2022 Southeastern Utah Association of Local Governments CDBG Annual Action Plan

For July 2022 - June 2023

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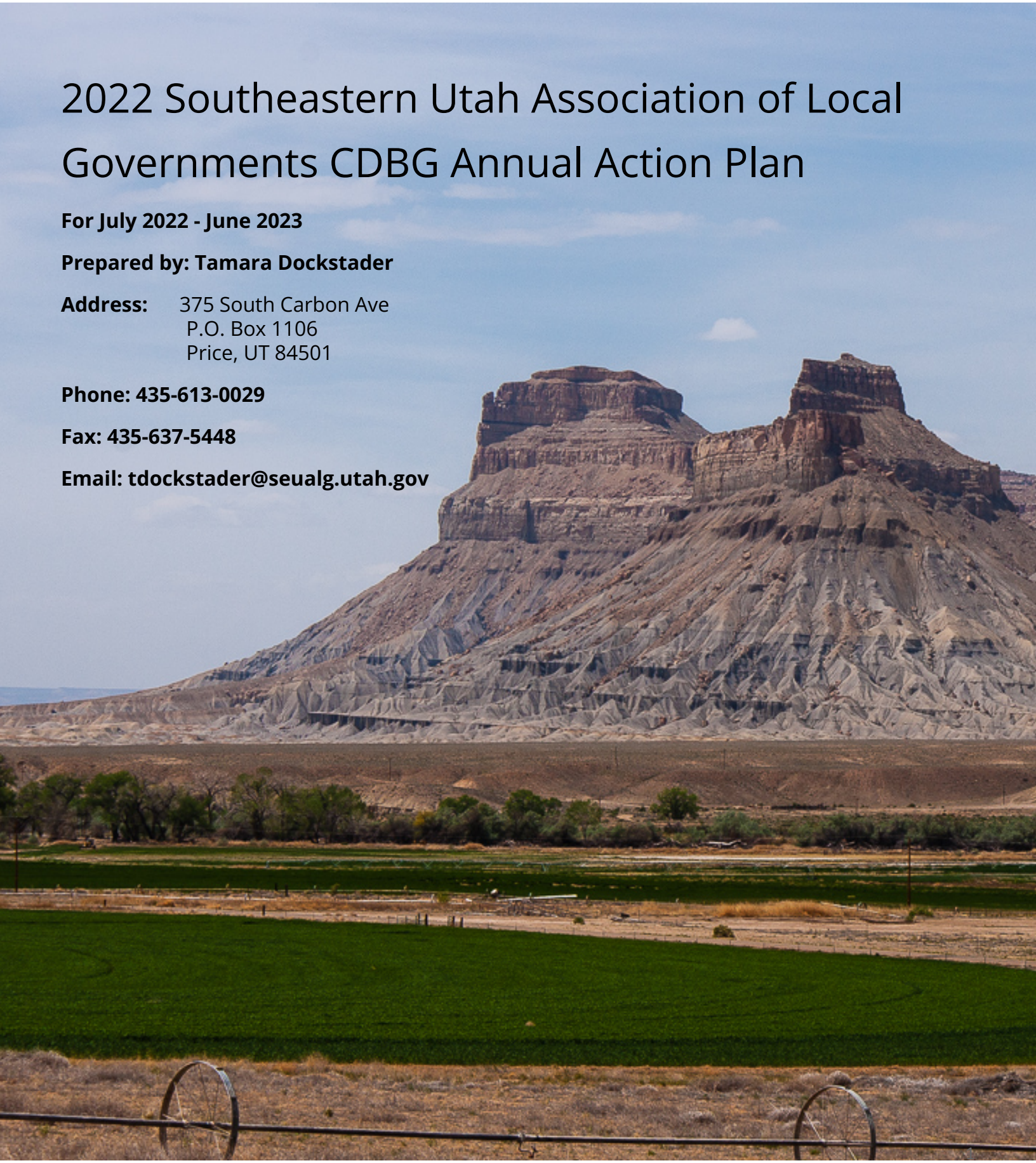

Contents

Executive Summary **3**

Outreach **6**

Consultation 6

Citizen Participation 7

Expected Resources **8**

Goals & Objectives **9**

Affordable Housing **9**

Allocation Priorities **10**

Public Housing **11**

Barriers to Affordable Housing **12**

Other Actions **13**

Appendix A **14**

Appendix B **23**

Appendix C **32**

Executive Summary

Economic and community development in Southeastern Utah changed very little during the last year. The housing market saw an increase in prices making it nearly impossible for the people of very low to low income to afford not only rent but owning a home as well. Three of the Region'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.

