



# SOUTHEASTERN UTAH ASSOCIATION OF LOCAL GOVERNMENTS 2005 - 2010 CONSOLIDATED PLAN 2008 ACTION PLAN

Prepared by  
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## **COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENTS**

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## **WITH COMMUNITY AND CITIZEN PARTICIPATION**

Entity Planners, District Housing Authorities, District Tri-Partite Board, District Homeless and Housing Coordinating Committees, Elected Officials and City/County Administrators, the Department of Workforce Services, Southeastern Utah Health District, Four Corners Behavioral Health District, Active Re-Entry/Independent Living Center, the Area Agency on Aging, Food Bank Survey Participants, Citizens Who Participated In the Public Hearing Process



# SOUTHEASTERN UTAH ASSOCIATION OF LOCAL GOVERNMENTS 2005-2009 CONSOLIDATED PLAN 2008 ONE YEAR ACTION PLAN

## EXECUTIVE SUMMARY

The southeastern Utah district includes four counties (Carbon, Emery, Grand and San Juan). The residents in each county are generally concentrated in the nineteen small towns and unincorporated communities that have developed along the major highways that runs through each county.

This is a large district of approximately 17,400 square miles and makes up almost 21% of the total geographic area of the state of Utah. However, this is a sparsely populated district, and its 53,613 residents comprise only 2% of the state's population.

Population growth in this district has generally been stagnant over the last decade, although there has been a slight increase in population in three of the district's four counties during that last two years.

Southeast Utah District Population 2000 and 2003 through 2006 <sup>1</sup>					
	2000	2003	2004	2005	2006
Carbon	20422	19558	19385	19338	19504
Emery	10860	10477	10493	10491	10438
Grand	8485	8464	8611	8826	9024
San Juan	14413	14240	14353	14571	14647
District Totals	54180	52739	52842	53226	53613

The population of the southeastern Utah district is predominately white, except for San Juan county where approximately 50% of the residents are American Indian and live on the Reservation.

Race and Ethnic Origins <sup>2</sup>								
	Carbon		Emery		Grand		San Juan	
	No.	%	No.	%	No.	%	No.	%
White	19250	97%	10419	98%	8164	99%	5273	41%
Black	70	004%	27	003%	29	003%	18	001%
Am Indian	262	01 %	85	007%	475	05%	8103	55%
Asian	78	004%	43	004%	22	003%	34	002%
Pac Islndr	2	0001%	7	0006%	0	0 %	0	0%
Other	24	001%	9	0008%	8	0009%	11	0007%
Hispanic	1938	10%	570	05%	503	06%	460	03

<sup>1</sup> Source: U.S. Census Bureau - 2000 Census and annual population estimates

<sup>2</sup>Source: U.S. Bureau of Census, 2003 Estimates of Population, Race and Ethnic Origin

While there is a significant Hispanic population in the southeast Utah district, except for the Reservation lands, there are really no concentrations of minorities in the district's communities as can be found in more urban areas.

Although the overall unemployment rates in the district have improved in the last twenty-four months, many of the new jobs are in the service industry, are low paying and don't offer benefits, especially medical insurance.

Even though there have been significant increases in the number of high paying energy production, resource extraction, and utilities jobs, it is important to look behind the published numbers to determine the overall economic health of the district communities. While these "good" jobs post very high wages and boost the average wage reported for the respective counties, the total number of these high paying jobs compared to the much lower paying services sector jobs is very small.

<b>Unemployment Rates For the Southeast District<sup>3</sup></b>				
	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007 (as of 7/07)</b>
Carbon	6.6	4.9	3.5	4.5
Emery	6.8	5.1	3.5	3.6
Grand	7.4	6.3	4.7	4.9
San Juan	9.2	7.9	6.0	5.6
State	5.0	4.1	2.9	2.7

#### Summary of Current Needs

Based in the needs assessments and analysis in the 2008 Action Plan and the 2008 Community Development update the following prioritized needs have been established region-wide for CDBG, HOME, Emergency Shelter Grants, Stewart McKinney Homeless Funding

##### *1. Housing*

- A. Development of housing for VLMI medium to large families (rental and owner occupied)
- B. Development of housing for LMI medium to large families (rental and owner occupied)
- C. Development of housing for seniors and/or people with physical disabilities
- D. Rehabilitation/replacement of existing deficient housing units
- E. Down-payment assistance
- F. Development of permanent supportive housing for people with mental illness and substance abuse issues (both homeless and non-homeless)
- G. Rehabilitation of existing emergency shelters
- H. Development of transitional housing units
- I. Development of additional emergency shelter/units

##### *2. Economic Development*

- A. Technical Assistance to businesses that provide jobs to LMI person.
- B. Projects that would ordinarily be considered housing or community development, but that contribute to increased economic development activity and/or increased jobs.

##### *3. Community Development*

- A. Culinary Water
- B. Sewer Projects
- C. Storm Drainage
- D. Medical facilities and equipment
- E. Fire protection and emergency/rescue

<sup>3</sup> Source: Department of Workforce Services

- F. Human Services facilities
- G. ADA compliance and disability access
- H. Recreation Projects
- I. Public infrastructure and facilities

Summary of Past Performance

The following CDBG and HOME projects were funded in program years 2007. Not all these projects have been completed, however. When they are completed they will be included in the Annual Performance Measures section.

<b>2007 Southeastern Utah CDBG and HOME funded Projects</b>					
Entity	Project	CDBG Amount	HOME Amount	CoC Amunt	<sup>4</sup> Performance Measurments
4-Corners Behavioral Health	5 new apartments for the chronically mentally ill	\$73,000	\$20,000		DH-1
Price City	Improvements to So. Price Park	\$127,453			SL-1
Green River	Replace manholes & covers	\$73,000			SL-3
Moab City	Park Improvements	\$86,000			SL-3
Monticello	Park Improvement	\$123,700			SL-3
SEUALG	Planning	\$40,000			
SEUALG	Housing Rehab	\$59,120	\$72,504		DH-3
4-Corners Mental Health				\$230,972 (3 years)	DH-3

<b>2007 CDBG and HOME Projects - Projected Benefits</b>						
Project Type	CDBG Allocated	HOME Allocated	CoC	Number Benefitting	LMI Benefit	LMI %
Housing Rehab	\$132,120	\$72,504		22	22	100%
Homeless Prjts			\$76,991	8	8	100%
Sewer Project	\$73,000			227	188	83%
Park Projects	\$259,753			2890	2069	72%

Funding Priority/Decision Making Process

**Community Development Block Grant Program**

Pre-applications for the regional CDBG allocation are accepted during the fall application period. Each year the rating and ranking committee establishes the criteria by which

<sup>4</sup> \*Outcome/Objective Codes

	Availability/Accessibility	Affordability	Sustainability
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3

the pre-applications are ranked. The Rating and Ranking policies are based directly on the outcome of the annual Consolidated Plan needs assessment process. Points are earned for how much the project benefits low-income residents, where the project falls on the priority lists, how much other funding is being leveraged, etc. While projects that are lower on the priority lists are often funded, (i.e., park or sidewalk projects) it is because the projects applied for have a better fit to the CDBG program requirements (LMI benefit, eligible activity, Davis-Bacon requirements) than a higher prioritized project might (i.e., large water and sewer project) and, no applications are received for the higher priority projects. Under the southeastern Utah region's rating and ranking process a low ranked application would not be funded over an application that received a higher number of points.

