



# SOUTHEASTERN UTAH ASSOCIATION OF LOCAL GOVERNMENTS

## 2005-2009 CONSOLIDATED PLAN 2007 ONE YEAR ACTIVITY PLAN

### General Trends and Information

After several years of decline, populations in the southeast Utah district have begun to increase slightly. There is some dispute, however, about the number shown for Grand County as population projections are based in part on the number of housing starts and most of the new housing in Grand County is not sold or rented to permanent residents.

<b>Population Estimates as of July 1st<sup>1</sup></b>					
	<b>2000 Census</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>
<b>Carbon</b>	20,422	19,558	19,385	19,338	19,504
<b>Emery</b>	10,860	10,477	10,493	10,491	10,438
<b>Grand</b>	8,485	8,465	8,611	8,826	9,024
<b>San Juan</b>	14,413	14,240	14,353	14,571	14,647
<b>District</b>	54,180	52,739	52,842	53,226	53,616

Table AP1

<b>Population by Race<sup>2</sup></b>								
	<b>Carbon</b>		<b>Emery</b>		<b>Grand</b>		<b>San Juan</b>	
	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>
White	20228	94.2	10127	98.0	6341	95.8	5051	43.6
Black	62	.3	4	--	7	--	11	.1
Asian	92	.5	30	.3	19	.3	14	.1
Amer Ind	150	.7	44	.4	203	3.1	6859	54.3
Other	879	4.3	127	1.3	50	.8	236	1.9
Hispanic	2247	11.1	219	2.1	291	4.4	440	3.5

Table AP2

<sup>1</sup>Source: U.S. Bureau of the Census, 2006 State and County Population Estimates

<sup>2</sup> Source: U.S. Bureau of the Census, 2000 Census

Children make up the largest demographic group living in poverty,

<b>Poverty Rates by Age - 2003<sup>3</sup></b>				
	<b>Carbon</b>	<b>Emery</b>	<b>Grand</b>	<b>San Juan</b>
<b>0-17 yrs</b>	18.1%	15.6%	21.0%	25.5%
<b>5-17yrs</b>	14.3%	12.0%	17.3%	21.4%
<b>All Ages</b>	13.6%	11.6%	13.9	22.5

Table AP3

Although the population has been dropping, the number of housing units have increased. However, many of these units are available only as tourist room rentals and are not lived in by district residents. This is making workforce housing scarce and limiting affordability, especially for those earning the lowest wages.

<b>Housing Unit Estimates as of July 1st<sup>4</sup></b>					
	<b>2000 Census</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>
<b>Carbon</b>	8,741	8,930	8,947	8,968	8,994
<b>Emery</b>	4,093	4,236	4,253	4,258	4,271
<b>Grand</b>	4,062	4,231	4,310	4,374	4,437
<b>San Juan</b>	5,449	5,555	5,569	5,588	5,639

Table AP4

With the recent upturn in the overall economy, wages have increased slightly in the last year because of the competition for good employees.

<b>Employment and Income Summary<sup>5</sup></b>				
	<b>Carbon</b>	<b>Emery</b>	<b>Grand</b>	<b>San Juan</b>
<b>Unemploy %</b>	4.7%	5.2%	5.8%	4.7%
<b>Avg Wage</b>	\$2,500	\$3,087	\$1,964	\$2,041
<b>Per Capita</b>	\$26,913	\$22,080	\$24,431	\$15,853
<b>Family Income (2004)</b>	\$44,684	\$41,781	\$38,100	\$37,390

Table AP5

<sup>3</sup> Source: U.S. Bureau of the Census

<sup>4</sup> Source: U.S. Bureau of the Census

<sup>5</sup> Source: Department of Workforce Services, Workforce Information

## Previous Funding Cycle Accomplishments

Although many projects were completed throughout the district during the previous year, only those projects which had HUD funding in their budgets, or were done completely with HUD funding are listed in this report. All these projects had a direct benefit to individuals and households at or below 80% of median income. During the 2006 funding cycle the following activities were accomplished.

### Housing Development

The performance outcome measurement for all for housing related projects is "Decent Affordable Housing," and the outcomes are improved availability, accessibility, affordability, and liveability for participating clients.

1. The District's housing rehabilitation program was completely reorganized to enable better coordination between the various federal and state funding sources and provide improved housing quality through-out the district. This accomplishment included participating in the MOU the state instituted between the Olene Walker Housing Loan Fund and Rural Development.

2. One home, uniquely adapted to the buyers' disabilities, was built<sup>6</sup>, including obtaining the lot, designing the structure, and facilitating the coordination of efforts between Rural Development, the American Dream Down Payment Initiative program, the Community Development Block Grant program, and the State of Utah Department of Corrections construction program.