Rating and Ranking Criteria

There has been a change in priorities for the Community Development Block Grant (CDBG) funds. Prior to this year, there has always been an emphasis on affordable housing for Southeastern Utah Association of Local Governments (SEUALG) Rating and Ranking criteria. Although there hasn't been a shift in which infrastructure would receive more points, there is a point reduction for housing projects. This makes the rating and ranking of projects more equitable for all projects.

SEUALG Allocation

In the CDBG 2022 program year, SEUALG is expected to receive an increase in their allocation. In prior years, SEUALG has been allocated roughly $498,000 per year. For the 2020 program year, there was a change in the State of Utah's Small Cities Program allocation methodology. The change in methodology resulted in more emphasis on percentage of statewide low- to moderate-income population (40% of funding), average poverty rate (35% of funding), pre-1980 housing (15% of funding), and pre-approved CDBG applicants (10% of funding). The result of the change in methodology is an increase of $210,000 in the expected SEUALG allocation bringing the SEUALG total allocation to $708,000.

SEUALG Single-Family Housing Rehabilitation Program

In the CDBG 2021 program year, SEUALG's Single-Family Housing Rehabilitation program has received a set-aside of $174,000 (total: $174,000; $134,000 Construction Funds; $40,000 Administration). SEUALG Single-Family Housing Rehabilitation has completed 28 homes with this funding. With SEUALG Single-Family Housing Rehabilitation set-aside, the Agency typically funds a minimum of 14 homes per program year. With this increase, SEUALG was able to complete an additional 5 homes, bringing the total to 28 homes rehabilitated.

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 changed over the last several years. All four counties have seen a sharp increase in home prices and the lack of affordable, decent and safe housing has decreased. Housing stocks remain very low with new homes being built. 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. 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 in all counties;
4. Renovate or replace existing pre-1976; both rental and owner-occupied;
5. Develop housing for people with disabilities and other special needs, including supportive housing services and programs , including adding Permanent Supportive Housing Units;
6. Increase the number for Mutual Self Help Ground up construction projects by looking for additional land acquisition.

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. Sewer Systems;
2. Public Safety Facilities;
3. Fire Department/Equipment/Facilities;
4. Services to Assist Homeless Individuals;
5. Health Care;
6. Recreation Facilities;
7. Culinary Water Distribution Systems;
8. Culinary Water Storage;
9. Housing for Low- to Moderate-Income;
10. Roads & Road Maintenance;
11. Culinary Water Source;
12. Housing for Area Workforce.

Community Development Project

For the funding year of 2022, Community Development Block Grant (CDBG) funds were awarded to applicants to perform the following types of projects; new pickleball courts to Blanding City, acquire fire department equipment for Huntington City, community center improvements for Bluff Town, and construction of health facility for Castle Ridge Behavioral Health in Castle Dale City.

2022 CDBG Projects

SEUALG: Rehabilitate a minimum of 14 owner-occupied homes

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

SEUALG: Community development planning to LMI communities and areas of southeastern Utah

Blanding City: Pickleball Courts

Bluff Town: Community Center Improvements

Castle Dale City: Construction of health facilities at the new Castle Ridge Behavioral Health

Huntington City: Fire Department Equipment

2021 CDBG Projects

SEUALG: Rehabilitate a minimum of 14 owner occupied homes

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

Huntington City: Fire Department Equipment

Castle Dale City: Trails Improvement (Ghost Trail)

Outreach

Consultation

While gathering information, SEUALG consulted with all 19 cities and towns and four counties that are located within the SEUALG Region throughout the year. They are as follows:

Carbon County

Price City

Wellington City

East Carbon City

Helper City

Scofield Town

Emery County

Cleveland Town

Elmo Town

Huntington City

Castle Dale City

Orangeville City

Ferron City

Clawson Town

Emery Town

Green River City

Grand County

Castle Valley Town

Moab City

San Juan County

Monticello City

Blanding City

Bluff Town

In addition to meeting with the cities/towns and counties, SEUALG also consulted with non-profits and other agencies in the Region throughout the year. They are as follows:

The Area Agency on Aging

The Housing Authority of Carbon County

Regional Planning Office (SEUALG)

The Emery County Housing Authority

The Housing Authority of Southeastern Utah

Four Corners Community Behavioral Health

San Juan County Behavioral Health Region

SEUALG 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

Tripartite (CSBG) Advisory Board

Public safety agencies in all four counties

The local offices of the Department of Workforce Services

Carbon Addiction Reduction and Elimination (CARE) Coalition

Faith Based Coalition

Future In Design (FIND)

Southeast Utah Community Action Partnership(SCAP)

Business & Technical Assistance Center (BTAC)

The result of these consulting visits can be found in Appendix A. There is only one Consultation Form per county.