### **HOME, HOPWA, AND EMERGENCY SHELTER GRANT PROGRAMS**

The State of Utah determines which projects/applications are funded for HOME single and multi-family funding, Emergency Shelter Grants, and HOPWA funding. Information about the state's funding process can be found at:

HOME/HOPWA

[http://community.utah.gov/housing\\_and\\_community\\_development/OWHLF/index.html](http://community.utah.gov/housing_and_community_development/OWHLF/index.html)

Emergency Shelter Grants

[http://community.utah.gov/housing\\_and\\_community\\_development/SCSO/esg.html](http://community.utah.gov/housing_and_community_development/SCSO/esg.html)

The State of Utah contracts a set amount of its single-family rehabilitation funds with the Southeastern Utah Association of Local Governments to provide owner-occupied housing rehabilitation services in southeastern Utah. The SEUALG uses these funds in conjunction with CDBG funding, and Rural Development monies to rehabilitate or replace deficient and deteriorated owner-occupied housing units. Although the SEUALG does not currently have a waiting list, the overall criteria for clients to participate in this program is:

- A. Very Low and Low (65% or less) Income
- B. Disability
- C. Serious Health and safety issues with the unit
- D. Children under ten years of age living in the home
- E. Senior Citizens.

#### Summary of Citizen Participation

Priorities for HUD funding are established during an ongoing process that starts with the county and city budgeting processes. This process includes the development of local entities' capital projects lists using the public hearing process. Further input is obtained from the district's housing authorities (including tenant advisory groups), low-income advocacy groups, disability services organizations, senior citizen groups, surveys of food bank and community services clients, the United Way, and information provided by the TRACKER and HEAT program data bases, etc.

SEUALG staff regularly attend the public hearings held by district governmental entities and provide technical assistance in the capital projects prioritization process. SEUALG staff also meet regularly with local planners, city and county administrators, and community development directors. SEUALG staff serve on the various CoC committees, affordable housing committees, interagency coordinating councils, and community services councils, etc. The various boards for many of the district's programs (Community Services Tri-partite board, Area Agency on Aging Board, the Comprehensive Economic Development Strategy Committee, etc.) also participate in the needs assessment and prioritization process. Finally, an advertised annual public hearing is held to review the Consolidated Plan and a draft copy of the plan and updates are posted on the SEUALG website for public comment.

**ANNUAL HOUSING AND HOMELESS NEEDS ASSESSMENT**

The inventory of public/subsidized housing and vouchers in the southeast Utah district is:

Public Housing Units					
	Housing Auth of Carbon County	Emery County Housing Authority	Grand County Housing Authority	Grand County Housing Authority-SJC	Coal Country Hsg Develop
3BRM	20				1
2BRM	46	12	20	0	8
1BRM	66	12	6	0	2

Number of Vouchers Available				
	Housing Auth of Carbon County	Emery County Housing Authority	Grand County Housing Authority	Grand County Housing Authority-SJC
3BRM	47	0	16	0
2BRM	157	63	27	0
1BRM	76	5	30	0
No. on Wait List	40	23	37	N/A no wait list maintained
Time on Wait Lis	3-6 months	30 months	+12 months	N/A no wait list maintained

Because of the rural character and how remote most communities in southeastern Utah are, the owner/occupied single family home is the most common housing unit. There is a limited number of privately owned multi-family housing units available for rent in all four counties. The only units available to many low-income renters are deficient mobile homes or deteriorated very old single family homes.

**Regional Homeless Coordinating Councils**

There are three homeless coordinating councils that serve the four counties in southeastern Utah. The Carbon/Emery Council and the Grand County Affordable Housing Coalition (homeless council is a sub-committee) is chaired by a local elected official. The San Juan County Council is currently chaired by the President of the Blue Mountain Diné (a Native American organization). Each council consists of representatives from the mental health districts, emergency shelters (general homeless and domestic violence), law enforcement, county/city planning and zoning departments, housing authorities, financial institutions, faith-based organizations, and at large community interest members. Each council has an executive board that meets bi-monthly and working sub-committees that meet during the alternate months. The southeastern Utah homeless coordinating committees are participating in the state planning process by using the state provided template to contribute information for the Balance of State Ten-Year and Continuum of Care Planning processes. Besides addressing the needs of the homeless, each council is actively involved in identifying and addressing general affordable housing needs.

The regional homeless coordinating and continuum of care committees, along with the individual homeless service providers participate in the Balance of State Continuum of Care and

follow the State committee's lead to coordinate services, share service and client information, and improve community awareness of homeless issues. The regional continuums of care and local service providers also participate in the HMIS system.

## **Homeless Needs Assessment**

### Emergency Shelters

There is one emergency homeless shelter (Carbon County) and three spouse abuse shelters (Carbon, Grand, and San Juan Counties) in the southeastern Utah region. While expansion of these facilities is not the highest housing need, the homeless shelter and two of the domestic violence shelter buildings are in need of either serious rehabilitation or replacement. The homeless shelter is not ADA compliant, is not fire-safe and generally is not up to code; the building is about one hundred years old. Two of the spouse abuse shelters are in converted homes that were built over forty years ago and have inadequate bathrooms, kitchens, and bedrooms, and other amenities. Even though emergency shelter projects are not as high a priority as permanent affordable housing projects, a need for at least one other emergency shelter (in Grand County) with between five and ten beds has been identified.

### Transitional Housing

There are no transitional housing programs/projects in the southeastern Utah district. The homeless coordinating/continuum of care committees have identified a need for transitional units in each county, especially to house single convicted substance abusers trying to comply with court requirements that participants have stable housing before they can be released from jail into the drug court system. Transitional housing units/programs are also needed for convicted substance abusing single parents who are participating in treatment and/or drug court programs so that they may be able to keep their families intact. People (individuals and heads of households with children) working their way through drug court and other substance abuse programs are seldom eligible to participate in "housing authority" programs. Since these people are also either unemployed or severely under-employed they cannot afford to rent a market unit. Transitional housing is needed for this group while they are working to become eligible for housing assistance or are able to afford housing on their own. Transitional housing is also needed for youth who have aged out of the foster-care system and young adults who are disconnected from their families and not participating in higher education opportunities. The over all need for transitional housing units depends on the housing market in each individual county. In Carbon, Emery, and San Juan Counties, more affordable housing in general is a very high priority and increases in truly affordable units would solve a lot of the homeless/transitional problem. In Grand County, where the housing market is so tight and the average rent is to high, transitional housing would be a valuable resource help lower-income residents to move into the main-stream market.

### Permanent Supportive Housing

While there are a few small permanent supportive housing facilities in the district, this is the one "homeless" facility/program that is a high priority. Facilities are needed for people who may never be able to live completely independently because of severe mental illness. Along with supportive services, a need for assisted living services has been identified by several mental health offices. People who have suffered a life-time of mental illness and/or lived on the streets for years often also suffer from chronic physical illnesses that require ongoing, in-home care. Many mid-life chronically homeless, mentally ill individuals are physically twenty or more years older than their chronological age. While the chronically homeless often suffer from the same medical conditions (especially dementia, chronic heart problems, and diabetes, etc.) as the frail elderly, because many people who are homeless are not old enough to be considered "senior citizens" they are not eligible to live in most senior assisted living centers, and private assisted living centers and nursing homes are simply not affordable.

