the conference. (Tracy HeavyRunner)

Chronic Disease Self-Management Program

The Five County Association of Governments Chronic Disease Self-Management Program continues to host six

week workshops throughout the Five County region. Workshops have been expanded to include the Diabetes Self-Management program. We are seeking individuals across the region who would like to attend the workshops. These workshops are intended for individuals with any chronic health condition and caregivers. Individuals interested in leading workshops will have the opportunity to participate in train-the-trainer sessions this summer.

Subjects covered include: 1) Techniques to deal with the symptoms of disease, fatigue, pain, stress, and emotional problems such as depression, anger, fear and frustration; 2) Appropriate exercise for maintaining and improving strength and endurance; 3) Healthy eating 4) Appropriate use of medication; and 5) Working more effectively with health care providers. Participants will prepare weekly action plans, share experiences, and help each other solve problems they encounter in creating and carrying out their self-management program. Physicians and other health professionals both at Stanford University in California and in the community have reviewed all materials in the course.

The program does not conflict with existing programs or treatment. Patient treatment is not altered. For medical questions, participants are referred to their physicians. If the content of the course conflicts with instructions they receive elsewhere, they are advised to follow their physicians' orders and discuss discrepancies with the physician.

Classes will be held at various locations as follows:

Dates / Time	Location / Address
Wednesday March 27 - May 1 1:00 - 3:30 p.m.	St. George Senior Center Diabetes Self-Management Class 245 North 200 West St. George, UT
Wednesday March 20 - April 24 1:00 - 3:30 p.m.	Emerald Pointe Diabetes Self-Management Class 955 South Regency Road Cedar City, UT
Friday April 11:00 am - 1:30 pm (To Be Announced)	LDS Church Chronic Disease Class 10 South Main Street New Harmony, UT
May and June (To Be Announced)	Dammeron Valley Community Center - Chronic Disease Class 1137 Dammeron Valley Dr. East Dammeron Valley, UT
May or June (To Be Announced)	Panguitch Senior Center Chronic Disease Class 87 North 400 West Panguitch, UT
May or June (To Be Announced)	Enterprise Senior Center Chronic Disease Class 105 South 100 East Enterprise, UT

For additional information or to sign up for a class, please contact Carolyn Moss at 435-673-3548.

Senior Day at the Legislature Report



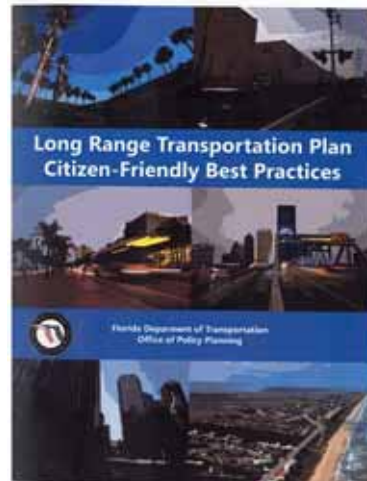
Five County AOG staff and senior citizens representing the Five County Region with Representative Mike Noel

This year Southern Utah was pleased to have eight representatives attend Senior Day at the State Capitol on February 13th. We were honored to have Mayor Ward Dotson from Minersville attend; as well as, Jim & Carma Sly also from Beaver County and their Son, Calvin Sly. In addition, Art Cooper from Panguitch attended and represented Garfield County. Mr. Cooper, who recently celebrated his 80th Birthday, was a member of the State Legislature when he was 25 years old. He was excited to participate in this year's Senior Day and visit the floor of the House as a former Representative. Everyone enjoyed listening to stories of his time as a legislator and his enthusiasm for the political process. Jim & Carma Sly and Art Cooper are all members of the Five County Aging Advisory Council. We also had representation from Chris Holliday, County Council on Aging Coordinator for Washington County, overseeing three senior centers and one meal site. Finally, Tracy Heavyrunner, Five County Case Management Coordinator, and Carrie Schonlaw, Aging and Human Services Director, attended representing the Five County Region.

