



SOUTHEASTERN UTAH ASSOCIATION OF LOCAL GOVERNMENTS 2005-2009 CONSOLIDATED PLAN FIVE YEAR STRATEGY PLAN

The 2005 through 2009 Strategic Plan for the communities in the southeast district will emphasize improving housing, community facilities and services, and economic development, particularly for the district's low-income residents. Communities in general and agencies that provide services to low-income persons will coordinate funding from various Housing and Urban Development programs¹ and other state, federal, and private funding sources when such funding is available and appropriate.

Housing And Homelessness:

The availability of safe, decent, and affordable housing is critical to the development of stable communities and improving the lives of the district's low-income citizens. With that as the goal, the following activities will be undertaken as priorities as identified in the Housing Development chapter of this Consolidated Plan.

1. Increase The Number And Value Of Rental Assistance Vouchers:

Despite the current "disfavor" at the federal level with the Section 8 rental voucher program, rental assistance is the single best way to ensure that people in the lowest income brackets (40% or less of median income) are able to obtain decent, stable housing for themselves and their families.

While programs that encourage self-sufficiency and independence are valuable tools to reduce dependency on public assistance, it must be realized that there is a significant percentage of the low-income

¹ Primary Programs: Community Development Block Grant, HOME, American Dream Down Payment Assistance Program, Public Housing Programs, Senior & Disabled Housing Program, Emergency Shelter Grants, funding sources from the Continuum of Care process, Emergency Shelter Grant Program, etc.

population that can be expected to need continued support because of age, disability, low education level, nonexistent job skills and inadequate income capabilities, and the inability to take advantage of educational and job training opportunities.

Over the next five years, even a 5% increase each year in the number of rental vouchers would allow approximately 110 more households to obtain affordable housing, thereby allowing the assisted people to concentrate in improving their education, job skills and income earning capabilities. Or, in the case of senior citizens and the disabled, to more effectively deal with health and life style issues.

2. Increase The Number Of Units Available For Low Income Households:

Along with increase rental vouchers, a need for additional units available for low-income residents has been identified as a high priority. This need will be addressed in two ways. The two housing authorities and two housing development agencies will continue their efforts to develop additional subsidized units to house both very low-income and disabled residents. Over the next five years, rental unit projects to house approximately thirty-five low-income families will be developed. Additionally, at least two rental properties will be acquired by a housing development agency in order to preserve the units' availability to approximate six low-income households.

District housing authorities and housing development agencies will continue their efforts to increase housing for low-income homeowners by participating in the various "mutual self-help" programs. Approximately, thirty families are expected to benefit from these programs over the next five years.

3. New And Rehabilitated Housing For Persons With Disabilities And Senior Citizens:

Approximately twenty senior citizen households will be benefitted by the development of new housing units in two of the district's counties. This housing will include features for persons with mobility disabilities, as

well as those with sensory disabilities. These housing developments will have the outcome of enabling approximately seventy-five residents to maintain an independent, more self sufficient living situation.

The district's disability services agency will continue to provide rehabilitation modifications for the homes of between eight and fifteen households per year. These modifications include ramps, lifts, roll-in showers and other ADA compliant bathroom features, installation of wheelchair height countertops, stoves, under-sink clearances, widening of doorways, and general wheelchair access, etc. The outcome of this activity will be the ability of between twenty-five and forty people with disabilities to continue to be independent and to participate more fully in community and family life. These projects will also directly benefit the families of people with disabilities in that by enabling the person with a disability to live more independently. The family caretakers are also more able to participate more fully in every day and community activities.

4. Housing Rehabilitation and Major Repair:

Using Community Development Block Grant Funds, the Southeastern Utah Association of Local Governments (SEUALG) will provide housing rehabilitation services to district residents. In the next five years between fifty and seventy-five owner-occupied housing units will receive up to \$5,0000 worth of repair work. This work will be targeted toward correcting electrical, heating, and plumbing deficiencies for people at or below 60% of median income. This rehabilitation/repair program will also coordinate with the district's Weatherization programs to increase the energy efficiency of the district's older housing units. The program will also coordinate with Utah State's Olene Walker Housing Loan Fund to provide more extensive housing repair for some of the worst units.

