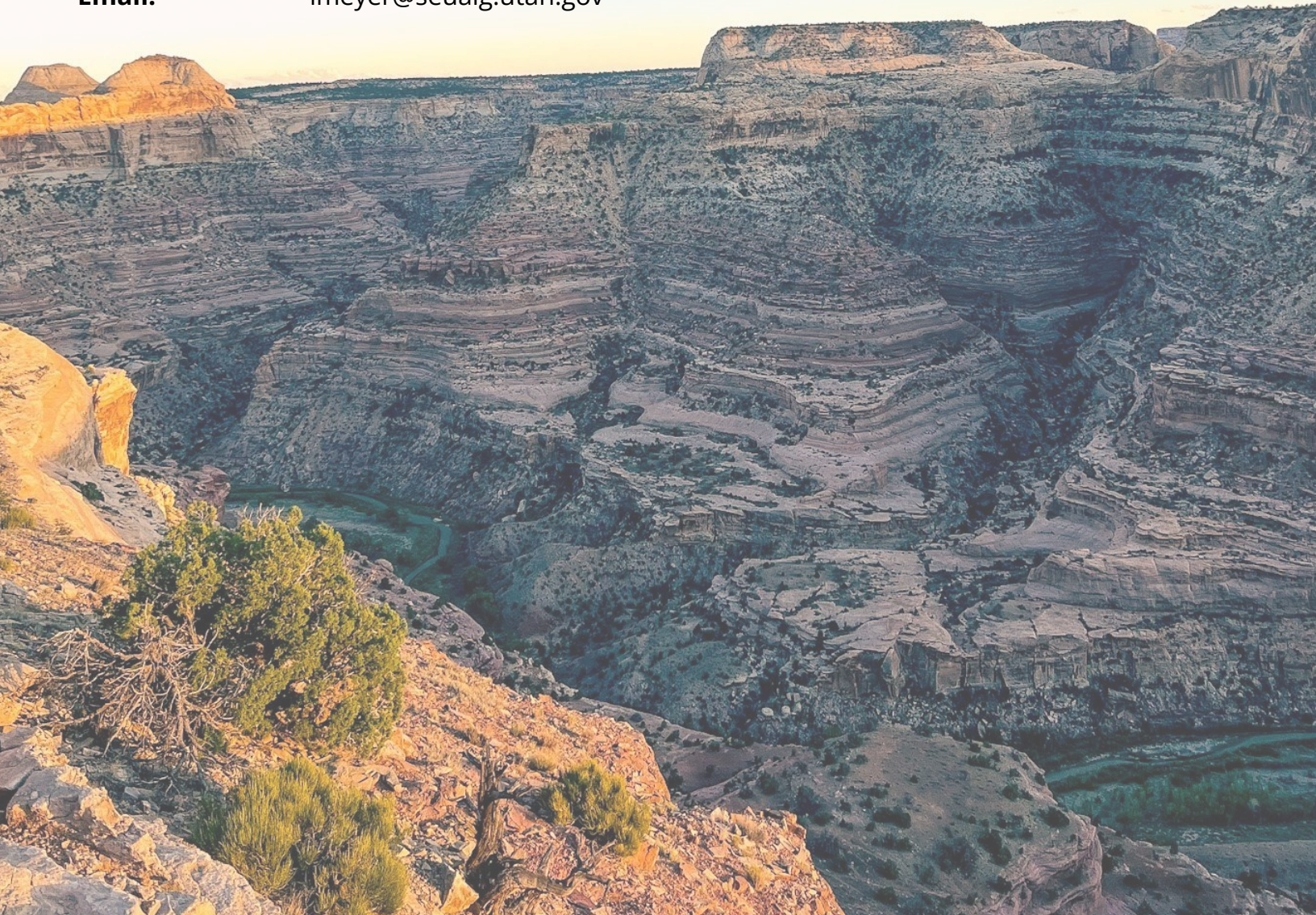




# 2024 Community Development Block Grant Annual Action Plan

**July 2024 - June 2025**

**Prepared by:** Lacey Meyer  
**Address:** 252 S Fairgrounds Road  
Price, Utah 84501  
**Phone:** (435) 650-7217  
**Fax:** 435-637-5448  
**Email:** [lmeyer@seualg.utah.gov](mailto:lmeyer@seualg.utah.gov)





