



Annual Action Plan

For July 1 2018 - June 30 2019

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Executive Summary

EVALUATION OF CURRENT NEEDS:

Economic, community development, and housing conditions in southeast Utah changed very little during the last year. Three of the District’s counties continue to lose jobs in the resource extraction industries (mining, utilities, trade and transportation). While Grand County does have a more positive economy, most of the new jobs are in the lower paying tourism/hospitality/services sectors. The kind of growth Grand County has been experiencing continues to put stress on community facilities and affordable housing.

Housing

While developing this action plan, SEUALG staff met regularly with the region’s housing and service provider agencies and city/county planning officials. Housing needs and priorities in Carbon, Emery, and San Juan Counties have not changes over the last several years. Affordable housing in Grand County continues to be a very high priority as the low wages paid in the tourism/hospitality sectors along with the pressure of being a resort destination means there is a severe shortage of workforce and affordable housing. While housing costs in the other three counties is less of a problem, the quality of much of the market affordable housing is less that acceptable. In an effort to directly address these needs the SEUALG owner-occupied rehabilitation program renovates between 25 and 30 homes per year, throughout the region.

The identified housing needs across the entire Region continues to be:

1. Increase the number of affordable housing units for low to moderate income residents
2. Preserve existing affordable housing by rehabilitating owner occupied and rental units with an emphasis on energy efficiency
3. Develop “Workforce Housing,” both rental and owner-occupied, especially in Grand County
4. Renovate or replace existing pre-1976 and dilapidated mobile/manufactured housing units, both rental and owner-occupied
5. Develop housing for people with disabilities and other special needs, including supportive housing services and programs

General Community Development

As part of the process to develop the Region’s capital improvements prioritization lists, SEUALG staff regularly meets with city and county entities to gather needs assessment information. While projects will be completed as funding becomes available, the overall community development needs and priorities are:

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

Community & Human Services

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

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

Economic Development

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

1. Develop projects that directly provide jobs and other economic benefit to income qualified Region residents
2. Continue to make the SEUALG’s Revolving Loan Fund programs available throughout the Region
3. Expand the B.E.A.R Program

4. Expand services offered by the Small Business Development Center and the Business and Technical Assistance Center

During the last funding year, CDBG and other HUD funding has been used to improve the livability of the Region's communities, provide accessibility to public services, and improve affordable housing stocks. Often, HUD funding was combined with other funding sources (OWHLF State of Utah, USDA-Rural Development, Economic Development Administration, Low Income House Tax Credits and Historical Preservation Tax Credits, TANF funding, Unified Funding, Community Impact Board funding, Community and Social Services Block Grant funding, Weatherization and H.E.A.T funding and local and private resources, etc.) in order to complete projects that had a broader reach and benefit.

Housing and Homeless Projects

During the 2017-2018 funding year the following housing projects were completed:

1. Single family (owner occupied) rehab/reconstruction 30 owner-occupied homes
2. Self-help acquisition/rehab: 7 homes
3. Weatherization program: 40 homes, 20 No-HEAT Crisis

Community Development Project

For the funding year of 2017-2018, San Juan County is working on their ADA improvements to their Courthouse. The improvements included adding ADA accessibility to top floors of the building. This accessibility is offered by adding an elevator to the historical building.

For the funding year of 2018-2019, [to be inserted once projects have been Rated and Ranked].

Economic Development Activities

Almost 20 years ago, the SEUALG applied for and received \$133,000 in CDBG funding to match \$400,000 of EDA funding to start a revolving loan fund. That program continues today and has developed an equity position of approximately \$886,932. The CDBG funding has been released from the HUD regulations and oversight and was passed directly to the Southeastern Utah Economic Development District to be added directly to the EDA Revolving Loan Fund. Although, this program no longer carries CDBG identification, activities and accomplishments are still reported in the Consolidated Plan. During the 2017 year, the following economic development activities were achieved:

SEUALG made 5 loans (\$150,000) to new and existing businesses. The businesses created or retained 14 jobs in the Region. SEUALG worked closely with the SDBC in Blanding, Moab, and Price, along with the local county economic development directors and BEAR outreach specialist. The partnerships with the SDBC, county economic development directors, and BEAR program is a pivotal relationship to assist local business in retaining jobs and creating jobs for our local economy. SEUALG also manages the Business Technical Assistance Center (BTAC). With the help of County Economic Developers, SBDC, and SEUALG staff has helped add thirty six new jobs for the citizens of Carbon County. The new business, with the

acquisition of the JC Penney Building in Price, Utah, is planning on adding an additional one hundred and fifty jobs by the end of 2018.