Citizen Participation

The Southeastern Utah Association of Local Governments (SEUALG) held a public hearing on January 18, 2022 to solicit comments for the Community Development Block Grant Program. No one from the public attended the hearing.

SEUALG will also hold a 30-day comment period from January 24, 2022 to February 24, 2022. A public hearing will be held on February 24, 2022 to solicit comments from the public. The following notice was 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 February 24, 2022, at 12:00 pm or soon thereafter at 375 S Carbon Avenue, Price, Utah 84501, to take comments on the 2022 Annual Action Plan which can be reviewed at http://www.seualg.utah.gov. Written public comments will also be accepted from January 24, 2022 - February 24, 2022. To comment, please contact Tamara Dockstader: PO Box 1106, Price, UT 84501 or by email at tdockstader@seualg.utah.gov.

In compliance with the Disability Act, individuals wishing to attend this meeting and who require special accommodations should contact Tamara Dockstader at 435 613-0029 at least five (5) working days prior to the meeting.

There is rarely any attendance from the public 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, tripartite 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, housing rehabilitation program, etc., and solicited input about the issues, needs, goals, and priorities to be identified in the Consolidated Plan.

Expected Resources

Resources	Annual
CDBG Allocation	**$863,471**
Program Income	**$0**
Prior Years Resources	**$0**
Total	**$778,284**

The SEUALG applies annually for funds for the administration and planning of the CDBG program and Consolidated Plan totaling $50,000, In addition to the administration and planning funds, SEUALG applies for, and has written in policy for a set-aside, funds for the Single-Family Housing Rehabilitation for a total of $174,000 ($134,000-Construction Funds, $40,000-Administration). An additional $50,000 is being requested moving forward for general community development planning. The remaining expected $504,284 is open for the southeastern Region to apply for projects that are CDBG eligible.

In SEUALG's Rating and Ranking Criteria 9 A-D states that if a project is funded by other funding other than CDBG, then that project would receive more points. The criteria is determined based on the population size of the community. The higher the percentage of non-CDBG funds invested into a project, then the higher points the project will receive.

Goals & Objectives

For the 2022 Program Year, SEUALG plans to fund fire department equipment, health facilities, recreation facilities, and community center improvements. The quantities below are LMI beneficiaries.

Goal Outcome Indicator	Quantity (1-Year)	Unit of Measurement
Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	4,323	Persons Assisted
Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	8	Households Assisted
Homeowner Housing Rehabilitation*	30	Households Housing Unit
Homeowner Housing Added*	8	Households Housing Unit
Homeless Person Overnight Shelter**	23	Persons Assisted
Homelessness Prevention**	67	Persons Assisted

*CDBG funds leveraged with USDA and Olene Walker funding
**Emergency Solutions Grant (ESG) Funding

Affordable Housing

One-Year Goals	# of Households
Rental Assistance	30*
Production of New Units	
Rehab of Existing Units	21
Acquisition of Existing Units	
Total	51

*ESG Funds

Allocation Priorities

The SEUALG Rating and Ranking Committee is composed of two persons from each county. This person has been nominated to be on the committee from advisory of the SEUALG Governing Board. Of the two representations from the counties, one should be county-level and the other from city-level. This is to ensure the city and counties are represented.

Annually, the Rating and Ranking Committee updates the SEUALG CDBG Rating and Ranking Policies and scoring criteria (Appendix B) for the next program year. The Rating and Ranking Committee set the priority of the criteria for the next program year. This is done based on the results from the Community Assessment results (Appendix C). The SEUALG CDBG Rating and Ranking Policies and scoring criteria are always approved by the SEUALG Governing Board. The SEUALG CDBG Rating and Ranking Policies and scoring criteria can be found in the Utah Community Development Block Grant Application Policies and Procedures manual and on the SEUALG website (seualg.utah.gov).

The process for awarding CDBG funds to applicants after submission are as follows:

1. Applications are preliminarily rated and ranked by SEUALG Staff and State of Utah Staff.
2. Applications are rated and ranked by SEUALG Rating and Ranking Committee.
3. Final approval and awarding are made by the SEUALG Governing Board from the recommendations from the SEUALG and State of Utah Staff and SEUALG Rating and Ranking Committee.

Public Housing

There are two Public Housing agencies located in the SEUALG Region. They are Carbon County Housing Authority and Emery County Housing Authority.

Carbon County has 121 units that are available for rental for low income persons and families. They are multi-family units that are in Wellington, Utah and two locations in Price, Utah. On average, they are at 95-98% capacity with the units and only have about 2-5% vacancy rate.

Emery County has made the transition from public housing to the Housing Choice Voucher programs. Emery County has been selling their multi-family housing units and concentrating their efforts in voucher programs.

Barriers to Affordable Housing

The 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]).