The group arrived at the State Capitol bright and early that morning to find parking a bit challenging. However, they all made it safely into the administration building auditorium where they heard from the keynote speaker, Mayor Ben McAdams of Salt Lake County. After the introduction and keynote, everyone was provided the opportunity to either attend a forum in the auditorium, take a guided tour of the Capitol or visit the Senate and House Gallery. Most of our group decided to visit the Senate and House Gallery where a proclamation was read by one of the legislators announcing Senior Day at the Legislature and honoring seniors from across the state. Afterward, the group met back at the auditorium for a box lunch where Senators and Representatives were invited to meet informally with seniors from their local areas. We were honored to have Representative Mike Noel join our group and speak with the seniors from Five County.

We would like to express our appreciation for those who were able to attend from the Five County Region. Everyone reported having an enjoyable and informative experience. We look forward to having participation from out region again next year. (Carrie Schonlaw)

Dixie Metropolitan Planning Organization (DMPO) Long Range Transportation Receives Recognition



The Florida Department of Transportation recently cited the Dixie MPO Long Range Transportation Plan (LRTP) as an excellent example of a citizen-friendly document in a research study. The report, "Long Range Transportation Plan Citizen-Friendly Best Practices" included the DMPO plan as exemplary.

A large amount of research, detail and effort goes into creating the LRTP because of its highly technical nature. Yet the general public needs to be able to understand the metropolitan planning process. The review by Florida DOT highlighted design principles from other states' Metropolitan Planning Organizations (MPO). Of the 359 MPOs throughout the United States, LRTPs from 137 randomly selected MPOs were reviewed based on four criteria related to citizen-friendliness: 1) Length, 2) Clarity, 3) Graphics, and 4) Vision. The report highlights six LRTPs, including the DMPO.

The Dixie MPO is honored to have received recognition for producing a LRTP that is worthy of national exposure! The description of the DMPO Long Range Transportation Plan concludes that even though the document is only 40 pages long, it is an example of how a significant amount of information can be provided in a brief format. The report continues to read, "The fine level at which the document is divided (14 Chapters) facilitates ease of searching for specific topics. Each chapter is short and to the point, while still providing the necessary information... For these reasons, the plan document is both useful and user-friendly."

Congratulations to the Dixie MPO Staff on a job well done!!



**CLEBRATE LIFE IN
FULL COLOR**

**The Five County Association of Governments
Aging Department is sponsoring a Provider
Conference**

When: Wednesday, April 3, 2013

Time: 8:30 registration 9:00 a.m. to 2:00 p.m.

**Where: Lexington Hotel Conference Center
850 South Bluff Street
St. George, Utah**

RSVP to Carolyn Moss at (435) 673-3548 by
Monday, March 25, 2013.

We look forward to seeing you at the conference!

CEU's pending

Please submit articles to Diane Lamoreaux
via e-mail dlamoreaux@fivecounty.utah.gov
or in writing to: P.O. Box 1550; St. George,
Utah 84771-1550.

For other information or services, please
call (435) 673-3548 or visit our web site at:
<http://fivecounty.utah.gov>

Five County Association of Governments is now on



Follow us: @FiveCountyAOG

You can also find the Five County Association of
Governments on



**Five County Association of Governments
1070 West 1600 South, Building B
P.O. Box 1550
St. George, Utah 84771-1550**

APPENDIX H.

HUD EXCEL SPREADSHEET TABLES

Utah Division of Housing and Community Development Department of Community and Culture 2010-2015 Consolidated Plan

(electronic format for submittal to DHCD - November 2009, as amended April, 2013)



Introduction:

This format has been developed by the Utah Division of Housing and Community Development, in consultation with planners from Utah's Associations of Governments. This format facilitates the development of local area Consolidated Plans and the State of Utah's state-wide Consolidated Plan. This new format should be used for preparing each 5-year Consolidated Plan and be revised annually to prepare local/area and state-wide Consolidated Plan updates and action plans. Agencies are encouraged to utilize primary or best available data in preparing their plan and any annual updates/action plans. In assembling data for the tables contained in this format, agencies should work with local municipalities to help them with projections, priorities, and plans. Municipalities can use the housing planning software available at: <http://housing.utah.gov/OWHLF/documents> to assist with population and needs projections. DHCD hopes that the data from local plans can 'roll up' to the area plans which will 'roll up' to the state plan. Utah's Consolidated Plan is used in requesting and allocating U.S. Department of Housing and Urban Development monies under the following programs: HOME, CDBG, ESG, and HOPWA. General HUD instructions for completing a Consolidated Plan or update/action plan are found by clicking on the title above: "2010-2015 Consolidated Plan" followed by a right click and the "show comment" choice from the toolbar.