HIV/AIDS Housing (HOPWA)

Because there are so few people with HIV/AIDS within the southeastern Utah district at this time (fewer than one person per county), there are no plans to develop projects specific to this population group. However, should a need be identified in the future, HOPWA funds would be applied for as projects were developed.

<b>Table 1A Homeless and Special Needs Populations</b>					
<b>Carbon/Emery County Continuum of Care: Housing Gaps Analysis Chart</b>					
		<b>Current Inventory in 2007</b>	<b>Under Development in 2007</b>	<b>Unmet Need/ Gap</b>	
<b>Individuals</b>					
Beds	Emergency Shelter	35	0	0	
	Transitional Housing	0	0	15	
	Permanent Supportive Housing	0	0	5	
	<b>Total</b>	<b>35</b>	<b>0</b>	<b>20</b>	
<b>Persons in Families With Children</b>					
Beds	Emergency Shelter	17	0	0	
	Transitional Housing	0	0	20	
	Permanent Supportive Housing	0	0	10	
	<b>Total</b>	<b>17</b>	<b>0</b>	<b>30</b>	
<b>Continuum of Care: Homeless Population and Sub-populations Chart</b>					
<b>Part 1: Homeless Population</b>		<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
		<b>Emergency</b>	<b>Transitional</b>		
1. Homeless Individuals		20	0	2	22
2. Homeless Families with Children		0	0	0	0
2a. Persons in Homeless Families with Children		0	0		0
Total (lines 1 + 2a)					
<b>Part 2: Homeless Sub-populations</b>		<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
1. Chronically Homeless		2		4	4
2. Seriously Mentally Ill		4			
3. Chronic Substance Abuse		9			
4. Veterans		4			
5. Persons with HIV/AIDS		0			
6. Victims of Domestic Violence		1			
7. Youth		0			

**Table 1A  
Homeless and Special Needs Populations**

**Grand County Continuum of Care: Housing Gaps Analysis Chart**

		<b>Current Inventory in 2007</b>	<b>Under Development in 2007</b>	<b>Unmet Need/Gap</b>
<b>Individuals</b>				
Beds	Emergency Shelter	9	0	0
	Transitional Housing	0	0	15
	Permanent Supportive Housing	0	0	5
	<b>Total</b>			20

**Persons in Families With Children**

Beds	Emergency Shelter	6	0	0
	Transitional Housing			20
	Permanent Supportive Housing			10
	<b>Total</b>			30

**Continuum of Care: Homeless Population and Sub-populations Chart**

<b>Part 1: Homeless Population</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
	<b>Emergency</b>	<b>Transitional</b>		
1. Homeless Individuals	5	0	18	23
2. Homeless Families with Children	0	0	0	0
2a. Persons in Homeless Families with Children	0	0		
Total (lines 1 + 2a)				
<b>Part 2: Homeless Sub-populations</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
1. Chronically Homeless	5		18	23
2. Seriously Mentally Ill	2			
3. Chronic Substance Abuse	6			
4. Veterans	5			
5. Persons with HIV/AIDS	0			
6. Victims of Domestic Violence	0			
7. Youth	0			

**Table 1A  
Homeless and Special Needs Populations**

**San Juan County Continuum of Care: Housing Gaps Analysis Chart**

		<b>Current Inventory in 2007</b>	<b>Under Development in 2007</b>	<b>Unmet Need/ Gap</b>	
<b>Individuals</b>					
Beds	Emergency Shelter	0	0	0	
	Transitional Housing	0	0	5	
	Permanent Supportive Housing	0	0	15	
	<b>Total</b>	0	0	20	
<b>Persons in Families With Children</b>					
Beds	Emergency Shelter	15	0	0	
	Transitional Housing	0	0	20	
	Permanent Supportive Housing	0	0	10	
	<b>Total</b>	15	0	30	
<b>Continuum of Care: Homeless Population and Sub-populations Chart</b>					
<b>Part 1: Homeless Population</b>		<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
		<b>Emergency</b>	<b>Transitional</b>		
1. Homeless Individuals		0	0	0	0
2. Homeless Families with Children		1	0	0	1
2a. Persons in Homeless Families with Children		3	0	0	3
Total (lines 1 + 2a)					
<b>Part 2: Homeless Sub-populations</b>		<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
1. Chronically Homeless		0		0	0
2. Seriously Mentally Ill		0			
3. Chronic Substance Abuse		0			
4. Vetera		0			
5. Persons with HIV/AIDS		0			
6. Victims of Domestic Violence		0			
7. Youth		0			

**Table 2A  
Priority Needs Summary Table  
Carbon County - 2008 Goals**

<b>PRIORITY HOUSING NEEDS (households)</b>		<b>Priority Need Level High, Low, Medium</b>		<b>Unmet Need 5yr Plan</b>	<b>2008 Goals</b>
<b>Renter</b>	<b>Small Related</b>	0-30%	H	10	5
		31-50%	H	10	0
		51-80%	M	10	0
	<b>Large Related</b>	0-30%	H	15	10
		31-50%	H	30	5
		51-80%	M	5	0
	<b>Elderly</b>	0-30%	H	50	30
		31-50%	M	20	0
		51-80%	M	5	0
	<b>All Other</b>	0-30%	H	30	20
		31-50%	M	20	0
		51-80%	M	5	0
	<b>Owner</b>	0-30%	H	1500	0
		31-50%	H	1000	14
		51-80%	H	634	16
<b>Special Needs</b>	0-80%	H	50	18	
<b>Total Goals</b>					<b>118</b>
<b>Total 215 Goals</b>					<b>118</b>
<b>Total 215 Renter Goals</b>					<b>87</b>
<b>Total 215 Owner Goals</b>					<b>30</b>

**Table 2A  
Priority Needs Summary Table  
Emery County - 2008 Goals**

<b>PRIORITY HOUSING NEEDS (households)</b>		<b>Priority Need Level High, Low, Medium</b>		<b>Unmet Need 5yr Plan</b>	<b>2008 Goals</b>
<b>Renter</b>	<b>Small Related</b>	0-30%	H	15	4
		31-50%	H	50	0
		51-80%	M	10	0
	<b>Large Related</b>	0-30%	H	15	0
		31-50%	H	30	0
		51-80%	M	5	0
	<b>Elderly</b>	0-30%	H	30	4
		31-50%	M	15	0
		51-80%	M	0	0
	<b>All Other</b>	0-30%	H	5	0
		31-50%	M	3	0
		51-80%	M	3	0
	<b>Owner</b>	0-30%	H	900	0
		31-50%	H	500	3
		51-80%	H	336	3
<b>Special Needs</b>	0-80%	H	11	0	
<b>Total Goals</b>					<b>14</b>
<b>Total 215 Goals</b>					<b>14</b>
<b>Total 215 Renter Goals</b>					<b>8</b>
<b>Total 215 Owner Goals</b>					<b>6</b>