Community and Human Services

SEUALG CSBG staff coordinated with region agencies and organizations to develop programs using CSBG & TANF funding that provided direct services to income qualified households during the 2017-2018 funding year:

1. Provided 15,712 boxes of food through the region's food banks
3. Provided 721,081 pounds of food to clients
4. Provided 14 Native American families with home delivered meals 3-5 times a week
5. Provided 611 clients tax preparation through VITA with 1,275 volunteer hours
6. Provided emergency rent to 60 clients
7. Provided 4,897 households with utility assistance through the HEAT program
8. Volunteers donated 12,480 hours to help assist customers with agency programs

For the 2018-2019 funding year, SEUALG CSBG staff will continue to excel from the prior year's totals.

Funding Priority Decision Making Process

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

2017-2018 Projects

San Juan County: ADA improvements to the San Juan County Courthouse

SEUALG: Rehabilitate up to 25 owner occupied homes

SEUALG: Manage the CDBG program for region and update the Consolidated Plan

2018-2019 Projects

SEUALG: Rehabilitate up to 30 owner occupied homes

SEUALG: Manage the CDBG program for region and update the Consolidated Plan

[Other projects to be added after the submission date of January 31, 2018]

Outreach

Consultation

While gathering information during the 2017-2018 funding year, the SEUALG consulted with all 18 cities and the four counties. The SEUALG assisted Castle Dale, East Carbon, Green River, and Price with general planning, and Castle Dale, Green River, and East Carbon with land use ordinance planning. The SEUALG also consulted and met with the following organizations/groups and agencies on a regular basis throughout the year:

- The Area Agency on Aging
- The Housing Authority of Carbon County
- Regional Planning Office (SEUALG)
- The Emery County Housing Authority
- The Housing Authority of South Eastern Utah
- Four Corners Community Behavioral Health
- San Juan County Behavioral Health Region
- Community Services Programs
- The Grand County Homeless Coordinating Committee (and Continuum of Care Committee)
- The Carbon/Emery Homeless Coordinating Committee (and Continuum of Care Committee)
- Balance of State Homeless Coordinating Committee
- The Southeastern Utah Economic Development Region
- County Economic Development Offices
- Tri-Partite (CSBG) Advisory Board
- Public safety agencies in all four counties
- The local offices of the Department of Workforce Services

Citizen Participation

The Southeastern Utah Association of Local Governments (SEUALG) held a public hearing on December 7, 2017 to solicit comments for the Community Development Block Grant Program. No one from the public attended the hearing. SEUALG will hold a 30 day comment period from February 2 to March 2. A public hearing will be held on March 6, 2018 to solicit comments from the public. The following notice was sent to the Sun Advocate (Carbon County), Emery County Progress, Times Independent (Grand County), and the San Juan Recorder as well as published on the Utah Public Notice Website:

*SOUTHEASTERN UTAH ASSOCIATION OF LOCAL GOVERNMENTS
PUBLIC HEARING NOTICE*

Southeastern Utah Association of Local Governments will hold a Public Hearing on March 6, 2018, 10:00 am in the SEUALG Board Room located at 375 S Carbon Ave, in Price, to take comments on the 2018 Consolidated Plan Update/Action Plan which can be reviewed at <http://www.seualg.utah.gov>. Written public comments will also be accepted from February 2, 2018 - March 2, 2018. To comment, please contact Jade Powell: PO Box 1106, Price, UT 84501 or by email at jpowell@seualg.utah.gov. In compliance with the Disability Act, individuals wishing to attend this meeting and who require special accommodations should contact Jade Powell at 435 613-0022 least five (5) working days prior to the meeting.

There is rarely any one from the public in attendance at formal public hearings held during the consolidated planning/CDBG application process. In order to obtain as much public input as possible, SEUALG staff attended many of the public meetings and hearings held by the SEUALG's partner entities. These meetings include local planning and zoning board meetings, housing authority and community housing development organization board meetings, tri-partite board meetings (Community Services Block Grant), interagency coordinating council meetings, homeless and continuum of care meetings, economic development councils, as well as special programs such as the Regional Transportation Coordinating Council, etc. SEUALG staff presented information about the Consolidated Plan, CDBG Program, HOME (and housing rehabilitation) program, etc., and solicited input about the issues, needs, goals, and priorities to be identified in the Consolidated Plan.