Because of stagnant population growth, developers have not found it profitable to invest in the Region; however, this has begun to change in the last year with the use of remote work and the continual growing of the Wasatch Front. Counties in southeastern Utah are starting to experience unanticipated growth and are in need with securing funding to develop needed water/sewer infrastructure.

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 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 Actions

Southeastern Utah Association of Local Governments Single-Family Housing Rehabilitation Program rehabs a minimum of 14 homes in Southeastern Utah. In the past, the program has had a policy in place that limits a project to getting a $10,000 grant of CDBG funds. In Program Year 2019, SEUALG Single-Family Housing Rehabilitation has increased the threshold of the $10,000 grant to $15,000 grant. This was needed because of inflation in construction cost and the restrictions and limits on other funding sources, such as Olene Walker funding and USDA funding. With this increase, gaps of funding for projects to be completed should be closed.

Appendix A

Consultation Forms

Consultation Form

CDBG Annual Action Plan

1. AOG: Southeastern ALG Employee: Tamara Dockstader

2. Name of Agency Consulted: Carbon County Date of Consultation: Ongoing

3. Agency/Group/Organization Type (**Check all that apply**)

___	Housing	___	Services-Children	___	Services-Education
___	PHA	___	Services-Elderly Persons	___	Services-Employment
___	Services-Persons with Disabilities	___	Services-Persons with HIV/AIDS	___	Services-Victims of Domestic Violence
___	Services-Homeless	___	Services-Health	___	Services-Fair Housing
___	Health Agency	___	Child Welfare Agency	___	Civil Leaders
___	Publicly funded institution/System of Care*	___	Other government-Federal	___	Other government-State
X	Other government-County	___	Other government-Local	___	Grantee Department
___	Regional Organization	___	Planning organization	___	Business leaders
___	Community Development	___	Private Sector Banking/Financing	___	Neighborhood Organization
___	Financial Institution	___	Foundation	___	Other:
___	Major Employer				

*Organizations which may discharge persons into homelessness, such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions.

4. What section of the Plan was addressed by Consultation? (**Check all that apply**)

X	Housing Needs Assessment	X	Public Housing Needs		Market Analysis
___	Homeless Needs-Chronically homeless	___	Homeless Needs-Families with Children	___	Homelessness Needs-Veterans
___	Homelessness Needs-Unaccompanied Youth	___	Homelessness Strategy	___	Non-Homeless Special Needs
___	HOPWA Strategy	X	Economic Development	X	Anti-Poverty-Strategy
___	Lead-based Paint Strategy	___	Other:	___	

5. Briefly describe how the Agency/Group/Organization was consulted?

Throughout PY2021, SEUALG consulted with Carbon County on various occasions. Many of the consulting meetings were informal or in a meeting setting.

6. What are the anticipated outcomes of the consultation of areas for improved coordination?

Carbon County is partnering with SEUALG to provide support and authorizations of SEUALG programs to be implemented in the County, namely CDBG Single-Family Housing Rehabilitation. Other consulting meetings were to discuss possible CDBG projects located within the County. Some of those project ideas are; medical service facility improvements, housing development and water systems.

In addition to consulting with Carbon County, the cities located within Carbon County were consulted. These consulting visits are very similar to the County's visits in regards to programs SEUALG offers and discussing possible CDBG projects.

CDBG Annual Action Plan

1. AOG: Southeastern ALG Employee: Tamara Dockstader

2. Name of Agency Consulted: Emery County Date of Consultation: Ongoing

3. Agency/Group/Organization Type (**Check all that apply**)

___	Housing	___	Services-Children	___	Services-Education
___	PHA	___	Services-Elderly Persons	___	Services-Employment
___	Services-Persons with Disabilities	___	Services-Persons with HIV/AIDS	___	Services-Victims of Domestic Violence
___	Services-Homeless	___	Services-Health	___	Services-Fair Housing
___	Health Agency	___	Child Welfare Agency	___	Civil Leaders
___	Publicly funded institution/System of Care*	___	Other government-Federal	___	Other government-State
X	Other government-County	___	Other government-Local	___	Grantee Department
___	Regional Organization	___	Planning organization	___	Business leaders
___	Community Development	___	Private Sector Banking/Financing	___	Neighborhood Organization
___	Financial Institution	___	Foundation	___	Other:
___	Major Employer				

*Organizations which may discharge persons into homelessness, such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions.