**Table 2A  
Priority Needs Summary Table**

**Grand County - 2008 Goals**

<b>PRIORITY HOUSING NEEDS (households)</b>	<b>Priority Need Level High, Low, Medium</b>		<b>Unmet Need 5yr Plan</b>	<b>2008 Goals</b>	
<b>Renter</b>	<b>Small Related</b>	0-30%	H	15	0
		31-50%	H	5	0
		51-80%	M	5	0
	<b>Large Related</b>	0-30%	H	30	0
		31-50%	H	20	15
		51-80%	M	20	0
	<b>Elderly</b>	0-30%	H	5	0
		31-50%	M	15	0
		51-80%	M	5	0
	<b>All Other</b>	0-30%	H	0	0
		31-50%	M	0	0
		51-80%	M	0	0
	<b>Owner</b>	0-30%	H	500	5
		31-50%	H	300	25
		51-80%	H	200	5
<b>Special Needs</b>	0-80%	H	30	5	
<b>Total Goals</b>				<b>55</b>	
<b>Total 215 Goals</b>				<b>55</b>	
<b>Total 215 Renter Goals</b>				<b>20</b>	
<b>Total 215 Owner Goals</b>				<b>35</b>	

<p style="text-align: center;"><b>Table 2A</b>  <b>Priority Needs Summary Table</b>  <b>San Juan County (Non-Reservation) - 2008 Goals</b></p>					
<b>PRIORITY HOUSING NEEDS (households)</b>		<b>Priority Need Level High, Low, Medium</b>		<b>Unmet Need 5yr Plan</b>	<b>2008 Goals</b>
<b>Renter</b>	<b>Small Related</b>	0-30%	H	3	0
		31-50%	H	3	0
		51-80%	M	0	0
	<b>Large Related</b>	0-30%	H	30	0
		31-50%	H	30	4
		51-80%	M	3	0
	<b>Elderly</b>	0-30%	H	15	0
		31-50%	M	10	0
		51-80%	M	5	0
	<b>All Other</b>	0-30%	H	10	0
		31-50%	M	15	0
		51-80%	M	0	0
<b>Owner</b>	0-30%	H	475	1	
	31-50%	H	300	11	
	51-80%	H	100	3	
<b>Special Needs</b>		0-80%	H	20	0
<b>Total Goals</b>					<b>22</b>
<b>Total 215 Goals</b>					<b>22</b>
<b>Total 215 Renter Goals</b>					<b>4</b>
<b>Total 215 Owner Goals</b>					<b>18</b>

## Homeless Implementation Plan

The regional Homeless Coordinating and Continuum of Care committees are in the process of developing their strategy and implementation plans in coordination with the Utah state Balance of State Homeless Coordinating Committee. During the development of these plans as opportunities arise to address identified service gaps and increase the number permanent, transitional and emergency housing units, projects will be developed .

In general, the three regional committees have the following objectives:

<b>GOAL: Reduce the number of homeless individuals and families, and improve services</b>			
<b>Objective</b>	<b>Activity</b>	<b>Responsible to Implement</b>	<b>Outcomes</b>
Resource and referral for services	Maintain lines of communication between service agencies, assign resource and referral duties to designated staff.	All Committee members	Reduced numbers of unsheltered, quicker entry into service system
Coordination of Services	Train staff to be familiar with services offered by other agencies, participate in LICC meetings/briefings, keep HMIS systems updated and provide ongoing training to staff	Committee members, HMIS system	Reduced duplication of services, reduced gaps in services
Increase the supply of permanent, supportive and affordable housing	Identify needs and gaps	Committee members, SEUALG	Accurate data for plan development and grant application
	Assist housing developers and supportive service providers to develop and/or create new supportive housing units	Committee members, SEUALG, city/county officials	Increase in number of units, decrease in number homeless and emergency shelter clients.
	Assist housing developers to develop and/or create additional VLMI housing	Committee members, SEUALG, CHDO's, city and county officials	Increase in the number of affordable housing units, decrease in the number of homeless and/or inadequately housing families and individuals
Maintain and or increase existing programs and services	Continue participating in all available and appropriate application processes, work to keep and/or expand all existing funding, educate the general community about the issue of homelessness and the goal to end homelessness	Committee members, service providers, SEUALG	Existing programs continue to operate and perhaps expand, more client are moved out of homelessness
Provide short and long term resources to assist in the prevention and recovery from homelessness	Provide supplemental food, utility and rent deposits, short-term utility and rent payment assistance, rental vouchers, etc.	Church programs, SEUALG community service programs, housing authorities.	Prevent at risk households from becoming homeless, increase the number of households obtaining housing
Increase participation in mainstream support programs	Provide assistance to clients to access mainstream programs such as food stamps, health insurance, disability support, etc.	Faith based programs, SEUALG community Service programs, homeless service providers, aging programs	Increase participation rate in permanent support programs, increase in the number of people who successfully recover from homelessness.

Overall the homeless housing priority needs are:

1. Development of new/additional permanent, supportive housing units.
2. Rehabilitation work on the existing emergency shelter units
3. Development of transitional housing units
4. Development of additional emergency shelter units

## Overall Housing Needs Assessment

### Housing Affordability

As determined in the 2006 Housing Development Update<sup>5</sup> a the highest priority housing need continues to be the development of additional units available to very low-income families (60% and below of median income). While there has been improvement in job growth, unemployment rates, and general economic activity over the last twenty-four months across the southeast Utah region, the improved economies have only increased the pressure on housing availability and cost. Since 2006 there have no new rental units developed for senior citizens, people with disabilities, or affordable multi-family units. Speculation and increased land costs are driving the cost of housing up across the region, even in the two northern counties where housing costs have been level or even stagnant for almost two decades. The housing authorities report that while their wait list times have improved its because potential applicants have left the area, not because affordable housing is easier to obtain. The housing authorities also report that it is becoming harder for clients to find housing that will meet HUD standards.

<b>Average Rent Costs<sup>6</sup></b>				
	<b>Carbon</b>	<b>Emery</b>	<b>Grand</b>	<b>San Juan</b>
1 bedroom	\$500	\$310	\$625	\$450
2 bedrooms	\$650	\$525	\$860	\$650
3 bedrooms	\$825	\$695	\$1,025	\$800

<b>Average Owner-Occupied Housing Costs<sup>7</sup></b>				
	<b>Carbon</b>	<b>Emery</b>	<b>Grand</b>	<b>San Juan</b>
Avg Sales Price	<b>\$108,000</b>	<b>98000</b>	<b>140000</b>	<b>105000</b>
Mortgage	\$700.49	\$635.63	\$908.04	\$681.03
Taxes & Ins	\$162.00	\$147.00	\$195.00	\$152.00
Utilities	\$250.00	\$200.00	\$280.00	\$275.00
Total	\$1,112.49	\$982.63	\$1,383.04	\$1,108.03

In order for housing costs to be at or below 30% of income a family would need to earn:

<b>Income Needed to Afford Average Housing Costs</b>												
	<b>Carbon</b>			<b>Emery</b>			<b>Grand</b>			<b>San Juan</b>		
	1brm	2brm	3brm	1brm	2brm	3brm	1brm	2brm	3brm	1brm	2brm	3brm
Rental Units	500	650	825	310	525	695	625	860	1025	450	600	800
Annual Income	18000	23400	29700	11160	18900	25020	22500	30960	36900	28260	21600	28800
Owner Occupied	\$1,112			\$983			\$1,383			\$1,108		
Annual Income	\$40,032			\$35,388			\$49,788			\$39,888		