Agency Information:	
Agency Covered by Submittal:	Five County Association of Governments
Counties Covered by Plan:	Beaver, Garfield, Iron, Kane & Washington
Agency Contact Person:	Kenneth L. Sizemore, Executive Director
Phone Number:	435-673-3548
Email Address:	ksizemore@fivecounty.utah.gov
Agency Web Link:	www.fivecounty.utah.gov

Executive Summary	
<i>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.</i>	
Narrative for Consolidated Plan:	Narrative for CAPER: (for State use only)
This 2010-2015 Five County District's Consolidated Plan is a rewrite of the original plan which was first adopted in 1995 when the U.S. Department of Housing and Urban Development initiated the consolidated planning process for federal and state funding programs. Each year thereafter, until the next five-year rewrite, the plan will be updated in an Action Plan document	

Citizen Participation	
<i>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.</i>	
Narrative for Consolidated Plan:	Narrative for CAPER: (for State use only)
The Five County Association of Governments consulted with numerous organizations and groups in development of the Five Year Consolidated Plan and the 2011 Action Plan to evaluate needs and accomplishments. Information is disseminated to over 300 individuals utilizing the AOG's newsletter, post cards are mailed to various agencies and individuals seeking	

Other Agencies Consulted	
<i>List other public/private entities that were consulted in developing this plan.</i>	
Narrative for Consolidated Plan:	
Information and data from non-profit organizations which provide services to low-income clientele were utilized in development of the Consolidated Plan. These include: Area Agency on Aging services who provided information on the needs and programs of the senior populations; Southwest Utah Mental Health Authority; Erin Kimball Foundation; Cedar City Housing Authority, Beaver City Housing Authority; Paiute Indian Tribe Housing Authority; St. George Housing Authority; Color Country Community Housing, Inc., who provided technical support and data on developing affordable housing; the Human Services Council, including coordination with local emergency food and shelter board program efforts provided in the Five County region; Youth Corrections; Division of Child and	

Using the local Affordable Housing Plan(s) and other available data, please complete the following HUD-required Table 1. Additional HUD information about Table 1 is available by clicking on the box below labeled "Table 1 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	403	844	303	671	2221	1663	3884
%Any housing problem	56	73.6	100	59.3	68.1	72.2	71.2
%Cost burden > 30%	52.9	72.2	76.7	52.3	62.5	71	68.5
%Cost Burden > 50%	33.6	46.4	50.8	42.4	46	50.5	50
31 - 50% of MFI	283	1116	373	636	2422	3250	5672
%Any housing problem	47.4	69.8	74.2	41.7	56.4	48.7	52.1
%Cost burden > 30%	47.4	65.9	31.8	37.6	49.2	45.5	47.3
%Cost Burden > 50%	19.9	13.3	12.1	16.3	15.1	25.6	21.7
51 - 80% of MFI	365	1758	585	827	3535	6567	10102
%Any housing problem	15.6	24.2	46.7	43.6	34.4	40.3	38.8
%Cost burden > 30%	14.1	13.2	11.9	34.9	20	36.6	31.7
%Cost Burden > 50%	3	0.4	0.2	4.4	1.6	10	7.5
B. Table I - Homeless Continuum of Care: Housing Gap Analysis Chart *							
*Balance of State Data		Current Inventory	Under Development	Unmet Need/Gap			
Individuals							
Beds							
Emergency Shelter	512						
Transitional Housing	536						
Permanent Supportive Housing	164						
Total	1212						
Chronically Homeless							
Persons in Families With Children							
Beds							
Emergency Shelter	319						
Transitional Housing	377						
Includes HPRP- Rapid Re	Permanent Supportive Housing	148					
Total	844						
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)							
1. Number of Persons in Families with children	93	280	13	386			
2. Number of Single Individuals and Persons in Households without Children	214	114	184	512			
(Add lines Numbered 1 & 2 Total Persons)	307	394	197	898			
Part 2: Homeless Subpopulation							
	Sheltered		Unsheltered	Total			
	Emergency	Transitional					
a. Chronically Homeless	50		37	87			
b. Seriously Mentally Ill	106		14	120			
c. Chronic Substance Abuse	129		22	151			
d. Veterans	60		9	69			
e. Persons with HIV/AIDS	3		1	4			
f. Victims of Domestic Violence	183		4	187			
g. Unaccompanied Youth (Under 18)							
D. Table 1 - Housing, Homeless and Special Needs							
Special Needs (Non-Homeless) Subpopulations							
1. Elderly	Unmet Need (renters and owners)						
2. Frail Elderly	data n/a						
3. Severe Mental Illness	data n/a						
4. Developmentally Disabled	data n/a						
5. Physically Disabled	data n/a						
6. Persons w/Alcohol/Other Drug Addictions	data n/a						
7. Persons w/HIV/AIDS	data n/a						
8. Victims of Domestic Violence	data n/a						
9. Other							