4. What section of the Plan was addressed by Consultation? (**Check all that apply**)

X	Housing Needs Assessment	X	Public Housing Needs		Market Analysis
___	Homeless Needs-Chronically homeless	___	Homeless Needs-Families with Children	___	Homelessness Needs-Veterans
___	Homelessness Needs-Unaccompanied Youth	___	Homelessness Strategy	___	Non-Homeless Special Needs
___	HOPWA Strategy	X	Economic Development	X	Anti-Poverty-Strategy
X	Lead-based Paint Strategy	___	Other:	___	

5. Briefly describe how the Agency/Group/Organization was consulted?

Throughout PY2021, SEUALG consulted with Emery County and the cities and towns located within the county on various occasions. Many of the consulting meetings were informal or in a meeting setting.

6. What are the anticipated outcomes of the consultation of areas for improved coordination?

Emery County is partnering with SEUALG to provide support and authorizations of SEUALG programs to be implemented in the County, namely CDBG Single-Family Housing Rehabilitation. Other consulting meetings were to discuss possible CDBG projects located within the County.

In addition to consulting with Emery County, the cities located within Emery County were consulted. These consulting visits are very similar to the County's visits in regards to programs SEUALG offers and discussing possible CDBG projects.

CDBG Annual Action Plan

1. AOG: Southeastern ALG Employee: Tamara Dockstader

2. Name of Agency Consulted: Grand County Date of Consultation: Ongoing

3. Agency/Group/Organization Type (**Check all that apply**)

___	Housing	___	Services-Children	___	Services-Education
___	PHA	___	Services-Elderly Persons	___	Services-Employment
___	Services-Persons with Disabilities	___	Services-Persons with HIV/AIDS	___	Services-Victims of Domestic Violence
___	Services-Homeless	___	Services-Health	___	Services-Fair Housing
___	Health Agency	___	Child Welfare Agency	___	Civil Leaders
___	Publicly funded institution/System of Care*	___	Other government-Federal	___	Other government-State
X	Other government-County	___	Other government-Local	___	Grantee Department
___	Regional Organization	___	Planning organization	___	Business leaders
___	Community Development	___	Private Sector	___	Neighborhood
___	Financial Institution	___	Banking/Financing	___	Organization
___	Major Employer	___	Foundation	___	Other:

*Organizations which may discharge persons into homelessness, such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions.

4. What section of the Plan was addressed by Consultation? (**Check all that apply**)

X	Housing Needs Assessment	X	Public Housing Needs	___	Market Analysis
___	Homeless Needs-Chronically homeless	___	Homeless Needs-Families with Children	___	Homelessness Needs-Veterans
___	Homelessness Needs-Unaccompanied Youth	___	Homelessness Strategy	___	Non-Homeless Special Needs
___	HOPWA Strategy	X	Economic Development	X	Anti-Poverty-Strategy
X	Lead-based Paint Strategy	___	Other:	___	

5. Briefly describe how the Agency/Group/Organization was consulted?

Throughout PY2021, SEUALG consulted with Grand County and the cities and towns located within the county on various occasions. Many of the consulting meetings were informal or in a meeting setting.

6. What are the anticipated outcomes of the consultation of areas for improved coordination?

Grand County is partnering with SEUALG to provide support and authorizations of SEUALG programs to be implemented in the County, namely CDBG Single-Family Housing Rehabilitation. Other consulting meetings were to discuss possible CDBG projects located within the County.

In addition to consulting with Grand County, the cities located within Grand County were consulted. These consulting visits are very similar to the County's visits in regard to programs SEUALG offers and discussing possible CDBG projects.

CDBG Annual Action Plan

1. AOG: Southeastern ALG Employee: Tamara Dockstader

2. Name of Agency Consulted: San Juan County Date of Consultation: Ongoing

3. Agency/Group/Organization Type (**Check all that apply**)

___	Housing	___	Services-Children	___	Services-Education
___	PHA	___	Services-Elderly Persons	___	Services-Employment
___	Services-Persons with Disabilities	___	Services-Persons with HIV/AIDS	___	Services-Victims of Domestic Violence
___	Services-Homeless	___	Services-Health	___	Services-Fair Housing
___	Health Agency	___	Child Welfare Agency	___	Civil Leaders
___	Publicly funded institution/System of Care*	___	Other government-Federal	___	Other government-State
X	Other government-County	___	Other government-Local	___	Grantee Department
___	Regional Organization	___	Planning organization	___	Business leaders
___	Community Development	___	Private Sector	___	Neighborhood Organization
___	Financial Institution	___	Banking/Financing		
___	Major Employer	___	Foundation		Other:

*Organizations which may discharge persons into homelessness, such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions.