Goals & Objectives

Goal Outcome Indicator	2017-2018 Actuals	2018-2019 Goals	Unit of Measurement
Public Facility or Infrastructure Activities for low/moderate income housing benefit	8	10	Households Assisted
Homeowner housing rehabilitated	30	30	Household Housing Unit
Homeless person overnight shelter	5	8	Persons Assisted
Homelessness prevention	60	65	Persons Assisted
Jobs created/retained	15	20	Jobs
Businesses assisted	15	20	Businesses Assisted
Housing for people with HIV/AIDS added	1		Household Housing Unit

One year goals for the number of households supported through:

One year goals for the number of households to be supported :

Rental assistance	40	Homeless	20
The production of new units	12	Non-homeless	1200
Rehab of existing units	15	Special Needs	5
Acquisition of existing units	0	Total	1225
Total	67		

Allocation priorities

CDBG is the only HUD program administered by SEUALG. Because there are no concentrations of poverty, deteriorated neighborhoods within the Region, and all but 2 of the communities in this region can be identified as disadvantaged, SEUALG has not developed a geographic distribution or allocation plan for the CDBG funding.

Rather, based on the needs identified by the annual updates to this Consolidated Plan and the capital improvements planning process SEUALG Rating and Ranking Committee has determined that CDBG funding will be targeted to projects according to the following priorities:

1. HOUSING:

- a. New permanent low income housing units
- b. Rehabilitation of existing permanent housing units
- c. New supportive and ADA adaptive units
- d. Emergency shelter units

2. COMMUNITY DEVELOPMENT:

- a. Culinary water projects
- b. Sewer projects
- c. ADA Access
- d. Public safety
- e. Storm drainage projects
- f. Facilities that provide services to income qualified clients
- g. Multi-purpose community centers
- h. Transportation
- i. Public facilities (sidewalk/curb/gutter)
- j. Recreation projects
- k. General community, facility, or master planning

3. ECONOMIC DEVELOPMENT:

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

When there is competition for funds within a particular category, the level of low-income benefit drives the decision of which project is funded.

Expected Resources (PY2018)

Annual Allocation	\$622,000
Program Income	\$0
Prior Years Resources	\$0
Total	\$622,000

The CDBG money that SEUALG receives fluctuates depending on the year. Typically SEUALG receives between \$450,000 and \$500,000 each year. The 2018-2019 funding year was different as the state CDBG Policy Board decided on a 7-way split of CDBG funds for Utah from HUD. This gave each AOG about \$622,000. SEUALG will leverage funds whenever possible. Permanent Community Impact Board Fund, Division of Environmental Quality, and Division of Water Quality are partnered with CDBG on some community development projects. Housing projects that are completed in the Region often times utilize Olene Walker Trust Fund, or USDA Rural Development. SEUALG works closely with projects throughout the Region to identify other sources that maybe utilized to make the most out of the limited resources that are available.

Method of Distribution

SEUALG determines funding criteria only for the CDBG program. The SEUALG Rating and Ranking Committee use the information provided by the Consolidated Planning and Annual Plan Update process to determine the region's Rating and Ranking Policies. The actual Rating and Ranking Policies are finalized in August of each year. Based on priorities identified in the 2018 Consolidated Plan, projects will be awarded funding based on the amount of direct benefit to income qualified residents, how mature the project is, and the following priorities:

1. HOUSING AND HOMELESS PROJECTS

Housing and homeless projects that increase the number of units or rehabilitate the existing housing/units for income qualified households and homeless individuals and families.

2. COMMUNITY DEVELOPMENT PROJECTS

Based on the program regulations and requirements, community development projects that provide a direct benefit to income qualified communities or neighborhoods will be rated and ranked under the following priorities:

- A. Culinary water projects
- B. Sewer and municipal storm drain projects
- C. Public Safety Facilities
- D. General ADA compliance projects (curb cuts, improving accessibility of public and government buildings, restroom adaptations, etc.); multi-purpose community center projects (not including sports facilities)
- E. Basic public infrastructure such as sidewalk curb & gutter, etc.

- F. Recreation projects (parks & park improvements, playground equipment, sports centers/skate parks/ball courts, etc.
- G. General planning for communities such as water system master planning, community master planning, capital facilities master planning, etc.

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

3. COMMUNITY AND HUMAN SERVICES FACILITIES

Community facilities projects that increase or improve services for food banks, daycare centers, senior centers, medical clinics, improved access, beyond basic ADA compliance, for people with disabilities, etc. Applicants will be required to document how the project provides or improves access to a direct benefit or service for income qualified clients rather than primarily providing benefit to the agency or facility itself.

4. ECONOMIC DEVELOPMENT PROJECTS

Economic development projects that directly provide economic development or job creation benefit to income eligible residents. Projects must follow the guidelines in the most current CDBG application policies and procedures manual.