The SEUALG intends to provide major rehabilitation and/or replacement services (up to \$35,000 per unit) to between four and eight district owner-occupied homes per year. This rehabilitation will

target housing units with the worst code and safety violations. Replacement of unacceptable mobile homes will be emphasized, along with major adaptations for persons with disabilities, and improving the housing conditions for very low-income senior citizens.

The SEUALG will also provide comprehensive technical assistance to all of its housing rehabilitation clients by performing environmental assessments, assisting with application documents, developing scopes of work, developing qualified contractor lists, bidding work for clients, supervising contractors and monitor the work performed, coordinating with building inspectors, resolving conflicts and problems, etc. The outcome of these activities will be the overall improvement of work, while guaranteeing that funds are used as efficiently as possible.

By concentrating on these types of rehabilitative services, there will be a significant increase in safe, decent housing units for the district residents in the lowest income brackets. Weatherization and energy efficiency improvements to the district's housing units will have the effect of decreasing the cost of overall living expenses for the district's poorest citizens. Using and improving the district's existing housing stock will have a positive effect on communities by reducing slum and blight conditions and maintaining real estate values.

5. Home Buyer Programs:

A very high percentage of the district's residents are home owners. Home ownership provides a sense of community and security for residents. By owning a home, buyers are able to stabilize and build their net worth by "banking" equity in their home's value. Home ownership also provides a secure environment to raise children.

Over the next five years it is expected that close to one hundred income qualified district families, representing approximately two hundred fifteen individuals will be assisted to buy a home. Most of the down payment assistance will be coordinated with other low-income home buyer programs such as those offered by Rural Development and the Utah Housing Corporation.

6. Permanent Supportive Housing For People With Chronic Mental Illness:

This district agencies that are currently providing permanent supportive housing will continue to seek funding, especially through the Continuum of Care Programs, to provide the supportive services and case management so critical to the success of these programs. Homeless service providers are also planning the development of new facilities to provide permanent supportive housing to an additional ten to fifteen individuals.

Permanent supportive housing that includes comprehensive mental health services along with intensive case management is the key element in reducing or eliminating homelessness among the chronically mentally ill.

7. Transitional Housing:

The developments of at least four transitional housing units are planned in the next five years. These units will be targeted toward victims of domestic violence and their dependent children. The units will provide housing for up to two years while clients attend school, obtain job training and experience. The supportive services associated with this housing will help clients learn to budget and plan for contingencies rather than simple reacting to daily life issues.

8. Emergency Homeless And Domestic Shelters:

Ongoing funding from various sources will be sought to provide the supportive services and case management need to help people deal with the issues and problems that contributed to their homelessness. Over the next five years, between eighty-five to one hundred and ten individuals will be helped to obtain permanent housing after assistance with substance abuse counseling, coordination of mental health services, access to mainstream resources such as Medicaid, rental voucher programs, Food Stamps, and Supplemental Security Income, and job training along with job coaching and employment support services.

Staffing will also be maintained to provide ongoing coordination between homeless service providers and other community resources such as, the

Department of Workforce Services, local housing authorities and housing development agencies, mental health providers, and food banks, etc.

Community Development:

The development of adequate public facilities and services is critical to the overall development of the district's communities and the quality of life of their citizens. Along with the provision of necessary facilities and services such as water, sewer, electrical distribution, and public safety, etc., community features such as parks, recreation, libraries, food pantries, senior citizen and community centers, health clinics, public transportation and adequate, accessible street/highway systems are especially important to the district's low-income residents who do not have the resources to provide these services for themselves through commercial enterprises.