LMI Benefit	100%
CDBG funds	\$5,000
ADDI funds	\$2,000
Rural Development funds leveraged	\$80,000
Other funds leveraged	\$10,000

3. Sixty households were assisted with application preparation, housing inspections, development of scopes of work, underwriting services, etc. Twenty-one of these applications are currently in underwriting.

LMI Benefit	100%
CDBG Funds	\$10,000 (program delivery)

4. Fifteen major housing rehabilitation projects utilizing Rural Development, OWHLF, CDBG, and Weatherization funds were approved and ten units are currently under construction. The average amount being spent on each unit is \$15,000. Three of the households

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<sup>6</sup> This home was substantial completed during the 2006 funding year, but will be completely finished in 2007

have members who are disabled, eight of the households are senior citizens. A total of twenty-two individuals are currently receiving benefits from the program.

LMI Benefit 100%  
HOME Funds \$60,000  
CDBG Funds \$38,900 (including program delivery)  
Rural Development Funds Leveraged \$150,000

5. Eighteen homes were tested for lead-based paint. Fourteen of these homes tested positive, although most of the lead was found in areas such as window sills and other older, tiled surfaces instead of in the paint.

LMI Benefit 100%  
CDBG Funds \$5,000 (program delivery)

6. Six families were assisted with ADDI funds to purchase a home. Five of these homes were financed through Rural Development and one was financed by the Housing Finance Corporation of Utah through the Bank of Utah. Twenty-three first time homebuyer silent liens were serviced during this time period. Two loans from non-ADDI funds were paid off and 3 loans from non-ADDI funds defaulted.

LMI Benefit 100%  
ADDI Funds \$12,000

7. A project to renovate the bathrooms at a district spouse abuse shelter was started. This project will also increase accessibility for shelter residents. Approximately twelve families and eighteen women and children use this facility every year.

LMI Benefit 100%  
CDBG Funds \$50,000

8. The infrastructure and site development work was completed for 35 unit affordable apartment complex in Blanding, Utah.

LMI Benefit 100%  
CDBG Funds \$70,404

## **Community Development**

The performance outcome measurement criteria for community development projects is "Provide A Suitable Living Environment." The expected outcomes are availability/accessibility and sustainability/livability.

1. One project to upgrade the equipment of a volunteer fire department was completed.

LMI Benefit 52%  
CDBG Funds \$77,000

2. Eight park improvement projects were completed and/or started. These projects included ADA adaptations to park facilities, installation of playground equipment, installation of playing field lighting and fencing, installation of picnic facilities and other amenities, and upgrades of existing park pavilions. These projects not only made these community areas more useable, they also improved safety for children and youth participating in sports activities.

LMI Benefit 60% (average)  
CDBG Funds \$375,010

3. One new skate park was completed in a community where no other like amenities are available and there are very few recreation opportunities for youth.

LMI Benefit 63%  
CDBG Funds \$120,000

4. Sidewalk, curb, and gutter was installed in a neighborhood where none previously existed

LMI Benefit 69%  
CDBG Funds \$66,900

5. One Main Street beautification project was completed

LMI Benefit 68%  
CDBG Funds \$90,000

6. Fixtures were purchased to complete a community center for a very remote town

LMI Benefit 72%  
CDBG Funds \$15,000

## **Economic Development**

Within the southeast district, limited HUD funds (CDBG specifically) are used for economic development activities. The majority of the programs are overseen by the Association of Governments and are available to all communities and residents of southeastern Utah. The performance outcome measurement for economic development projects is "Economic Opportunity." The expected outcomes are sustainability/livability, specifically the creation of jobs available to low/moderate income individuals. The funding sources for the district's revolving loan fund are: Economic Development Administration, Community Development Block Grant, and Rural Development.

1. The SEUALG continued to operate the district's revolving loan funds during this funding cycle. Thirteen existing loans

were monitored on a semi-annual basis. Technical assistance was provided to seven RLF clients in the areas of computer accounting systems, worker compensation requirements, and cash management

LMI Benefit 18 new or retained jobs  
CDBG Funds \$15,000

2. Eighteen potential clients were provided with business planning assistance, application preparation, general business advise. Six new loans were made

LMI Benefit 3 new jobs  
CSBG Funds \$8,000

### **Planning and Technical Assistance Activities**

1. The Consolidated Plan was updated, with an emphasis on the Economic Development component.

2. Six entities received comprehensive technical assistance to successfully complete their CDBG projects and to complete the required environmental assessments, project bidding processes, preconstruction conferences, compliance with Davis Bacon and other labor requirements, completing final reports, and overall monitoring.

3. Technical and planning assistance was provided to the three homeless and affordable housing coordinating committees operating within the district to develop Ten-Year Ending Homelessness Plans, and to develop plans and projects to increase affordable housing. District staff also participated in the state homeless project prioritization process and with the state level homeless coordinating committee.