In the past, applications for the southeastern Utah housing rehabilitation programs funded with HOME and CDBG money have not been at a level that a wait list needed to be developed, or that the region's prioritization system (disabled, elderly, children under 6 yrs. of age, etc.) be implemented to determine who receives funding and when. Likewise, restrictions on how many housing rehabilitation applications can or will be accepted from any community have not been necessary. It is not anticipated that neither wait listing nor priority restrictions will become necessary during the period covered by this Consolidated Plan Update. However, every effort will be made to ensure that all communities and eligible residents throughout the district are made aware of the SEUALG housing programs and are easily able to access the program and to apply

SOUTHEASTERN UTAH ASSOCIATION OF LOCAL GOVERNMENTS CDBG RATING AND RANKING POLICIES 2018 PROGRAM YEAR

ALLOCATIONS POLICIES—the following set-asides are established for the 2018 funding year:

1. \$174,000 will be set-aside to fund the following Region-wide single-family housing rehabilitation programs operated by the Southeastern Utah Association of Local Governments: 1) \$134,000 to provide repairs to the homes of residents throughout the Region, either as a stand-alone project or in coordination with funds from the Olene Walker Loan Fund, Rural Development, or other sources. 2) \$40,000 for the operation of the Region's housing rehabilitation programs funded by CDBG, by providing loan underwriting services, development of scopes of work, contractor supervision, and housing rehabilitation-repair technical assistance directly to clients and to other entities or agencies providing services to low income persons. 3) Operate the lead-based paint evaluation program for the Region's housing rehabilitation activities, and other agencies that serve low-income clients with housing and rehabilitation services
2. \$50,000 will be set-aside to fund the Region-wide CDBG administration and planning activities operated by the Southeastern Utah Association of Local Governments: 1) Update of the Region's required Consolidated Plan. 2) Coordinate Consolidated Planning activities and efforts with the Region's economic development practitioners, chambers of commerce, travel councils, and the Southeastern Utah Economic Development Region Board and CEDS (Comprehensive Economic Development Strategy) Committee; 3) Coordinate Consolidated Planning activities and efforts with the Region's homeless coordinating committees, agencies providing services to person with disabilities, region housing authorities, and other non-profit and special service agencies that serve low-income clients. 4) Coordinate Consolidated Planning activities with the Region's Rural Transportation Planning Organization for the development and implementation of a mobility management system to provide access and mobility services to senior citizens, persons with disabilities, and low-income workers. 5) Provide technical assistance to the Region's CDBG applicants to ensure the successful completion of their applications. 6) Provide technical assistance to the Region's homeless and affordable housing committees, and other agencies that serve low-income residents, for program development and funding opportunities.
3. \$50,000 will be set-aside to fund Senior Citizen Centers grants in the Region. Senior Citizen Centers may apply for a grant for the acquisition, construction, or rehabilitation of facilities (except permanent housing) for seniors (persons 62 and older). In the event that not all the funding is allocated for Senior Citizen Center projects, the unallocated funds will be allocated to the Region-wide single family housing rehabilitation program. Counties may apply through a competitive process. Each project will be scored using the Senior Center Scoring Criteria. Funded applicants will be ineligible for additional funding for a particular Center for three CDBG application cycles. Applicants are not required to conduct an income survey. In the event of a tie, the community with the highest number of LMI persons will be granted the funds. Possible projects to be funded include, but are not limited to: roof replacement, parking lot improvements, commercial kitchen equipment purchase, elevators and other improvements to address Americans with Disabilities (ADA) requirements, furnaces, sidewalks, HVAC, bathrooms, senior transportation (must be new or increased service), etc.
4. In compliance with the policies of the State of Utah CDBG Program, and to be eligible for funding, all applicants must have drawn down 50% of any prior year's CDBG funding prior to the Regional Review Committee's (RRC) rating and ranking meeting in March.
5. State of Utah has established the minimum amount of funding of \$30,000 per project and the maximum amount is limited by the annual allocation amount.