1. Water, Sewer, And Drainage Projects:

Approximately fifty major water, sewer, and drainage projects - are planned throughout the district in the next five years. While most of these projects will be funded with other than Housing and Urban Development funds, because of the criticality of water and related project to the district's communities and residents, and the high percentage of low-income residents coupled with the limited ability of district entities to carry public debt, all sources of funding will be considered.

These planned projects will provide clean, safe drinking water, adequate treatment of sewage, and mitigate the effects of runoff and storm water washout to approximately twenty-seven thousand district residents. Reviews of recent community-wide low-moderate income surveys, census data, and information from income tax returns indicates that overall 52% of these residents directly benefitted will be at or below 80% of median income.

2. Medical Services And Public Safety:

District communities will encourage projects that increase medical care/services to low-income residents. These projects include new and/or updated equipment, treatment centers, disability equipment loan programs, as well as additional nursing and assisted living facilities. It is estimated that district wide between six hundred

and eight hundred low-income citizens could be benefitted by these projects.

Increased fire and emergency service projects will also be encouraged. Because all of the fire department/special service districts are staffed primarily by volunteers, projects that provide up-to-date equipment, supplies, personal protection gear, communications, etc. are a high priority. These fire protection and emergency services units provide critical protection to all the district's citizens. Besides saving lives in an emergency, a major benefit of adequate fire protection are decreased insurance rates for both residential and business entities. Another important outcome of adequate fire protection is that it makes the housing units in remote communities more eligible for mortgages, and loans for rehabilitation work.

Public safety projects also include such things as community addressing systems, emergency and 911 systems, and ambulance/1st response programs.

3. ADA Compliance Projects:

Entities in this district will complete approximately twenty ADA compliance projects in the next five years. These projects will include everything from improvements to the facilities of the district's Independent Living Center to the development of a safe cart and wheelchair path system in two of the district's communities. Other projects include accessible features added to public facilities such as automatic door openers, "smart" features added to public restroom, improved curb cut design of public sidewalks, and "visitability" features to public facilities and buildings. It is estimated that in total these projects will provide direct benefit to between three and five hundred people with disabilities throughout the district.

The outcome of these projects will be the increased and enhanced ability of people with disabilities to fully participate in community activities at whatever level they choose.

4. Transportation Programs And Services:

Agencies in two counties are currently studying the feasibility of developing a public transportation system. Such services are extremely expensive, and an

an acceptable cost benefit ratio may not be possible in the sparsely populated southeast district. However, transportation services that enable the district's lowest income people access jobs (especially for those with night and weekend shifts), medical care, and other public services are extremely important. It is estimated that providing transportation for low-income people to get to and from their job would benefit between twenty-seven and forty people, enabling them to obtain and keep entry level work.

5. Community And Human Services Centers:

Currently four such facilities are planned throughout the district. Two entities will build new senior centers in the next five years, one new food bank will be built, and one general community center are planned.

The new senior centers will provide socialization, recreation and nutrition programs/services to approximately three hundred of the district's elderly residents. The outcome of these services will be that senior citizens will be helped to continue living in their own homes as long as possible, maintain a certain level of self sufficiency, and improved health and well being because of decreased isolation, improved nutrition and access to preventive health programs.

The new food bank will provide a clean, efficient facility for the approximately two hundred and forty-three low-income clients who receive supplemental food, clothing, emergency assistance and utility payment assistance through the H.E.A.T program in Emery County every year.

The envisioned community center, currently in the planning stages, will provide comprehensive services to approximately eight hundred residents in the area of Green River City, a town so remote that the "local" housing authority office is ninety miles away. Green River is on the HUD preapproved low-income list and besides being low-income, many of its residents are elderly.

6. Parks And Recreation:

District communities have numerous parks and recreation projects planned over the next five years. These projects range from the simple installation of safer playground equipment to the development of sports facilities and swimming complexes.