NOTE: Table 2A is optional for local agencies. Using the data from Table 1 and local housing plans, please prioritize the populations for activities and allocation of funds. Additional information from HUD about Table 2A is available by clicking on the box below labeled "Table 2A".

Table 2A (OPTIONAL TABLE)			
State Priority Housing Activities/Investment Plan			
PART 2 PRIORITY HOUSING NEEDS		Priority Level	
		Indicate High, Medium, Low, checkmark, Yes, No	
Household Size	Small (5 persons or less with 2 related persons)	0-30%	L
		31-50%	M
		51-80%	H
	Large (5 persons or larger with at least 2 related persons)	0-30%	L
		31-50%	M
		51-80%	H
Rental Units	Elderly	0-30%	H
		31-50%	L
		51-80%	M
	All Other	0-30%	M
		31-50%	L
Owner Occupied Units		51-80%	H
		0-30%	L
		31-50%	M
		51-80%	H
PART 2 PRIORITY SPECIAL NEEDS		Priority Level	
		Indicate High, Medium, Low, checkmark, Yes, No	
Elderly		H	
Frail Elderly		H	
Severe Mental Illness		H	
Developmentally Disabled		H	
Physically Disabled		H	
Persons w/ Alcohol/Other Drug		H	
Persons w/HIV/AIDS		M	
Victims of Domestic Violence		H	
Youth Aging Out of Foster Care		H	
Other:			
PART 3 PRIORITY HOUSING ACTIVITIES	Priority Level		
	Indicate High, Medium, Low, checkmark, Yes, No		
CDBG Priorities			
1. Acquisition of existing rental units	H		
2. Production of new rental units	H		
3. Rehabilitation of existing rental units	H		
4. Rental assistance	L		
5. Acquisition of existing owner units	L		
6. Production of new owner units	L		
7. Rehabilitation of existing owner units	L		
8. Homeownership assistance	L		
HOME Priorities			
1. Acquisition of existing rental units	L		
2. Production of new rental units	L		
3. Rehabilitation of existing rental units	L		
4. Rental assistance	L		
5. Acquisition of existing owner units	L		
6. Production of new owner units	L		
7. Rehabilitation of existing owner units	L		
8. Homeownership assistance	L		

PART 3 PRIORITY	Priority Level
HOUSING ACTIVITIES (Continued)	Indicate High, Medium, Low, checkmark, Yes, No
HOPWA Priorities	
1. Rental assistance	L
2. Short term rent/mortgage utility payments	L
3. Facility based housing development	L
4. Facility based housing operations	L
5. Supportive services	L
6. Other	L
Other Populations	
1. Unaccompanied youth	
2. Other discharged individuals (incarceration, etc.)	
3. Homeless populations	
Other Community Needs	
1. Community Facilities (libraries, community halls, etc.)	H
2. Culinary Water	H
3. Planning	H
4. Economic Development	H
5. Removal of Barriers for the Disabled	L
6. Sewer Systems	H
7. Transportation	H
8. Streets	H
9. Parks and Recreation	L
10. Public Safety	H
11. Public Services	M
12. Other:	
13. Other:	