<sup>5</sup>[http://www.seualg.dst.ut.us/COMMDEV/2005\\_ConPlan/conplan.htm](http://www.seualg.dst.ut.us/COMMDEV/2005_ConPlan/conplan.htm)

<sup>6</sup>Average rent for each county (apartment, homes and mobile homes) plus the cost of utilities (heat, electric, and water, but not telephone). Source: Realtor and rental agency surveys. Surveys of average HEAT and emergency assistance payments

<sup>7</sup>Based on average price of a 3 bedroom home, 30 year fixed mortgage at 6.50APR

However, the median adjusted gross income for households in 2005<sup>8</sup> was

	Carbon	Emery	Grand	San Juan
Single	\$12,619	\$11,043	\$14,174	\$9,239
Head of Household	\$18,947	\$18,089	\$18,212	\$17,141
Married-Joint	\$55,101	\$50,483	\$46,199	\$43,919
Married-Separate	\$25,728	\$39,443	\$21,631	\$15,403
All	\$29,829	\$32,893	\$23,135	\$23,908

### Housing Quality

Most housing advocates and city/county officials in the region now consider the development of affordable “workforce” housing the highest housing need and priority. Many elected officials and economic development professionals also consider the lack of affordable housing to be a barrier to continued economic development and expansion. For the first time in decades several of the district’s most remote and disadvantaged communities have real economic development opportunities knocking on their door. However, because housing development of any kind has been non-existent for a very long time in much of the region, the lack of decent, safe, and affordable housing could become a real impediment to economic growth.

Along with affordable, “safe and decent” is the biggest issue facing the district’s moderate and low-income households. The 2004 housing quality windshield survey indicated that a large percentage of the housing units in the four counties are more than fifty years old, are older mobile homes, and/or are in less than acceptable condition. Most of the housing units in the worst condition are mobile homes. Unfortunately, for those with incomes at or below 60% of median, housing that is deficient or dilapidated is often the only housing that is affordable. If just the 1,860<sup>9</sup> units estimated to be in dilapidated or worse condition were rehabilitated or replaced at an average cost of \$50,000 per unit, the minimum estimated cost would be more than \$93 million.

Much of the district’s housing (approximately 56%) is more than thirty years old. In some communities as much as 65% of the housing is over fifty years old. Many of the district’s smaller communities have a high percentage of senior citizen and low-income homeowners. While the many senior citizens’ households may no longer bear the burden of mortgage payments, the ongoing repairs and major rehabilitations and upgrades necessary to keep the housing in acceptable condition are beyond the financial means of the owners. Recognizing this need, in 2007 the Southeastern Utah Association of Governments Rating and Ranking Committee increased the amount of Community Development Block Grant money designated for the region’s housing rehabilitation program.

### **Special Needs Housing (Non Homeless)**

#### Senior and Disabled Housing

The communities of southeastern Utah have a relatively high percentage of senior citizens, up to 30% countywide, and many of the smaller, remote towns have an even higher elderly population. Along with an aging population, up to 8% of the district residents report

<sup>8</sup>Source: Utah State Tax Commission, Federal Return Data: 2005

<sup>9</sup>2005 Consolidated Plan-Housing Quality Survey

having a limiting physical disability<sup>10</sup>. A major focus of the SEUALG's rehabilitation grant programs has been to target funds to very low-income senior citizens and people with disabilities. The following tables indicate both need and current on-going and planned projects.

<b>Table 1B</b>				
<b>Special Needs (Non-Homeless) Populations</b>				
<b>Carbon County</b>				
<b>SPECIAL NEEDS SUBPOPULATIONS</b>	<b>Priority Need Level High, Medium, Low No Such Need</b>	<b>Unmet Need</b>	<b>Dollars to Address Unmet Need</b>	<b>Goals</b>
Elderly	H	200	10000000	25
Frail Elderly	H	50	2500000	10
Severe Mental Illness	H	30	9400000	20
Developmentally Disabled	L	5	1250000	0
Physically Disabled	H	100	3000000	18
Persons w/Alcohol/Other	M	5	250000	0
Persons w/HIV/AIDS	NSN	0	0	0
Other				
<b>TOTAL</b>		<b>390</b>	<b>264400000</b>	<b>73</b>

<b>Table 1B</b>				
<b>Special Needs (Non-Homeless) Populations</b>				
<b>Emery County</b>				
<b>SPECIAL NEEDS SUBPOPULATIONS</b>	<b>Priority Need Level High, Medium, Low No Such Need</b>	<b>Unmet Need</b>	<b>Dollars to Address Unmet Need</b>	<b>Goals</b>
Elderly	H	20	1600000	4
Frail Elderly	H	7	560000	1
Severe Mental Illness	M	5	400000	0
Developmentally Disabled	L	0	0	0
Physically Disabled	H	75	3750000	5
Persons w/Alcohol/Other	L	0	0	0
Persons w/HIV/AIDS	NSN	0	0	0
Other				
<b>TOTAL</b>		<b>107</b>	<b>6310000</b>	<b>10</b>

<sup>10</sup>2000 U.S. Bureau of the Census

<b>Table 1B</b> <b>Special Needs (Non-Homeless) Populations</b> <b>Grand County</b>				
<b>SPECIAL NEEDS SUBPOPULATIONS</b>	<b>Priority Need Level High, Medium, Low No Such Need</b>	<b>Unmet Need</b>	<b>Dollars to Address Unmet Need</b>	<b>Goals</b>
Elderly	H	60	6000000	0
Frail Elderly	H	24	10000000	0
Severe Mental Illness*	H	25	6000000	5
Developmentally Disabled	L	5	1250000	0
Physically Disabled	H	75	5000000	6
Persons w/Alcohol/Other	M	8	250000	0
Persons w/HIV/AIDS	NSN	0	0	0
Other				
<b>TOTAL</b>		<b>197</b>	<b>285000000</b>	<b>11</b>

<b>Table 1B</b> <b>Special Needs (Non-Homeless) Populations</b> <b>San Juan County (Does not include the Reservation)</b>				
<b>SPECIAL NEEDS SUBPOPULATIONS</b>	<b>Priority Need Level High, Medium, Low No Such Need</b>	<b>Unmet Need</b>	<b>Dollars to Address Unmet Need</b>	<b>Goals</b>
Elderly	H	20	1600000	3
Frail Elderly	H	5	400000	0
Severe Mental Illness*	H	10	2000000	0
Developmentally Disabled	L	0	1250000	0
Physically Disabled	H	85	4250000	0
Persons w/Alcohol/Other	M	20	3000000	0
Persons w/HIV/AIDS	NSN	0	0	0
Other				
<b>TOTAL</b>		<b>140</b>	<b>160300000</b>	<b>3</b>

## Overall and Special Needs Housing Implementation Strategy

Recognizing the importance that safe, decent, affordable housing plays in both healthy communities and health economies, the Southeastern Utah Association of Governments Board has directed the SEUALG to take an active role in housing development, rehabilitation, and planning and technical assistance programs on a region-wide basis. To that end the Rating and Ranking Committee has dedicated a significant portion of the region's CDBG allocation to affordable housing activities and projects, and has further directed that the CDBG funds be coordinated with HOME and other HUD funding, Rural Development programs, and Weatherization/HEAT programs in order to maximize the limited available resources. So that citizens access to housing programs are not limited by an individual county or town's ability to provide needed staff, these services are provided the SEUALG to the entire southeastern Utah region.