4. District staff participated in numerous planning and strategy meetings with local economic and community development officials, state organizations, business and industry leaders.

### **ACTIVITIES TO BE ACCOMPLISHED DURING THE 2007/2008 FUNDING YEAR**

All cities and counties in the southeastern Utah district participate in a comprehensive capital improvement project planning process each year. These capital improvement lists generally prioritize large, expensive water, sewer, road, and other infrastructure projects as high priority. Because communities in this district are rural and the population is small, low-income residents are spread throughout every community rather than being concentrated in specific

neighborhoods. Except for the Navajo Reservation, there are no "pockets of poverty" within the district. Because of the unique demography in this district and the various federal requirements such as specific low-income benefit, Davis Bacon compliance, etc, HUD funding cannot often be used in these higher priority regional or community wide projects. Therefore, HUD funding will be used primarily on projects where low-income benefit can be achieved and documented. While some of the community development projects funded with HUD funding may not rank as high in the county or regional priority lists, they are high priorities to the recipient communities. This is especially true of park and recreation projects as the rural/remote communities in southeastern Utah often do not have access to sport and recreational facilities found in more urban areas.

However, priority will be given to projects that address housing and homeless problems, and projects that provide direct services to individual low-income clients, such as ADA adaptations, health clinics, food banks, senior centers, etc., and to projects that improve fire safety and public health.

During the 2007 funding year, the following activities and projects will be undertaken by the southeast district's entities and agencies.

#### **Housing Development:**

Again this year the performance outcome measurement for housing projects will be "Decent Affordable Housing." The criteria for measurement will be "Availability/Accessibility and Affordability."

1. As in the past, by reference, the district's housing authorities capital improvement lists and the activities described in their action plans are incorporated into this document.
2. Provide rehabilitation services to between twelve and eighteen owner occupied qualified housing units. Each household will receive up to \$35,000 for rehabilitation work that targets code violations, health and safety problems, and accessibility issues. While repair and rehabilitation will be emphasized, replacement will be an option in cases where the existing unit is completely dilapidated or rehabilitation costs will exceed the value of the repaired home. Very small grants (up to \$2,000) will also be available to senior citizens, persons with disabilities, and very-low income households for minor housing repairs such as a new furnace, hot water heater, electrical repairs, etc.

This activity will coordinate funds from the CDBG program, HOME (OWHLF) program, and Rural Development and will include technical assistance to the client in the form of application assistance, development of the scope of work, finding and supervising contractors, obtaining materials, participating in inspections, etc. Approximately \$80,000 in CDBG funds and up to \$400,00 in HOME (OWHLF programs) will be spent on this activity.

3. Provide down payment/closing cost assistance to between fifteen and twenty income qualified district residents. Up to \$2,000 in ADDI funds will be loaned to eligible clients. Loans will be in the form of a silent lien and no interest will be charged. Repayment will be expected only if the home is vacated, sold or remortgaged. CDBG funds may also be used for home-buyer assistance in amounts up to \$2,000 (up \$5,000 when the housing is for persons with disabilities or other special needs). The CDBG funds will be in the form of a forgivable interest-free silent lien.

4. Eight CROWN units (two projects of four units each) will be completed in San Juan County.

5. Six Rural Development funded self help homes will be completed in Grand and San Juan County.

6. Four CROWN units will be completed in Emery County

7. Expansion from twenty-four units to thirty-six of an affordable multi-family rental project in Grand County.

8. Development of a new twelve unit affordable multi-family rental project in Grand County

9. Build five additional rental units for severely/chronically mentally ill residents in Grand County. This project will use both CDBG and HOME funds.

10. Purchase and renovate two four-plexes in Green River. These units are expiring Rural Development properties that are being purchased by a local non-profit group.

11. Provide case management and support services for two permanent supportive housing programs for the chronically mentally ill. These projects will provide the supportive services necessary to maintain approximately fifteen people housed and in their treatment programs.

12. Provide case management and supportive services, including employment support and coaching, to clients of an emergency shelter. It is expected that between eight and fifteen homeless clients will be moved into a stable employment and housing.

13. Continue rehabilitation work on the homeless shelter in Carbon County.

14. Develop two six unit self-help housing projects in Emery and San Juan Counties.

15. Test up to thirty five homes for the presence of lead based paint; maintain records of results; provide technical assistance to local contractors for lead based paint abatement.

16. Other activities to improve the housing condition for the district's low-income residents will be undertaken as funds and opportunity allow.

## **Community Development**

Although, the district entities' capital improvement lists are incorporated by reference, only projects that will have HUD funding (specifically CDBG funds) will be detailed in this One-Year Action Plan.

The primary performance outcome measurement for community development projects will be "Suitable Living Environment." The main criteria will be "Sustainability/Livability." The Community Development Block Grant program will provide most of the funding for these activities.