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# Executive Summary

Southeastern Utah is a community with deep culture, and a history of thriving economic systems and community interactions. However, as energy dependencies shift and prices continue to rise in a number of categories, some portions of the region are facing difficulty in transitioning and transforming economies. While some factors, such as the decrease in housing prices, signal an increase in future homeownership, low-wage jobs and lack of access to public transportation create a barrier to achieving that goal. Historically high-paying jobs in mining, utilities and trade and transportation are not as vibrant as they would have been prior to the 1980s.

The lack of housing development is creating a barrier to new and old growth. Current residents and emerging adults are not able to find housing, and if the economy is able to diversify, there may be difficulty in housing new workers. In some regions, when new housing is developed, it can be quickly converted into short term or nightly rental housing intended for tourists. This can be disruptive to progress as the area already has some stringent policies on zoning, and an overstretched utility system on water, power and sewer services.

Amongst some concerning developments, many groups, such as the Southeastern Regional Development Agency (SERDA - formerly the Southeastern Association of Local Governments or SEUALG), are working towards a common goal of economic diversification. Each county is welcoming the development of an innovative entrepreneurial ecosystem to assist small and new businesses with growth, succession and pivoting models. Housing programs are active, with as many as 15 affordable housing homes built each year. With continued action the region could experience a revitalization similar to the economic satisfaction experienced in years past.

## **SERDA Allocation**

In the CDBG 2024 program year SERDA is expected to receive a decrease in their allocation as in 2023 SERDA was allocated roughly \$1,056,986. The amount of CDBG funds available for Utah each year varies based upon the federal legislative appropriation passed by the United States Congress, the amount is typically formally announced by the U.S. Department of Housing and Urban Development (HUB) in May or June each year. The method of funding (MOD) has remained the same for the last three years (2022, 2023, and 2024). The MOD is calculated by each region (each Association of Governments, of which there are 7) receiving a base of \$400,000, with the remaining balance being allocated based upon the percentage of State LMI population (40%); the average poverty rate (35%); pre-1980 housing (15%); and the number of pre-approved LMI communities (10%). For the 2024 program year, the expected SERDA allocation is \$926,409.

## **SERDA Single-Family Housing Rehabilitation Program**

In the CDBG 2023 program year, SERDA's Single-Family Housing Rehabilitation program has received a set-aside of \$174,000 (total: \$174,000; \$134,000 Construction Funds; \$40,000 Administration). SERDA received \$287,704 in additional funding from reallocated funds towards the program. SERDA Single-Family Housing Rehabilitation has completed 10 homes with this funding. With SERDA Single-Family Housing Rehabilitation set-aside, the agency typically funds a minimum of 14 homes per



program year. With the increase in funds, SERDA was able to complete an additional 15 homes, bringing the total to 43 homes rehabilitated in 2024.

## **Housing**

Throughout the creation of the action plan SERDA staff understood the importance of regularly meeting with housing and service provider agencies and city or county planning officials within the organization's service region. Housing needs and priorities in Carbon, Emery, and San Juan counties have not encountered major shifts over the past 3-5 years. The Kem C. Gardner Policy Institute found that the median sales price of homes (single-family, townhome or condominium) in all four counties decreased, however, the finding does not necessarily mean that there are a sufficient number of homes which are affordable, decent and safe. For example, the median household income between 2018-2022 in Grand County was \$59,171, and in the same period the median sales price of a single-family home was \$697,000. For many persons in the four counties, the high price of homes can create a barrier to home ownership. Further, housing stocks remain low, using Carbon County as an example, there are approximately .3 houses available for every person over the age of 18<sup>1</sup>. Additional pressures of the tourism and hospitality sector can increase the disparity in homeownership, this problem is particularly prevalent in Grand County as a resort destination. Housing issues are innately complex and may require a number of interventions, in an effort to directly address these needs the SERDA 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.