GOAL: Increase the number of units available to low-income household and improve the general quality of existing housing units.			
Objective	Activity	Responsible to Implement	Outcomes
Identify needs, existing housing and gaps	Collect housing cost data, track building permits, review info from low-income service providers	County level affordable housing committees, SEUALG Planning and CD staff	Improved ability to obtain funding and target resources to real needs
Identify and remove barriers to affordable housing	Review and update required city/county affordable housing plans	Local P/Z commissions, affordable housing committees, SEUALG, city/county officials	Additional affordable units
Encourage developers to include affordable units in projects	Provide technical assistance to potential developers to make them aware of P/Z regulations that "reward" affordable units	City/County officials, P/Z commissions, Realtors, SEUALG staff	Increased cooperation, more mixed income neighborhoods, additional units
Encourage developers to consider new affordable housing projects in region	Apply for grants to mitigate the costs of development, infrastructure construction, buy-down interest, etc.	City/County officials, SEUALG, P/Z Commissions	Decrease housing costs, more units for VLMI residents.
Develop housing for special needs and very low income residents	Apply for grants, low-interest loans, tax credit funding, RCA monies, etc.	Housing authorities, CHDO's, SEUALG, etc.	Stronger partnerships between stakeholders, housing resources targeted to the greatest need.
Improve quality of existing affordable units	Rehabilitate owner/occupied units, public hsg units, provide replacement units where needed	SEUALG, Housing authorities, developers, CHDO's other non-profits	Increased health and safety, and livability for residents
Improve energy efficiency	Coordinate rehabilitation activities with Weatherization programs, emphasis Energy Star standards whenever possible	SEUALG, Housing authorities, developers CHDO's other non-profits	Decreased housing costs, increased sustainability of rehabbed units.
Increase home-ownership opportunities	Coordinate ADDI, HOME, and CDBG funding for homebuyer assistance with available mortgage programs. Coordinate rehabilitation programs with homebuyer programs	SEUALG, Housing authorities, Realtor groups, banks, etc.	Increased homeownership opportunities for low-income residents, preservation of existing housing stocks
Maintain eligibility to apply for housing and community development funds	Participate in updates of the region's Consolidated Plan and Comprehensive Economic Development Strategy	SEUALG, cities/counties, housing advocates, other stakeholders	Identification of community needs, gaps, a development of possible mitigation actions

Homeless, overall, and special needs housing priorities are determined to be:

1. Development of housing for VLMI medium to large families (rental and owner occupied)
2. Development of housing for LMI medium to large families (rental and owner occupied)
3. Development of housing for seniors and/or people with physical disabilities
4. Rehabilitation/replacement of existing deficient housing units
5. Down-payment assistance
6. Development of permanent supportive housing for people with mental illness and substance abuse issues (both homeless and non-homeless)
7. Rehabilitation of existing emergency shelters
8. Development of transitional housing units
9. Development of additional emergency shelter/units

<b>Transition Table 1C</b> <b>Summary of Specific Housing/Community Development Objectives</b> <b>(Table 1A/1B Continuation Sheet</b> <b>Carbon County</b>						
Obj #	Specific Objective	Funding Sources	Performance Indicators	Expected #	Actual #	Outcomes <sup>1</sup>
	<b>HOMELESSNESS+</b>					
2.3	*Rehabilitate emergency shelter	HOME/CDBG	Number of units rehabbed	25		DH-3
2.4	Repairs to domestic shelter	CDBG				DH-3
2.5	Maintain services to existing program clients	CoC Homeless funds/State funds/ESG	Number of clients in programs			DH-3
	<b>SPECIAL NEEDS+</b>					
2.1	*Develop new supportive housing for mentally ill and substance abusers	HOME/CDBG/LITC/		15-20		DH-1
2.2	Develop Senior Units	202 program		30		DH-2
	<b>OTHER HOUSING ACTIVITIES</b>					
1.1	*Develop new LMI medium/large family units	HOME/CDBG/LITC/RDA/various	Number of units	25		DH-2
1.2	Rehabilitate/replace owner-occupied units	HOME/CDBG/RD/ESG	Number of units	20		DH-3
1.3	Provide homebuyer assistance	ADDI/HOME/CDBG	Increase number of homeowners	12		DH-1

\*Subject to Funding availability and constraints

+Special needs (substance abuse and mental illness) and homeless projects are usually combined

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OUTCOME-OBJECTIVE CODES (see last column above)			
	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

<b>Transition Table 1C</b> <b>Summary of Specific Housing/Community Development Objectives*</b> <b>(Table 1A/1B Continuation Sheet</b> <b>Emery County</b>						
Obj #	Specific Objective	Funding Sources	Performance Indicators	Expected #	Actual #	Outcomes <sup>1</sup>
	<b>HOMELESSNESS+</b>					
	Carbon County programs also serve Emery County					
	<b>SPECIAL NEEDS+</b>					
	<b>OTHER HOUSING ACTIVITIES</b>					
1.1	Rehabilitate/replace owner-occupied units/ESG	HOME/CDBG/RD	Number of units	8		DH-3
1.2	Provide homebuyer assistance	ADDI/HOME/CDBG	Increase number of homeowners	5		DH-1

\*Subject to funding availability and constraints

+Special needs (substance abuse and mental illness) and homeless projects are usually combined

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<b>OUTCOME-OBJECTIVE CODES (see last column above)</b>			
	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

<b>Transition Table 1C</b> <b>Summary of Specific Housing/Community Development Objectives*</b> <b>(Table 1A/1B Continuation Sheet</b> <b>Grand County</b>						
Obj #	Specific Objective	Funding Sources	Performance Indicators	Expected #	Actual #	Outcomes <sup>1</sup>
	<b>HOMELESSNESS+</b>					
2	Maintain services to existing program clients	CoC Homeless Funds/State Funds/ESG	Number of clients that remain in programs	12		DH-3
	<b>SPECIAL NEEDS+</b>					
2	Develop new supportive units	HOME/CD BG/State	5 additional units	5		DH-1
	<b>OTHER HOUSING ACTIVITIES</b>					
1	Rehabilitate/replace owner-occupied units, including Energy Star and ADA adaptations	HOME/CD BG/RD	Number of units	7		DH-3
1	Provide homebuyer assistance	ADDI/HOME/CDBG	Increase number of homeowners	3		DH-1

\*Subject to Funding availability and constraints

+Special needs (substance abuse and mental illness) and homeless projects are usually combined

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OUTCOME-OBJECTIVE CODES (see last column above)			
	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