6. Applicants must provide written documentation of the availability and status of all other proposed funding at the time the application is submitted, including all sources of funding which are considered local contributions toward the project and its administration.
7. The Southeastern Utah Association of Local Governments (SEUALG) will provide assistance with the completion of the application. All applications for CDBG funds will be made and processed in accordance with the State of Utah and Federal regulations.
8. Official representatives of potential applicants **MUST ATTEND ONE** of the “How to Apply Workshops.” Applicants that do not attend will not be considered for funding. Official representatives could be elected officials of the applicant entity or management level employees of the entity such as city/county managers or administrators, city/county recorders or clerks, or management staff from the entities’ planning or community development department. Third party representation (engineers, architects, lower level entity staff, etc.) will be accepted only if written designation from the entity is provided at the start of the “How to Apply Workshop”.
9. All applications will be scored by SEUALG staff based on the rating and ranking criteria approved by the Regional Review Committee (RCC). SEUALG staff will make recommendations to the RCC on each application and then present the applications to the RCC for final approval.
10. The SEUALG Governing Board functions as the CDBG Rating and Ranking Committee. The SEUALG Board consists of one county commissioner/councilperson and one municipal elected official from each county. Membership on the SEUALG Board (and, therefore, the CDBG R&R Committee) is determined by county level councils of governments at meetings held shortly after new elected officials take office.
 1. Carbon County- Jake Mellor, Commissioner
 2. Price City- Joe Piccolo, Mayor
 3. Emery County- Keith Brady, Commissioner
 4. Huntington City- Hillary Gordon, Mayor
 5. Grand County- Curtis Wells, Councilman
 6. Moab City- Dave Sakrison, Mayor
 7. San Juan County- Bruce Adams, Commissioner
 8. Blanding City- Calvin Balch, Mayor
11. Projects must be consistent with the Region’s Consolidated Plan.
12. Public service providers, traditionally non-profit organizations, are allowed to apply for CDBG funds for capital improvements, and major equipment purchases. Examples are delivery trucks, construction, remodeling, and facility expansion. State of Utah policy prohibits the use of CDBG funds for operating and maintenance expenses. This includes paying administrative costs, salaries, etc. No more than 15% of the state’s yearly allocation of funds may be expended for public service activities.
13. Applications on behalf of sub recipients (i.e. special service districts, non-profit organizations, etc.) are allowed. The applicant city or county must understand that even if they name the sub recipient as project manager the city or county is still responsible for the project’s viability and program compliance. A subcontractor’s agreement between the applicant entity and the sub recipient must accompany the application. A letter from the governing board of the sub recipient requesting the sponsorship of the project must accompany the application. The letter must be signed by the board person. To utilize CDBG funds for a public service, the service must be either a new service or a quantifiable increase in the level of existing services which has been provided by the applicant in the previous 12 months.

14. To qualify for ADA points a project must be an adaption to an existing facility or structure. New construction must be ADA compliant by law, so while these projects may meet a National Objective and qualify for CDBG funding, they will be rated and ranked as community development projects.
15. Project Maturity: Funding should be prioritized to those projects which are the most “mature”. Maturity is defined as those situations where: 1) the applicant has assigned a qualified project manager; 2) has selected an engineer and/or architect; 3) proposed solution to problem is identified in the Scope of Work and ready to proceed immediately; 4) has completed architectural/engineering design (blueprints); and 5) identifies all funding sources and funding maturity status. Projects that are determined to not be sufficiently mature so as to be ready to proceed in a timely manner, may not be rated and ranked.
16. When an applicant submits more than one application, only the highest ranked application will be considered for funding unless all other applicants’ projects have been funded.
17. Emergency projects may be considered by the RRC at any time during the year. Projects that are considered for emergency CDBG funding must still meet a national objective and regional goals set by the RRC. Projects may be considered an emergency if the following apply:

- ❖ Funding through a normal CDBG funding cycle would create an unreasonable health and or safety risk to people or property.

If an applicant deems it necessary to apply for emergency funding, they must contact the Southeastern Utah Association of Local Governments promptly to discuss the details of the project and the state required application procedure and the RRC criteria. Emergency funds are limited on a statewide basis and will need approval from the State CDBG Policy Board. The amount of emergency funds awarded will be subtracted from the top of Region’s next yearly allocation.

18. In the event of a tie, the following policies will be followed in order from 1 to 5:
 1. The project that has the highest percentage of LMI persons benefitting.
 2. The project with the most local leveraged funds.
 3. The project with the most other leveraged funds.
 4. The largest geographical area benefitted.
 5. The project with the largest number of LMI beneficiaries.
19. In the event there is not enough money to fully fund the final ranked project the money will be awarded as follows:
 1. The final ranked applicant will be given the opportunity to amend their project description to reflect the reduced funding. The project must still be viable, complete and earn the required points.
 2. If the final ranked project cannot be awarded partial funding, the highest ranked project will be given the opportunity to expand its project. This process will be followed until all the funded projects have received the opportunity to expand their projects and all the available CDBG funding has been awarded.
 3. If none of the applied-for projects can be awarded additional funding, the un-awarded funding will be allocated to the Region-wide single family rehabilitation program.