Besides providing enhanced community development features, such projects provide needed recreational opportunities in a safe and controlled environment for district youth. Several larger towns have had such success with projects such as skate parks and adaptive playgrounds that they now have plans to build additional facilities in other parts of town so that children and youth don't have to depend on parents to transport them and/or risk crossing major streets and highways, on foot or by bike, to reach current sites.

In many of the district's smaller communities, parks and similar facilities function as a "community center without walls" where residents gather to celebrate holidays and special events, and support various children's and youth sport teams. Six of these of these communities (with an average population of 1,200) have completed HUD approved low-moderate income surveys in recent years that show that between 53% and 67% of their citizens are at or below 80% of median income. Four additional cities/towns are on HUD's preapproved low-income list.

7. Sidewalk, Curb, And Gutter Projects:

While most district cities and towns require that all new development include these amenities, many older areas of these same cities and towns still do not have adequate pedestrian walkways and curbing to divert storm water runoff. Besides improving the overall level of community development, these projects provide improved safety and access for the recipient community's school children, elderly and disabled.

It is estimated that two thirds of the district's nineteen cities/towns do not have adequate sidewalk, curb, and gutter systems in approximately 32% of their neighborhoods. These are almost always the oldest areas of town and, generally, they are home to the city's/town's poorest residents.

Economic Development:

Although community development projects that provide such things as adequate water and sewer capacity, and housing development that serves the workforce contribute to overall economic development, projects that create actual jobs and economic opportunity for the district's lower income residents are very high priorities. An outcome of increasing job and economic opportunities for the district's residents, means many of the other community development and housing problems will also be solved. Communities that have viable, diverse businesses, industries, and institutions that provide the majority of residents have stable jobs that pay living/livable wages have a solid tax base, are more able to provide for their own needs and the needs of their less fortunate citizens. Over the next five years the following activities and actions will be undertaken.

1. Planning:

The district counties, cities and the SEUALG will continue to participate in federal and state land management decision making processes. Because so much of the land in the southeast district is owned by federal and state entities, how that land is managed and whether or not it remains available for multiple use purposes, especially, resource extraction activities, will have a critical effect on the district's communities and their ability to sustain and generate jobs that pay a living/livable wage.

2. Revolving Loan Fund Program:

The SEUALG will continue to operate the district's revolving loan funds. These funds provide cap financing and needed capital to approximately five small businesses each year. On average, each one of these businesses creates between three and fifteen jobs, the majority of which are taken by people from low-income households. This means that between fifteen and seventy-five low-income residents are directly assisted each year to obtain a permanent, better paying job.

3. Small Business Investment And Development:

District agencies will continue to search for funding to continue such programs as the Small Business Investment Fund. Following the model of the previous program, start-up business would receive small seed capital grants after completing a comprehensive business training course and completing a business plan.

With adequate funding, and by partnering with the Business and Technical Assistance Center, the Small Business Development Centers, and the county economic development practitioners, between thirty and fifty businesses could be incubated each year which would create an average of three jobs each.

4. Business And Technical Assistance Center Activities:

Increase the outreach of the Southeastern Utah Business and Technical Assistance Center (BTAC) by partnering with business incubation resources outside the district to increase the effectiveness of the BTAC's efforts to assist and market homegrown and start-up businesses.

5. Coordination With The Southeastern Utah Economic Development District:

Over the next five years, the SEUALG will continue to participate in and provide the match required by the Southeastern Utah Economic Development District's Economic Development Administration planning program. This program produces a document similar to the Consolidated Plan with an emphasis on developing projects that will have a direct effect on business development and job growth. District wide, between three and seven potential projects could be developed each year that will provide direct economic and community development benefit to the district's communities. Whenever possible Community Development Block Grant funds will be used to either match or leverage other available funding sources.

6. Interagency Coordination:

The SEUALG will continue to work in partnership with other agencies to provide business and entrepreneurial training to local businesses and residents with an emphasis and assisting low-income individuals and households.