4. What section of the Plan was addressed by Consultation? (**Check all that apply**)

X	Housing Needs Assessment	X	Public Housing Needs		Market Analysis
___	Homeless Needs-Chronically homeless	___	Homeless Needs-Families with Children	___	Homelessness Needs-Veterans
___	Homelessness Needs-Unaccompanied Youth	___	Homelessness Strategy	___	Non-Homeless Special Needs
___	HOPWA Strategy	X	Economic Development	X	Anti-Poverty-Strategy
X	Lead-based Paint Strategy	___	Other:	___	

5. Briefly describe how the Agency/Group/Organization was consulted?

Throughout PY2021, SEUALG consulted with San Juan County and the cities and towns located within the county on various occasions. Many of the consulting meetings were informal or in a meeting setting. Most meetings were held via telephone because of travel constraints.

6. What are the anticipated outcomes of the consultation of areas for improved coordination?

San Juan County is partnering with SEUALG to provide support and authorizations of SEUALG programs to be implemented in the County, namely CDBG Single-Family Housing Rehabilitation. Other consulting meetings were to discuss possible CDBG projects located within the County.

In addition to consulting with San Juan County, the cities located within San Juan County were consulted. These consulting visits are very similar to the County's visits regarding programs SEUALG offers and discussing possible CDBG projects.

Appendix B

Allocation Policies and Procedures

CDBG RATING AND RANKING POLICIES

PROGRAM YEAR 2022

ALLOCATIONS POLICIES — the following set-asides are established for the 2022 program year:

1. $174,000 will be set-aside to fund the following region-wide housing programs operated by the Southeastern Utah Association of Local Governments; 1) single-family housing rehabilitation; and 2) capitalize a revolving fund for land acquisition for very-low- and low-income individuals and families to construct homes.

1) $134,000 to provide rehabilitation of the homes of LMI 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 cost of program delivery 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.
4) Acquire residential building lots for the intent of very-low and low-income individuals and families to purchase from SEUALG with the program income to revolve to purchase more building lots and make required infrastructure development.

2. $100,000 will be set-aside to fund the Region-wide CDBG administration, consolidated planning, general planning assistance, affordable housing planning, and economic development technical assistance 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) Technical assistance to for-profit businesses located within low- to moderate-income areas and/or low- to moderate-income business owners. Technical assistance includes, but not limited to; workshops, assistance in developing business plans, marketing, and referrals to lenders or technical resources

3. 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.

4. The 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.

5. 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.

6. The Southeastern Utah Association of Local Governments (SEUALG) will aid with the completion of the application. All applications for CDBG funds will be prepared in accordance with the State of Utah and federal regulations.

7. 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 can 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 a written designation from the entity is provided at the start of the "How to Apply Workshop". Nonprofit organizations and special service districts executives should attend with the sponsoring city or county, if possible.

8. All applications will be scored by the Rating and Ranking Committee (RRC) based on the rating and ranking criteria approved by the SEUALG Governing Board. SEUALG staff will make recommendations to the RRC on each application and then present the applications to the SEUALG Governing Board for final approval.

9. The SEUALG Governing Board has the final approval for projects. The SEUALG Board consists of one county commissioner and one municipal elected official from each county. The process for selecting these board members from each county is in alignment with the SEUALG Bylaws.

10. The Rating and Ranking Committee will be composed of two recommended individuals from each county to represent the county and municipalities and will be on the Committee for

two-year terms. These recommendations will be from the SEUALG Governing Board. The Rating and Ranking Committee creates the Rating and Ranking Policies and Criteria to be approved by the SEUALG Governing Board.

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 program delivery vehicles, new construction, rehabilitation, 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 Americans with Disabilities Act (ADA) points a project must be an adaptation 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 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 applications 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 regards to applications scoring, the following policies will be followed in the event of a tie:

1. The project that has the highest percentage of LMI persons benefiting.
2. The project with the most local leveraged funds.
3. The project with the most other leveraged funds.
4. The largest geographical area benefited.
5. The project with the largest number of LMI beneficiaries.

19. All applications will be fully funded beginning with the highest ranked project then sequential to the next highest ranked project and so on. In the event the next highest ranked project cannot be fully funded, the following policies will be implemented to allocate the remaining funds:

1. The next ranked application will be evaluated to determine whether or not the project is still viable and can meet a CDBG national objective with reduced funding.
2. If the next ranked application cannot be awarded partial funding, AOG staff will move to the next highest ranked application and follow the same evaluation process. This process will be followed until all applications have been evaluated and funding is exhausted.
3. If none of the remaining applications can be adequately funded with the remaining funds, the funds will be allocated to the region-wide single-family housing rehabilitation program.

20. To ensure all requirements and time constraints for the CDBG application deadline of January 31 are met, applicants must have a project consultation meeting with SEUALG CDBG staff prior to December 15. Those applicants that do not consult with SEUALG CDBG staff prior to December 15 will not be eligible to apply for CDBG funding.