Barriers to Affordable Housing

Southeastern Utah region is so sparsely populated (3.23 people per square mile) that extraordinary land use, zoning, and construction requirements sometimes prohibit the development of affordable housing. Communities in southeastern Utah have historically used a “pay as you go” system of financing infrastructure expansion (sewer, water, electric lines, natural gas lines, streets, and sidewalks/curb/gutter). In order to mitigate the costs of infrastructure development, new housing and commercial development is usually kept close to existing cities and towns. Because there is limited public transportation available, it’s vital that affordable housing be developed close to jobs, services, and schools. The result is that affordable housing projects must compete against well financed, private development for the same scarce land and public infrastructure access or be built several miles outside of town on large lot sizes because of zoning restrictions. These basic realities have the effect of increasing costs for development in general and affordable housing in particular.

Because of growth/development pressures associated with the tourism industry, some communities in southeastern Utah have high infrastructure impact fees. Because of the scarce availability of land in the areas where growth is/has occurred, land costs also often present a barrier to affordable housing. Several communities in southeastern Utah are trying to address some of these issues by adopting zoning ordinances that encourage the development of affordable housing, i.e., allowing for accessory dwellings, offering high-density bonuses for affordable housing, and relaxing some development requirements (sidewalk parkways, open areas, and landscaping regulations, for instance)

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

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

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

Other

Community Assessment

The following community assessment was conducted in December 2017-January 2018. While the SEUALG did not assess each city and county, all of the region's cities and counties were contacted to determine if their needs or priorities had changes.

Action Plan Community Assessment

1. Community

Mark only one oval.

Carbon County	Emery County	Monticello
Blanding	Emery Town	Orangeville
Castle Dale	Ferron	Price
Castle Valley	Grand County	San Juan County
Clawson	Green River	Scotfield
Cleveland	Helper	Wellington
East Carbon	Huntington	
Elmo	Moab	

2. Sewer System

Mark only one oval.

1	2	3	4	5	6	7	8	9	10
Low									High

3. Culinary Water Storage

Mark only one oval.

1	2	3	4	5	6	7	8	9	10
Low									High

17. Are there unmet needs for childcare in the community

Mark only one oval.

Yes

No

18. What do you feel is the primary nutrition issues in your community?

Check all that apply.

High cost healthy foods

Not enough income to cover food cost

Lack of transportation to grocery store

Lack of knowledge on healthy food choices

Lack of knowledge on available nutrition programs (WIC, food stamps, etc.)

Food resources not available (senior meals, meals on wheels, food pantry)

19. What do you feel are the primary youth issues in your community? Check maximum of 3.

Check all that apply.