Based upon overall area and local needs and funding preferences, please list specific measurable objectives and fund allocations that help meet the prioritized needs from Table 2A. Additional information from HUD about Table 2C is available by clicking on the box below labeled "Table 2C Summary of Specific Objectives". Agencies should include an expected number of measurable units to be accomplished for each of the five years. Future projections can be revised each year during the annual update and action plan. Actual numbers accomplished are assembled by the state for the annual CAPER.

Table 2C Summary of Specific Objectives									
Table 2C Summary of Specific Objectives									
Specific Obj. #	Outcome/Objective	High, Medium, or Low Priority (H,M, or L)	Funds (CDBG, HOME, HOPWA, ESG, other)	Proposed Allocation of HUD \$	Performance Indicators	State Fiscal Year	Expected Number	For Annual CAPER Reporting	
	Specific Objectives							Actual Number (for State use only)	Percent Completed (for State use only)
DH-1 Availability of Affordable Housing									
DH-1.1	Provide fully-accessible rental housing - 1. Southwest Mental Health				Households assisted (new SF and MF units for persons having physical disabilities)	2010			#DIV/0!
						2011	3		0%
						2012			#DIV/0!
						2013	24		0%
						2014			#DIV/0!
					MULTI-YEAR GOAL		27		
DH-1.2	Provide housing for households with special needs (mental illness, seniors, etc.) Cedar Housing Authority;	H	OWHLF	\$32,500	Number of new units funded. Cedar Housing Authority	2010			#DIV/0!
			LIHTC	\$92,500		2011	18		0%
			USDA RD	\$475,000		2012	24		0%
			CDBG	\$300,000		2013			#DIV/0!
						2014			#DIV/0!
					MULTI-YEAR GOAL		42		
DH-2 Affordability of Decent Housing									
DH-2.1	Develop more affordable rental housing. 1. Beaver HA; 3. Cedar HA	H	Rural Dev.	\$570,925	Households assisted (new and rehabilitated MF units)	2010	41		0%
			LIHTC	\$871,161		2011	15	2	13%
			OWHLF	\$469,658		2012			#DIV/0!
			CDBG	\$900,000		2013			#DIV/0!
			Loan/Grant/Other	\$648,548		2014			#DIV/0!
					MULTI-YEAR GOAL		56		
DH-2.2	Provide housing solutions to end chronic homelessness. Iron County Care & Share	H	CDBG	\$174,781	Number of new units funded	2010			#DIV/0!
			Grants/Donations	\$322,000		2011	32	32	100%
		H	CDBG	\$150,000		2012			#DIV/0!