<b>Transition Table 1C</b> <b>Summary of Specific Housing/Community Development Objectives*</b> <b>(Table 1A/1B Continuation Sheet</b> <b>San Juan County</b>						
Obj #	Specific Objective	Funding Sources	Performance Indicators	Expected #	Actual #	Outcomes <sup>1</sup>
	<b>HOMELESSNESS+</b>					
	<b>SPECIAL NEEDS+</b>					
	<b>OTHER HOUSING ACTIVITIES</b>					
1	Rehabilitate/replace owner-occupied units, including Energy Star and ADA adaptations	HOME/CDBG/RD/ESG	Number of units	6		DH-3
1	Provide homebuyer assistance	ADDI/HOME/CDBG	Increase number of homeowners	4		DH-1

\*Subject to Funding availability and constraints

+Special needs (substance abuse and mental illness) and homeless projects are usually combined

### Lead Based Paint Strategy

Because a significant percentage of housing units in the southeastern Utah district are more than forty years old, it is assumed that a comparable percentage of units have lead

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OUTCOME-OBJECTIVE CODES (see last column above)			
	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

based paint issues. Each city/county government is responsible for adopting local lead based paint policies, however for region-wide housing programs operated by the Southeastern Utah Association of Local Governments, HUD policies will be followed. In, the operation of the district's housing rehabilitation and weatherization programs the SEUALG will require that all contractors and their sub-contractors follow safe work practices. The SEUALG also provides XRF gun services to income qualified programs and the clients of such programs through-out the district.

Housing tested for lead based paint 6/06 through 7/07		
County	Number of Units	Lead - Y/N
Carbon	10	Y - All
Emery	2	Y - All
Grand		
San Juan	2	Y - All

## ANNUAL NON-HOUSING COMMUNITY & ECONOMIC DEVELOPMENT NEEDS

### Community Development

The priorities for community development projects are derived from the community capital improvement lists and the annual infrastructure/needs assessments. Because many of the highest priority projects in the southeast Utah district are very large, and serve an entire city, county or region, the projects cannot use HUD funding in that the project aren't an eligible activity or don't meet a national objective.

The overall priorities for community development projects have not changed much from previous years. The priorities are determined from the district's capital improvement lists along with projects considered important by advocacy groups such as housing authorities, food bank, disability agencies, senior citizen organizations, etc.

There are many more projects on the capital improvement lists than shown below. Projects that are not eligible for HUD funding have not been included in the chart below and are not considered when setting project priorities or the district's Rating and Ranking System. The projects include the construction of city halls, city or county maintenance buildings, police stations and county jails, road maintenance and equipment, water meters, GIS equipment and systems, general government computer equipment and software, etc.

In general, the community development priorities determined for HUD funded programs follows any given community's overall development priorities and goals. However, some types of projects have a higher priority in the Consolidated Plan because those types of projects better fit the national objective requirement and have a more direct benefit to low-income residents.

In general, projects will be funded based on the following priorities:

- |                         |                               |                                |
|-------------------------|-------------------------------|--------------------------------|
| 1. Housing              | 5. Storm Drainage             | 9. Ada Projects                |
| 3. Economic Development | 6. Medical Facilities & Equip | 10. Recreation Projects        |
| 3. Culinary Water       | 7. Sire Protection & Emrg Rsp | 11. Sidewalk/curb/gutter, etc. |
| 4. Sewer                | 8. Human Service Facilities   | .                              |

The following table shows the type of projects the district's communities have found important enough to list on their short and long term capital improvement lists.

2007 Capital Improvement Projects - Summary														
Entity	Cultural	Sewer	Water	Storm	Highway	Highway	Cars	Sidewalk	Drainage	Books	Sports	Arts	Recreation	Other
Carbon Co.	2			1		3				3	2	3		2
E. Carbon	2											2		
Helper	1			1						1	1	1		1
Price	7	4	4			1				1	2			2
Scotfield														
Sunnyside	2				1							1		
Wellington	2	2										2		
Emery Co	4	1	1	2		1		1				2		
Castle Dale														
Clawson						1						1		
Cleveland	1			2		1	1					2		
Elmo							2					1		
Emery	1		1	1			1	1	2			1		
Ferron	1					1	3					6		
Green River	2	3	3				1		1	1	6			2
Huntington							1					2		
Orangeville				1			2		1			3		
Grand Co.	2			2	2				1			3		1
Castle Valley			2											
Moab	1		1									2		2
San Juan Co				3	3				1				1	
Blanding	4	1		1								2	1	
Bluff	1	1											1	
Mexican Hat			1											
Monticello	4	2	1			1	1		1		5	1		
Totals	37	14	14	14	6	9	12	2	11	5	47	4	10	

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. Communities also consider amenities such as parks and other recreational facilities to be directly related to economic development, especially when communities wish to attract families to relocated into their area.

District entities are encouraged to apply for HUD funds to help produce additional affordable units and improve the condition of existing housing units. Entities are also encouraged to apply for HUD funding for infrastructure development when that developed will directly encourage business to locate within the district and provide new job opportunities. All other direct economic development activities will be conducted by the Southeastern Utah Association of Local Governments and will be available to the entire district.

**Transition Table 2C  
Summary of Specific Housing/Community Development Objectives<sup>15</sup>  
(Table 2A/2B Continuation Sheet)**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
<b>Rental Housing</b>						
1.1	Development of rental units for homeless & special needs	LITC, HOME, CDBG	Number of units, number of people hsd.	35		DH-2
1.4	Rehabilitate homeless shelter	CDBG, HOME	# of improved units	18		DH-3
<b>Owner Housing</b>						
1.3	Rehabilitate/replace deficient housing	CDBG, HOME, RD	# of units rehabbed	12		DH-3
1.2	Development of affordable single & multifamily units	LITC, HOME, CDBG, RD	# of units developed	20		DH-2
<b>Community Development</b>						
3.1	Park Improvements, playground equip	CDBG, CIB	# park improved	2		SL-3
<b>Infrastructure</b>						
2.1	Water treatment plant & lines	RD, CDBG, CIB	Clean(er) culinary water	N/A		S;L-1
2.2	Storm Drainage Projects	CDBG, RD, CIB	Reduced flood areas	N/A		SL-1
<b>Public Facilities</b>						
<b>Public Services</b>						
<b>Economic Development</b>						
<b>Neighborhood Revitalization/Other</b>						

<sup>15</sup>

\*Outcome/Objective Codes

	Availability/Accessibility	Affordability	Sustainability
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3

## **DISTRESSED COMMUNITIES/NEIGHBORHOODS ASSESSMENT**

Because the remoteness and rural character of the southeastern Utah district, very few communities have the types of neighborhood distinctions (concentrations of low-income, minority populations, deficient housing quality/value) that is often found in more urban areas, and is used to designate specific geographic areas of distress or to determine the need for community revitalization. In the southeastern Utah district it is not unusual to find that the high-income company manager and the low-paid service worker live next door to one another.

During 2008 the SEUALG will be conducting an assessment to determine if specific communities demonstrate outstanding distress, or if the main emphasis should be on types of issues that may be found throughout the district, i.e. housing, infrastructure, lack of community services, deficient community amenities, etc. The findings of the assessment will be included in the 2009 Consolidated Plan update.