Teen pregnancy

Gang membership

Dropping out of school

Bullying

Learning disabilities

Emotional or behavioral problems

Weight/eating habits

Not much to do away from school

Lack of role models

Adults not in touch with needs of youth

Stress

Depression

Alcohol/Drug use by youth

Alcohol/drug use in the family

Lack of opportunities to develop skills needs as adult

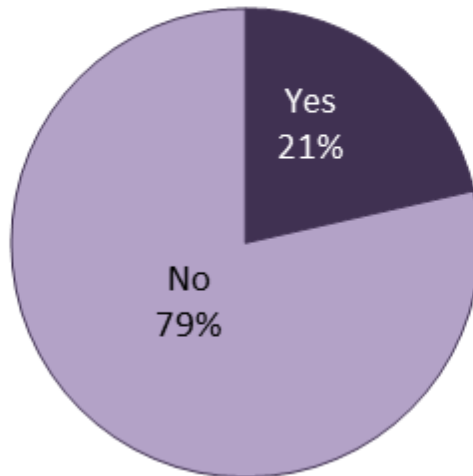
Violence

Powered by
Google Forms

Community Assessment Results

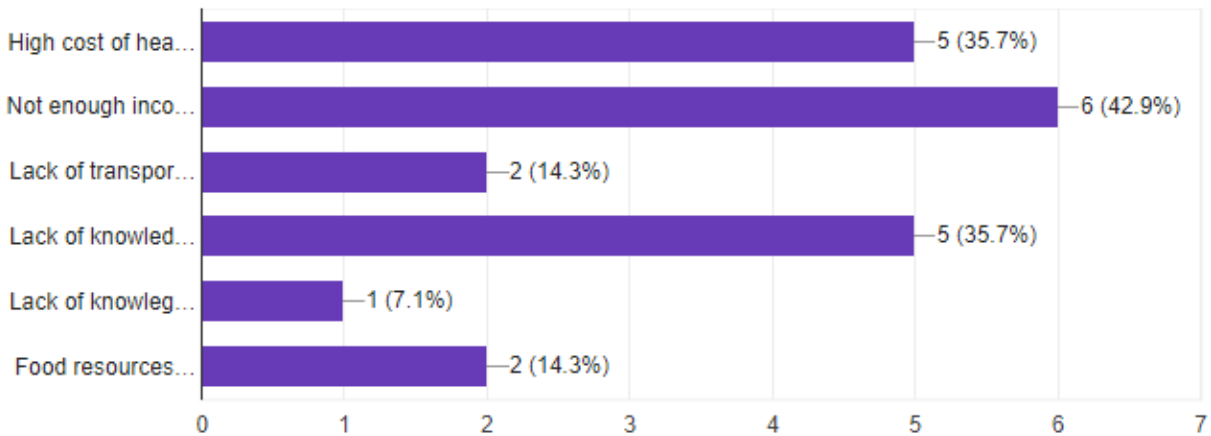
Score	Sewer Sytem	Culinary Water Storage	Culinary Water Source	Culinary Water Distribution System	Health Care	Roads	Road Maintenance	Recreation Facilities	Fire Department Facilities	Fire Department Equipment	Public Safety Facilities	Howing for Low- to Moderate-Income	Housing for Area Workforce	Services to Assist Homeless Individuals
1			1		1							1		3
2		1				2	1		1		1			2
3	3	1	1	1	1	1		1	3	1	1	1	4	2
4	1	1	2	2	5	2	3	2	2	2	1	1	3	2
5		2		1	4	1		3	1	1	3	2		1
6					1	1	2	2	1	2		1	3	
7		1				2	2	1	1	2	1	4	2	
8	2		1	2		1	1	2	1	1		1		1
9	1	1	1	2			1	1		1		1		1
10	1		1											
Average Score	6.4	5.7	6.4	6.7	4.6	5.3	6	5.7	4.3	6.1	4	6.1	5.1	3.9

Are there unmet needs for childcare in the community?



What do you feel is the primary nutrition issues in your community?

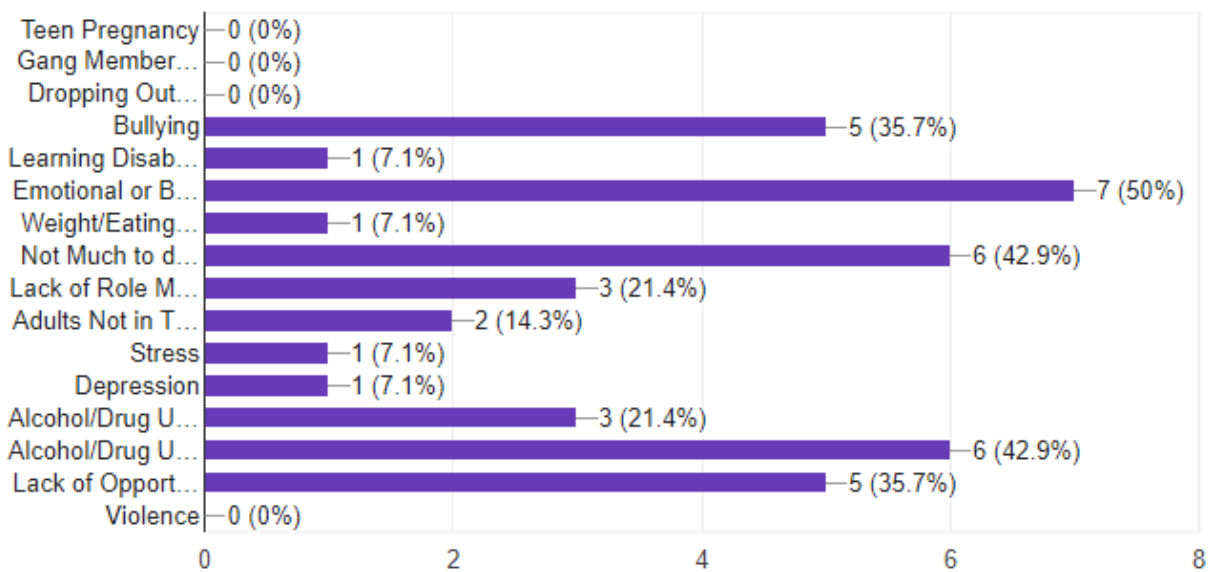
14 responses



What do you feel are the primary youth issues in your community?

Check a maximum of 3.