						2013			#DIV/0!
						2014			#DIV/0!
						MULTI-YEAR GOAL	32		
DH-2.3	Increase homeownership opportunities for low income families. 1) Cedar HA - Counseling; 2) CCCHI (2010 = 12 Self-Help and 2 Single-family)	H	LIHTC	\$7,200,000	Number of new homes created.	2010	447	14	3%
						2011	25	32	128%
						2012	40		0%
						2013	57		0%
						2014	120		0%
						MULTI-YEAR GOAL	689		0
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.				# of households served with rental assistance	2010			#DIV/0!
						2011			#DIV/0!
						2012			#DIV/0!
						2013			#DIV/0!
						2014			#DIV/0!
						MULTI-YEAR GOAL			
DH-2.5	Increase capability of local agencies to plan and develop housing projects				Number of workshops and formal trainings provided	2010			#DIV/0!
						2011			#DIV/0!
						2012			#DIV/0!
						2013			#DIV/0!
						2014			#DIV/0!
						MULTI-YEAR GOAL			
DH-2.6	Prevent homelessness through rental assistance.1. SW Behavioral Health Center \$40,000 per year	H	HUD	\$40,000	# of households served with rental assistance	2010			NA - new
						2011			NA - new
						2012			NA - new
						2013			#DIV/0!
						2014			#DIV/0!
						MULTI-YEAR GOAL			
DH-3	Sustainability of Decent Housing								
DH-3.1	Preserve more affordable housing				Households assisted (SF units preserved and rehabilitated including lead based paint abatement)	2010	10		0%
						2011	10		0%
						2012	10		0%
						2013	10		0%
						2014	10		0%
						MULTI-YEAR GOAL	50		0
Table 2C Summary of Specific Objectives (Continued)									
SL-1	Availability/Accessibility of Suitable Living								
SL-1.1	Provide more and upgraded public facilities primarily benefiting low-income citizens: 1) Hatch; 2) Minersville; 3) Orderville; 4) Iron Co.	H	CDBG (2010)	\$679,185	(LMI) persons served through increased number of facilities and services	2010	6,463	1,094	17%
		H	CDBG (2011)	\$182,000		2011	1,804		0%
						2012	3,409		0%
						2013			#DIV/0!
						2014			#DIV/0!
						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.				(LMI) persons being served	2010			#DIV/0!
						2011			#DIV/0!
						2012			#DIV/0!
						2013			#DIV/0!
						2014			#DIV/0!
						MULTI-YEAR GOAL			
SL-2.2	Provide warm and safe shelter for the homeless				Shelter nights	2010			
						2011			
						2012			
						2013			#DIV/0!
						2014			#DIV/0!
						MULTI-YEAR GOAL			
SL-2.3	Remove barriers to disabled persons utilizing public facilities				Disabled persons being served	2010			#DIV/0!
						2011			#DIV/0!
						2012			#DIV/0!
						2013			#DIV/0!
						2014			#DIV/0!
						MULTI-YEAR GOAL			
SL-2.4	Provide other public infrastructure improvements: Tropic Heritage Center Parking Lot Improvements	H	CDBG	\$32,000	(LMI) persons being served	2010	514		0%
						2011			#DIV/0!
						2012			#DIV/0!
						2013			#DIV/0!
						2014			#DIV/0!
						MULTI-YEAR GOAL	514		
EO-1	Availability/Accessibility of Economic Opportunity								
EO-1.1	Create economic opportunity. RLF Loan Closings	H	CDBG; EDA; USDA		Number of jobs created	2010	40	40	
						2011	40		
						2012			
						2013			
						2014			
						MULTI-YEAR GOAL	40		
EO-1.2	Support services to increase self sufficiency for the homeless.				Hours of case management	2010			
						2011			
						2012			
						2013			#DIV/0!
						2014			#DIV/0!
						MULTI-YEAR GOAL			
EO-2	Affordability Economic Opportunity								
EO-2.1	Increase available affordable units of workforce housing				Number of units created	2010			
						2011			

						2012			
						2013			#DIV/0!
						2014			#DIV/0!
						MULTI-YEAR GOAL			
EO-3	Sustainability of Economic Opportunity								
EO3.1	Insure that projects support LMI populations					Average AMI served through projects	2010		#DIV/0!
							2011		#DIV/0!
							2012		#DIV/0!
							2013		#DIV/0!
							2014		#DIV/0!
						MULTI-YEAR GOAL			
CR-1	Community Revitalization								
CR-1.1	Plan for better communities and utilization of funds					Number of LMI persons benefiting	2010		#DIV/0!
							2011		#DIV/0!
							2012		#DIV/0!
							2013		#DIV/0!
							2014		#DIV/0!
						MULTI-YEAR GOAL			

Narrative 1 Lead Based Paint
The state must 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?

Narrative for Consolidated Plan:	Narrative for CAPER: (for State use only)
It is the policy of the Five County Association of Governments to test only homes that were built prior to 1978. The Home and Weatherization Programs test only those areas that might be disturbed during weatherization or rehabilitation activities to determine if lead safe work practices must be implemented. If the lead is found, employees of the agency and any sub-contractor will be certified to do lead safe work practices. The home owner	

Narrative 2 - Market Conditions
The state must describe the significant characteristics of the housing market in terms of the supply, demand, condition, and the cost of housing. 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.