## **METHOD OF FUNDS DISTRIBUTION**

The only HUD program funds that are distributed by the Southeastern Utah Association of Local Government are the CDBG Program funds. The SEUALG Rating and Ranking committee uses the information provided by the Consolidated Planning process to determine the region's rating and ranking policies. In general, projects will be awarded funding based on the following priorities:

1. Housing projects
2. Economic Development projects that provide permanent jobs
3. Water Supply/Quality
4. Sewage Treatment
5. Medical facilities & ambulances (including fixtures and equipment)
6. Fire protection facilities (including fixtures and equipment)
7. Human Services facilities (daycare, senior centers, foodbanks, community centers, fixtures and equipment for such facilities)
8. ADA compliance and access
9. Recreation facilities (parks, playgrounds, restrooms, pavilions, skate and sports facilities, etc.)
10. Public facilities (sidewalks/curb/gutter, street signs, etc.)

Additional points are awarded to projects that have the highest direct benefit to very-low and low-income citizens, that leverage other funds, and that are submitted by entities that have the fewest resources available to fund projects.

A copy of the current Southeastern Utah Association of Local Governments Rating and Ranking Policies can be found at:

[http://seualg.dst.ut.us/COMMDEV/2008-09\\_R&R\\_Policies.pdf](http://seualg.dst.ut.us/COMMDEV/2008-09_R&R_Policies.pdf)

While the SEUALG operates a district-wide housing rehabilitation program funded with HOME monies, the State of Utah determines the funding methodology for HOME, HOPWA, and Emergency Shelter Grant funds. The SEUALG coordinates the regional HOME, CDBG housing funds, and Rural Development Funds to provide a comprehensive grant/loan program to local residents. The State's program requirements and allocation plans can be found at:

[http://community.utah.gov/housing\\_and\\_community\\_development/index.html](http://community.utah.gov/housing_and_community_development/index.html)

The HUD homeless funding is also distributed at the state level. Several agencies in the southeast district depend on these funds to provide housing and services to the district's chronically and/or mentally ill residents. The SEUALG is a member of the Balance of State prioritization committee. Information about the State of Utah Continuum of Care and Balance of State Homeless Coordinating Committee can be found at:

<http://www.utahcontinuum.org/index.htm>

## ANNUAL PERFORMANCE MEASURES

### Performance Measures for CDBG and HOME in 2006 and 2007

Program: CDBG - Safety, Transportation, ADA & Recreation			
Objective: Suitable Living Environment			
Outcome: Improve availability and promote livability			
Output Statement: Provide public facilities, primarily benefitting low-income citizens to improve the sustainability of the community			
Output Indicators: based on number people benefitting from public facilities assisted with CDBG funds	5-year goal 2005-2010	2006 Actual Output	2007 Expected Out
Number of Persons Benefitting	30,000	9062	2890
Number of LMI Person's Benefitting	19,500	5618	2069

Program: CDBG - Sewer & Water, Facilities, Fire Sidewalk, Curb Gutter			
Objective: Suitable Living Environment			
Outcome: Improve availability and promote livability			
Output Statement: Provide public facilities, primarily benefitting low-income citizens to improve the sustainability of the community			
Output Indicators: based on number people benefitting from public facilities assisted with CDBG funds	5-year goal 2005-2010	2006 Actual Output	2007 Expected Out
Number of Persons Benefitting	25,000	877	276
Number of LMI Person's Benefitting	15,500	526	227

Program: CDBG - Housing Rehabilitation			
Objective: Decent and Affordable Housing			
Outcome: Sustainability and Affordability			
Output Statement: Provide decent, safe, and affordable housing to all residents of southeast Utah			
Output Indicators: based on number of people benefitting from CDBG funds	5-year goal 2005-2010	2006 Actual Output	2007 Expected Out
Number of Households Benefitting	300	15	22
Number of LMI Person's Benefitting	300	15	22

Program: CDBG - Homeless			
Objective: Decent and Affordable Housing			
Outcome: Sustainability and Affordability			
Output Statement: Provide decent, safe, and affordable housing to all residents of southeast Utah			
Output Indicators: based on number people benefitting from housing units developed or rehabilitated with CDBG funds	5-year goal 2005-2010	2006 Actual Output	2007 Expected Out
Number of Persons Benefitting	50		5
Number of LMI Person's Benefitting	50		5

Program: HOME - Housing Rehabilitation			
Objective: Decent and Affordable Housing			
Outcome: Sustainability and Affordability			
Output Statement: Provide decent, safe, and affordable housing to all residents of southeast Utah			
Output Indicators: based on number people benefitting from housing assisted with HOME funds	5-year goal 2005-2010	2006 Actual Output	2007 Expected Out
Number of Persons Benefitting	300	8	20
Number of LMI Person's Benefitting	300	8	20

Program: HOME - Homeless			
Objective: Decent and Affordable Housing			
Outcome: Sustainability and Affordability			
Output Statement: Provide decent, safe, and affordable housing to all residents of southeast Utah			
Output Indicators: based on number people benefitting from housing and housing programs assisted with HOME funds	5-year goal 2005-2010	2006 Actual Output	2007 Expected Out
Number of Persons Benefitting	50	8	13
Number of LMI Person's Benefitting	50	8	13

Program: HOME/ADDI			
Objective: Decent and Affordable Housing			
Outcome: Sustainability and Affordability			
Output Statement: Provide decent, safe, and affordable housing to all residents of southeast Utah			
Output Indicators: based on number people benefitting from housing and housing programs assisted with HOME funds	5-year goal 2005-2010	2006 Actual Output	2007 Expected Out
Number of Persons Benefitting	50	5	10
Number of LMI Person's Benefitting	50	5	10

## PUBLIC INVOLVEMENT/PARTICIPATION PROCESS

The Southeastern Utah Association of Local Governments consolidated planning process is a continually ongoing activity that coordinates with other planning processes conducted by local government, public and private non-profit agencies, and special services districts, etc. SEUALG staff attend local planning and zoning meetings, city and county council meetings, and the public hearing held by housing authorities and non-profit groups. In turn these entities and organizations participate in the public hearings, board meetings and interagency meetings conducted by the SEUALG.

On a bi-annual basis, a comprehensive community needs survey is conducted with every city and county in the district. Those surveys are updated on an annual basis as SEUALG staff work with local governments as they develop their annual capital

improvement lists. Additional input into the priorities detailed in the Consolidated Plan is gained by participation in the public hearings conducted by local governments.

The SEUALG also maintains close working relationships with the district housing authorities, behavioral and public health districts, community service organizations, and low-income advocacy groups, domestic violence shelters, and Active Re-Entry, Independent Living Center. Input into the Consolidated Plan is solicited from the boards, staff, and clients of these organizations. SEUALG staff also regularly attend the monthly meetings for the Continuum of Care Committees, affordable housing committees, and interagency coordinating councils where the consolidated planning process is presented and input is solicited. Additional, ongoing input is obtained from the Department of Workforce Services, Division of Children and Family Services, the Area Agency on Aging and In-Home Service programs.

Finally, the SEUALG holds a formal, advertised Consolidated Plan public hearing and conducts a thirty-day public comment period each year prior to the final adoption of the Consolidated Plan and/or its annual updates. At the beginning of this comment period draft copies of the updated plan are sent to all interested parties and published on the SEUALG's website.

The public hearing for the 2008 Action Plan Update was held on December 18, 2007 and the comment period ran from December 18, 2007 through January 18, 2008. Copies of the 2008 Action Plan were also sent to all district organizations, entities, and interested individuals. No one attended the public hearing and no comments were received during the comment period.