14 responses



2018 CDBG Application Scoring Criteria									Score
1	Capacity to Carry Out Grant: Grantee's Past History in Administering CDBG Grants.	Excellent: 5 points	Very Good: 4 points	Good: 3 points	Average: 2 point	Below Average: 1 point			
2	Project Maturity: Qualified Project Manager, Architect/Engineer has been selected, Well-Defined Scope of Work, Completed Architectural/Engineering Design, and Funding in Place. Possible 6 Points	Qualified Project Manager: 1 point	Architect/Engineer: 1 point	Well Defined Scope of Work: 1 point	Completed Architectural/Engineering Design 1 point		Funding in Place: 2 points		
3	Infrastructure Development/Improvements Expansion of water/sewer or other community infrastructure such as fire stations, parks, community centers, etc. ADA compliance	Water: 7 points	Sewer 6 points	ADA Compliance & Accessibility 5 points	Fire, medical service facilities and/or equipment 4 points	Other Public Facilities 3 points	Streets & Sidewalks 2 points	Recreation Facilities/ Planning 1 point	
4	Improvement of LMI housing units: Improvement of existing housing stock with rehabilitation, or new units constructed.	> 15 units 25 points	11-14 units 20 points	5-9 units 15 points	1-4 units 10 points				
5	Affordable Housing Plan: City or County as adopted an Affordable Housing plan and the project implements specific items in plan.	Yes 1 points	No 0 points						
6	Extent of Poverty: If applicant properly documents the Percentage of Low income (50%) and Very Low income (30%) persons benefitting from the project, additional points will be given based on the following. % of total population of jurisdiction or project area who are low or very low income.	20 % or more 5 points	15%-19% 4 points	10%-14% 3 points					

7	Housing Projects: <u>Permanent supportive housing</u> i.e. housing for persons with mental/physical disabilities. <u>Transitional Housing</u> i.e. Development of new or rehab of existing units. <u>Emergency Shelter</u> i.e. Development of new or rehab of existing emergency homeless and spouse abuse shelter.	Housing Project in area identified as having affordable housing issues 12 points	Single Family or Multi Family Housing 10 points	Permanent Supportive Housing 8 points	Transitional Housing Projects 6 points	Emergency Shelter Projects 4 points		
8	LMI population: Percent of residents considered LMI.	>76% 4 points	66%-75% 3 points	56%-65% 2 points	51%-55% 1 point			
9	Project's overall impact for Region	Project Benefits are County Wide: 8 points	Project benefits are area wide (city & parts of county): 6 points	Project benefits are community wide: 4 points	Project benefits a single neighborhood or a targeted population: 2 points			
10	Percentage of Non-CDBG Funds Invested in Total Project Cost							
10 a	Jurisdictions with a population of less than 500	>10% 5 points	7.1-10% 4 points	4.1-7% 3 points	1-4% 2 points	<1% 1 point		
10 b	Jurisdictions with a population of 501-1,000	>20% 5 points	15.1-20% 4 points	10.1-15% 3 points	5.1-10% 2 points	1-5% 1 point		
10 c	Jurisdictions with a population of 1,001-5,000	>30% 5 points	25.1-30% 4 points	20.1-25% 3 points	15.1-20% 2 points	1-15% 1 point		
10 d	Jurisdictions with a population greater than 5,000	>40% 5 points	35.1-40% 4 points	30.1-35% 3 points	25.1-30% 2 points	1-25% 1 point		

11	Applicant project was last funded.	Received a grant in the last funding cycle: 0 points	1 prior funding cycle: 2 points	2 prior funding cycles: 3 points	3 prior funding cycles: 4 points	4 or more funding cycles: 5 points		
12	Jurisdiction Property Tax Rate: The communities that maintain an already high tax burden, as compared to the tax ceiling set by set law, will be given higher points in this category.	> 50% 5 points	40% - 49% 4 points	30%-39% 3 points	20%-29% 2 points	10%- 19% 1 points	< 10% 0 points	
Total Points							/88	

2018 Senior Centers Scoring Criteria								Score
1	Population of 62 years and older residents of the area served by the center.	0-1000 0 points	1001-1500 1 point	1501-2000 2 points	>2001 3 Points			
2	Population of 62 years and older residents of the area served by the center divided by the total funds requested.	\$1-\$50 5 points	\$51-\$100 4 points	\$101-\$150 3 points	\$151-\$200 2 points	>\$200 1 point		
3	LMI Population: Percent of residents in the area served by the center considered to be LMI.	>76% 4 points	66%-75% 3 points	56%-65% 2 points	51%-55% 1 point			
Total Points							/12	