Definitions by Criteria Number:

1. Capacity to Carry Out Grant (5 points possible): Grantee's history in administering CDBG grants. In the case that this is a grantee's first CDBG grant, 2.5 points will be given. The State of Utah CDBG Staff determines this score by the following:
    a. Applicant's capacity to administer grant: project manager consistency (1 point)
    b. Documentation/communication (1 point)
    c. Project completed in contract period (1 point)
    d. Compliance with regulations/laws (2 points)
2. Project Maturity (12 points possible): A qualified project manager has been selected, meaning the project manager is an employee or elected official that will be with the applicant or sub-recipient entity to oversee the grant until closeout; an architect or engineer has been selected and is working with applicant; applicant has a well-defined scope of work illustrating the problem and solution of the project including demographics, data, address of project, work to be performed, etc.; completed architectural/engineering design (blueprints) are completed and submitted; funding in place meaning all other forms of funding is secured/committed and supporting documents are attached with the application.
3. A. Public Facility Development/Improvements (7 points possible): Development and improvements of water/sewer or other community infrastructure such as ADA improvements, fire stations/medical service facilities and equipment, parks, community centers, streets and sidewalks, storm water drainage, etc. All activities must be eligible for CDBG Activities.

    -OR-

    B. Improvement of LMI Housing (5 points possible): Improvement of existing housing stock with rehabilitation. This includes but is not limited to; energy-efficiency improvements, infrastructure, ADA accessibility, rehabilitating an existing building to become LMI housing.

    -OR-

    C. Development of LMI Housing (7 points possible): Development of new housing that is to benefit low- to moderate-income families and individuals. This includes but is not limited to; infrastructure, property acquisition for housing projects, construction.
4. Affordable Housing Plan (2 points possible): City or county has adopted an affordable housing plan and the project implements items addressed in the plan. Those projects that do not implement items in plan will receive 0 points.
5. Extent of Poverty (5 points possible): Extent of extremely low- to very low- income (0-50% AMI) households or beneficiaries in a project area divided by total households or population of a project area.
6. CDBG Funds Requested per Capita (5 points possible): Total CDBG funding divided by total project beneficiaries.
7. LMI Project Beneficiaries (4 points possible): Percentage of project beneficiaries that are low-

to moderate-income (LMI).

8. Project Overall Impact (10 points possible): The area in which the beneficiaries are located. Those projects impacting the community/county as a whole will receive more points than those projects that are site specific or targeting a population.

9. Percentage of Non-CDBG Funds Invested in Total Project Cost (5 points possible): Total non-CDBG funds divided by the total project cost. Points will then be given in relation to the jurisdiction's population size (9 a-d).

10. Applicant Last Funded (5 points possible): Points are given to those applicants based on when they last received CDBG funding.

11. Jurisdiction Property Tax Rate (5 points possible): The communities/counties that maintain an already high tax burden, as compared to the tax ceiling set by set law (municipalities .007 per dollar [Utah Code 10.6.133]; counties .0032 or .0036 per dollar [Utah Code 59.2.908]), will be given higher points in this category.

12. Civil Rights Compliance (2 points possible): Applicant is in compliance with federal laws and regulations related to civil rights. One point will be awarded if the applicant has completed the "ADA Checklist for Readily Achievable Barrier Removal" form. One point will be awarded is the applicant has adopted all the following policies: Grievance Procedure under the Americans with Disabilities Act, Section 504 and ADA Effective Communication Policy, Language Access Plan, and Section 504 and ADA Reasonable Accommodation Policy (Forms available from SEUALG).

2022 CDBG Application Scoring Criteria									Score
1	Capacity to Carry Out Grant	Excellent 5 points	Very Good 4 points	Good 3 points	Average 2 points	Below Average 1 point			
2	Project Maturity	Project Manager 1 point	Architect or Engineer 1 point	Scope of Work 3 points	Completed Architectural or Engineering Design 4 points		Funding in Place 3 points		
3 a	Public Facility Development/Improvements	Water & Sewer 7 points	ADA Compliance 6 points	Fire, Medical Service Facilities and/or Equipment 5 points		Other Public Facilities 4 points	Streets & Sidewalks 3 points	Recreation Facilities or Planning 2 points	
OR 3 b	Improvement of LMI Housing	>15 units 5 points	10-14 units 4 points	5-9 units 3 points					
OR 3 c	Development of LMI Housing	>15 units 7 points	10-14 units 6 points	5-9 units 5 points					
4	Affordable Housing Plan	Yes 2 points	No 0 points						
5	Extent of Poverty in Project Area	>20% 5 points	15%-19% 4 points	10%-14% 3 points					
6	CDBG Funds Requested per Capita	$1-100 5 points	$101-200 4 points	$201-400 3 points	$401-800 2 points	≥ $801 1 point			
7	LMI Project Beneficiaries	>76% 4 points	66%-75% 3 points	56%-65% 2 points	51%-55% 1 point				
8	Project's Overall Impact	County/Community Wide 10 points		Site Specific or Targeted Population 5 points					
9	Percentage of Non-CDBG Funds Invested in Total Project Cost								