1. Replacement of sewer manholes in Green River (a pre-approved LMI city in Emery County). These manholes were damaged during the flooding caused by an extremely heavy rain storm in 2006 and their failure would cause major damage to the neighborhoods they serve.

LMI Benefit 80%  
CDBG Funds \$80,000

2. Purchase and install fixtures (shelving, storage, lifting equipment, etc.) and a walk-in freezer/refrigerator in a new food bank facility in Emery County

LMI Benefit 100%  
CDBG Funds \$35,000

3. Purchase medical emergency response equipment for an Emery County volunteer fire department.

LMI Benefit 58%  
CDBG Funds \$20,000

4. Upgrade park facilities on the south end of Price City; add fencing, electrical, lighting, repair sports fields/areas

LMI Benefit 63%  
CDBG Funds \$90,000

5. Complete installation of playground equipment, fencing, parking and other fixtures in a city park in Huntington

LMI Benefit 75%  
CDBG Funds \$90,000

6. Complete the enclosure of Clawson City's park pavilion

LMI Benefit 65%  
CDBG Funds \$14,000

7. Replace bleachers at the Moab Ballpark

LMI Benefit 57%  
CDBG Funds \$80,000

8. Purchase and install a pre-engineered restroom/pavilion facility at the main park in Monticello

LMI Benefit 61%  
CDBG Funds \$123,000

9. Complete the 2005 park project in Moab City: fencing in the main sports fields, and install field lighting

LMI Benefit 57%  
CDBG Funds \$80,000

9. Finish the sidewalk, curb, and gutter project; approximately four city blocks long in Orangeville City.

LMI Benefit 80%  
CDBG Funds \$65,000

### **Economic Development:**

While compliance with the LMI benefit requirements make it difficult to use HUD funds for direct economic development activities, communities have begun to consider the development of affordable housing, especially workforce housing, as directly related to economic development. District entities are encouraged to apply for HUD funds to help produce additional affordable units and improve the condition of existing housing units. All other economic development activities will be conducted by the Southeastern Utah Association of Local Governments and will be available to the entire district.

The primary performance outcome measurement for economic development activities will be "Economic Opportunity." The criteria will be "Sustainability/Livability."

1. Continue to operate the district's revolving loan funds, monitoring current loans and documenting job creation.

Expected LMI benefit	10 LMI jobs created
CDBG Funds	\$11,000

2. Make up to 8 new loans at approximately \$50,000 per loan. Business planning and assistance along with application preparation will be offered to all potential RLF applicants.

Expected LMI benefit	20 LMI jobs created or retained
CDBG Funds	\$11,000

### **Planning and Technical Assistance Activities**

Planning and technical assistance activities funded with HUD funds will be carried out by the Southeastern Utah Association of Local Governments across the entire southeast Utah district. The expected benefit will be to income qualified projects in communities awarded CDBG grants, agencies and organizations that provide services to low-income individuals, and businesses that are expected to create jobs for income qualified workers. Approximately \$50,000 in CDBG funds will be used for this purpose

1. Provide technical assistance to district entities to help them successfully complete their CDBG projects and comply with federal regulations for environmental assessments, procurement and Davis-Bacon and other labor regulations
2. Provide demographic and economic information to other entities, specifically to assist with obtaining grants for programs that serve low/moderate income people.
3. Participate in the various affordable housing and homeless planning committees at both the local and state levels to achieve solutions to issues and develop possible projects.
4. Provide a series of training workshops to elected officials and non-profit groups in all four counties on how to develop projects and apply for HUD funding.
5. Update the district's Consolidated Plan and Comprehensive Economic Development Strategy. This activity allows the district's communities and providers of services to low-income

people to remain eligible for funding from various federal sources. These sources of funding are critical to overall community development, housing quality and the improvement of life for many of the district's poorer citizens.

6. Participate with the Small Business Investment Strategy council with the goal of obtaining continued funding to make small grants to low-income people for business start-up. The plan is that between twenty and thirty-five businesses district wide will receive seed capital for their operations after completing a training course and a business plan. The goal is to create fifty new jobs.

7. Coordinate services with the district's Business and Technical Assistance Center (BTAC) with the goal of expanding the center's services to business that need comprehensive technical assistance, but not necessarily office, manufacturing, or warehouse space. Expand the programs the BTAC offers with the goal of increase the number of "home-grown" business and jobs within the district. It is expected that this activity will benefit between nine and seventeen start-up businesses.

8. Coordinate efforts, resources, and activities with the district's economic development practitioners, Small Business Development Center, the Applied Technology College and the College of Eastern Utah, Chambers of Commerce, etc. The goal of this activity is to consolidate economic development efforts, and increase the benefits provided to district residents.

9. Work with the district's economic development practitioners, planners, business organizations, housing organizations, service providers, etc. to identify needs and develop projects and programs to address those needs.