Narrative for Consolidated Plan:	Narrative for CAPER: (for State use only)
In regards to the regional housing market, the current economic climate has exhibited dramatic increases in foreclosure activity as well as stagnation in new construction. See comment in this section for additional information.	

Narrative 3 - Barriers to Affordable Housing
This section requires the state to 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.

Narrative for Consolidated Plan:	Narrative for CAPER: (for State use only)
With the roles of federal, state, and local levels defined, Association staff, the Planning Coordination Team, and the Housing Advisory Board have identified specific barriers which institute affordable housing deficiencies in the Five County region. In addition, designated strategies are provided to assist in overcoming the identified barriers. Please refer to the comment attached in this section for additional information.	

Narrative 4 - Analysis of Impediments to Fair Housing
The state must conduct an analysis to identify impediments to fair housing choice within the state. Although HUD does not require the analysis to be submitted as part of the Consolidated Plan, the state intends to submit the analysis with the plan. 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.

Narrative for Consolidated Plan:	Narrative for CAPER: (for State use only)
Utah's Fair Housing Act (Utah Code Annotated 57-21-1) prohibits discrimination on the basis of race, religion, color, sex, national origin, familial status, disability or source of income in the rental, purchase and sale of real property. Because the Five County region is made up of mostly rural areas and smaller communities, fair housing has not been an issue in the region. Further, FCAOG staff is not aware of any formal complaints made in any of	

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.

Narrative for Consolidated Plan:	Narrative for CAPER: (for State use only)
Funding for HUD programs is prioritized by the Balance of State Continuum of Care and allocated directly through HUD. Various agencies in the region receive direct allocations including the Southwest Center, Erin Kimball Memorial Foundation, Iron County Care & Share, Dixie Care & Share, Cedar City Housing Authority, and Color Country Community Housing. The Division of Housing and Community Development manages the HOME, ADDI, and	

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 its plan, explaining how Federal funds made available will leverage resources from private and non-federal public sources, and a description of how matching requirements of HUD programs will be satisfied. Where

resources from private and non-federal public sources, and a description of how matching requirements of HUD programs will be satisfied. Where deemed appropriate by the state, it may indicate publicly owned land or property that may be utilized to carry out the plan.

Narrative for Consolidated Plan:	Narrative for CAPER: (for State use only)
<p>Federal funds such as CDBG and Rural Development will be leveraged to the greatest extent possible with other state and local, and private funding to accomplish the goals identified in the One Year Action plan. It is a regional policy to award additional points in the Rating and Ranking of CDBG funded projects for other non-CDBG funds committed to a particular project.</p>	

Narrative 7 - Monitoring
The state must briefly describe actions that will take place during the next year to monitor its housing and community development activities and to ensure long term compliance with program requirements and comprehensive planning requirements. Program requirements include appropriate regulations and statuses of the programs involved, steps being taken to review affordable housing activities, efforts to ensure timeliness of expenditures, on-site inspections it plans to determine compliance with applicable housing codes, and actions to be taken to monitor its subrecipients.

Narrative for Consolidated Plan:	Narrative for CAPER: (for State use only)
<p>The Five County Association of Governments will rely on the state of Utah Division of Housing and Community Development to provide the Association with programmatic information and statistical data on CDBG projects which have recently been closed out by their division. As projects are closed out, staff will review the close-out packet to determine that the project has met, and to the extent accomplished, one or more of the Primary Outcome</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.

Narrative for Consolidated Plan:	Narrative for CAPER: (for State use only)
<p>The HOME program is administered by the state of Utah, Division of Housing and Community Development, Olene Walker Housing Loan Fund and funding priorities are established by the loan board. All funding from the HOME program in the Five County Region is allocated by the state of Utah. Staff at the AOG work to provide delivery of HOME rehabilitation activities to preserve and improve the existing single-family affordable housing through rehabilitation, replacement, and/or new construction when necessary in our</p>	

Narrative 9 - Specific HOPWA Submission Requirement

HIV/AIDS Housing Goals -- States receiving HOPWA funds must identify method of selecting project sponsors (including providing full access to grassroots 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.