9 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			
9 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			
9 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			
9 d	Jurisdictions with a population of 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			
10	Applicant Last Funded	Last Funded PY2017 or earlier 5 points	Last Funded PY2018 4 points	Last Funded PY2019 3 points	Last Funded PY2020 2 points	Last Funded PY2021 0 points			
11	Jurisdiction Property Tax Rate	>50% 5 points	40-49% 4 points	30-39% 3 points	20-29% 2 points	10-19% 1 point	<10% 0 points		
12	Civil Rights Compliance	Fully Compliant 1 point	Completed ADA Checklist 1 point						
								Total Points	/ 82

Appendix C

Community Assessment Survey

Vote and Rank

Thanks for taking the SEUALG Community Assessment Survey for CDBG program year 2022!
Please answer each question for your community.

What is your County or Community?

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

What is your name?

Please rank the following needs from (1) Highest Importance to (12) Lowest importance for your community:

	1	2	3	4	5	6	7	8	9	10	11	12
Sewer System	○	○	○	○	○	○	○	○	○	○	○	○
Culinary Water Storage	○	○	○	○	○	○	○	○	○	○	○	○
Culinary Water Source	○	○	○	○	○	○	○	○	○	○	○	○
Culinary Water Distribution	○	○	○	○	○	○	○	○	○	○	○	○
Health Care	○	○	○	○	○	○	○	○	○	○	○	○
Roads and Road Maintenance	○	○	○	○	○	○	○	○	○	○	○	○
Recreation Facilities	○	○	○	○	○	○	○	○	○	○	○	○
Fire Department and Equipment	○	○	○	○	○	○	○	○	○	○	○	○
Public Safety Facilities (i.e. police, sheriff, EMS)	○	○	○	○	○	○	○	○	○	○	○	○
Services to Assist Homeless Individuals	○	○	○	○	○	○	○	○	○	○	○	○
Housing for Low to Moderate Income (Persons BELOW 80% median income)	○	○	○	○	○	○	○	○	○	○	○	○
Housing for Area Workforce (Persons ABOVE the 80% median income)	○	○	○	○	○	○	○	○	○	○	○	○

What are the barriers for WORKFORCE Housing in your community?

What are the barriers for WORKFORCE HOUSING in your community?

Does your community have a current Capital Improvement Plan (CIP)?

-End of Survey-

Infrastructure/Services Current Need Survey RESULTS

Score	Sewer System	Culinary Water Storage	Culinary Water Source	Culinary Water Distribution System	Health Care	Roads & Road Maintenance	Recreation Facilities	Fire Department Equipment/Facilities	Public Safety Facilities	Housing for Low- to Moderate-Income	Housing for Area Workforce	Services to Assist Homeless Individuals
1	2	0	3	2	1	0	2	1	1	2	5	2
2	0	4	2	1	2	0	1	1	1	2	2	2
3	2	5	0	0	1	4	0	1	2	1	3	1
4	1	1	4	2	2	2	1	2	1	2	2	2
5	3	0	1	4	0	2	4	2	2	4	2	0
6	1	0	3	1	1	3	2	1	5	3	3	0
7	0	4	0	3	2	4	1	1	1	1	1	3
8	2	0	2	1	2	4	4	4	0	0	0	1
9	2	2	1	2	5	3	0	1	3	0	2	1
10	8	0	0	1	1	0	2	4	1	2	1	2
11	0	3	1	1	3	1	1	3	2	3	1	4
12	2	3	2	3	0	0	3	0	4	2	3	2
Average Score	7.4	6.5	5.6	6.8	7.0	6.3	7.0	7.2	7.3	6.3	5.4	7.2

What are the barriers for AFFORDABLE HOUSING in your community?

- Cost of Development (i.e. land, utilities, building costs) for Developers
- High priced real estate and low seasonal, non-benefited jobs due to tourism economy
- Limited supply and no current programs for cities/developers
- Available housing being used for AirBnB units
- Development resources and funding incentives
- Actual available stable housing stock
- Low inventory

What are the barriers for WORKFORCE HOUSING in your community?

- Low housing stock
- Most smaller homes are short-term rentals or rentals
- Homes to purchase are not available or dilapidated. New homes need to be built
- Actual available stock of housing that is workforce affordable
- Limited supply due to labor forces and AirBnB
- Developers are hesitant to invest
- Lack of new development