Narrative for Consolidated Plan:	Narrative for CAPER: (for State use only)
<p>The Olene Walker Housing Loan Fund Board also has oversight over the HOPWA housing program and funds, which are allocated by an established subcommittee. The Utah Department of Community and Culture (DCC), Division of Housing & Community Development (HCD) administers the HOPWA grant for rural Utah. Rural Utah includes all counties except for Salt Lake, Summit, and Tooele counties. HOPWA Programs are coordinated</p>	

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

The state must describe its 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.

Narrative for Consolidated Plan:	Narrative for CAPER: (for State use only)
<p>Homeless issues are primarily addressed through the Balance of State Continuum of Care. Additionally the Pamela Atkinson Homless Trust Fund, the Olene Walker Housing Trust Fund and the Local Homeless Coordinating Council coordinate to provide services to meet some of the needs of Homeless individuals. Homeless persons with special needs are addressed through those same partnerships, in addition agencies such as the DOVE</p>	

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.

Narrative for Consolidated Plan:	Narrative for CAPER: (for State use only)
<p>The Resource and Reentry Center is utilized to reintegrate released inmates into the community by focusing on housing, education and employment. We implement state-wide policies and procedures to try to mitigate the impacts to society.</p>	

Narrative 12 - Allocation Priorities and Geographic Distribution

The action plan must describe the reasons for the allocation priorities and identify the geographic areas of the state (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 state distributes funds 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 the state knows which communities will be funded when the

Consolidated Plan is submitted, the resulting 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. The state must also identify any obstacles to addressing underserved needs. Where appropriate, the state should estimate the percentage of funds which the state plans to dedicate to target areas. Key indicators for measuring performance should be included in Table 2C.

Narrative for Consolidated Plan:	Narrative for CAPER: (for State use only)
<p>The CDBG Rating and Ranking Policies have been developed to give points based upon the extent of geographic benefit from a particular project. While there is not a specific geographic set-aside of CDBG funding, each county prioritizes the project each year that are applied for from the applicant in that county.</p>	

Narrative 13 - Community Development (CDBG)

Other Actions -- The state must also describe the CDBG-supported actions it plans to take 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.

Narrative for Consolidated Plan:	Narrative for CAPER: (for State use only)
<p>Basic infrastructure remains a key focus of regional investment of funding. Water and emergency services are the two highest priorities. With the exception of housing, all other priorities revolve around infrastructure needs. Focus communities and/or areas have been evaluated utilizing a three-fold process. A major component of this analysis is the housing condition survey which has been updated to re-evaluate conditions throughout the Five County</p>	

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.

Narrative for Consolidated Plan:	Narrative for CAPER: (for State use only)
<p>In 1994, the Department of Housing and Urban Development initiated the Consolidated Planning process. The consolidated planning process is intended to focus federal, state and local funding resources to those in most need, usually defined as those with low or moderate incomes. The Consolidated Plan directs regional efforts to foster viable communities that provide decent housing, a suitable living environment and expanding economic</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 are required to be ENERGY STAR-qualified (as of October 2006).

Narrative for Consolidated Plan:	Narrative for CAPER: (for State use only)
<p>In our efforts to construct, remodel and repair regional structures and their associated systems, Five County has identified energy efficiency as a priority. Energy efficiency and conservation are fundamental to meeting our region's growing energy needs. Energy efficiency measures improve the environment, quality of life, and public health within the community. Five County endeavors to ensure that every construction related project is</p>	

Narrative 16 - Other Actions

Other Actions

Narrative for Consolidated Plan:	Narrative for CAPER: (for State use only)

Other Attachments

Please include any other reference materials, reports, letters, comments received, etc. relevant to your plan. This should include capital improvement lists. Project photos, word documents, PDF documents, and spreadsheets can be pasted here.

Supporting Consolidated Plan data is maintained in-house at the Five County Association of Governments offices includes community assessments, housing condition surveys and analysis, and the Economic Development CEDS document. The Local Capital Improvements List, both one year and 2-5 year lists are available of the Five County AOG web site: <http://www.fivecounty.utah.gov>