CDBG also allocated SERDA \$186,000 for land acquisition. SERDA will purchase building lots for its Mutual Self Help (MSH) Ground-Up Constructions Projects. The land acquisition grant is used to purchase improved lots, grouped together, for the MSH participants to purchase for the Ground-Up Construction program. The proceeds from the sale of the lots will then be utilized to purchase the next group of lots for future participants in the Mutual Self Help Ground-up Constructions Program. The use of the funds will allow many future building opportunities to participants. The project helps low-income borrowers work together under the guidance of a self help grantee, SERDA, to build each others' homes. With a construction supervisor on site, these building groups perform at least 65 percent of the construction

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<sup>1</sup> Using the equation "number of houses for persons over the age of 18 = Total housing units - number of persons under 18/number of persons over 18" and the latest data from the U.S. census we find there is a total population of 20,571, with 9,651 housing units, and 25.1% of persons under the age of 18 resulting in 0.291 houses for every person over the age of 18 in the county.



work required (known as “sweat equity”) to build their homes. In most cases, the grantee also manages the construction loans, develops the building site, provides homeownership training, offers building plans, qualifies the borrower for his/her mortgage and markets the program in the service area.

### **General Community Development**

In the course of developing the four counties’ capital improvement lists, SERDA consistently engages with municipal and county bodies to compile vital needs assessment data. Gathering the data from counties is primarily accomplished through the use of the Community Assessment Survey (Appendix C). During the survey officials are able to cite critical projects which likely need funding to be advanced. Projects are continually developed as funding becomes available and the overarching objectives and priorities for community development include (items are presented in no particular order):

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

\*4-6 received the identical score

### **Community Development Project**

For the funding year of 2023 Community Development Block Grant (CDBG), funds were awarded to applicants to perform the following types of projects; park safety shade project in Blanding City, construction project for water and sewer infrastructure for low-income townhomes in Moab City, and a low water crossing feasibility study for the Town of Castle Valley. **Projects funded in 2024 included; the construction of an ADA-compliant playground in Moab City, construction of safe roadway crossings in Placer Creek of Castle Valley City, and the purchase of 4-6 lots for LMI housing.**

### **2024 CDBG Projects\***



SERDA: Rehabilitate a minimum of 14 owner-occupied homes

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

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

SERDA: Land Acquisition Phase 4, to purchase 4-6 housing lots for LMI communities

Moab City: The construction of an ADA playground at Swanny Park

Castle Valley City: The construction of safe roadway crossing at Placer Creek

### **2023 CDBG Projects**

SERDA: Rehabilitate a minimum of 25 owner-occupied homes

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

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

Blanding City: Centennial Ball Park Safety Shade Project

Grand County Applicant with Housing Authority of Southeastern Utah as the sub recipient: water and sewer infrastructure project for low-income Townhomes

Town of Castle Valley: Placer Creek Low Water Feasibility Study



# Outreach

## Consultation

Throughout the data collection process SERDA actively consulted with all 19 cities and towns in the four counties that are located within the agency's region. The entities which were engaged include:

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

Alongside consultations with cities, towns and counties, SERDA collaborated with a diverse group of entities within the region on an ongoing basis throughout the data collection process. The entities which we engaged with in the past year include:

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



Carbon Addiction Reduction and Elimination (CARE) Coalition	Price City	San Juan County Office of Economic Development and Tourism
Faith Based Coalition	The Boys and Girls Club	
	Active Re-entry	Moab Travel Council
Southeast Utah Community Action Partnership (SCAP)	Grand County Senior Center	Monticello City
Easter Seals	San Juan Area Agency on Aging	Moab City
AARP	Grand County	Business & Technical Assistance Center (BTAC)
	Moab Trail Taxi	

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 (SERDA) held a public hearing on January 25, 2024 to solicit comments for the Community Development Block Grant Program. A member of our community attended the public hearing discussing housing needs and expressed concerns and desires about public housing in the area.

SERDA held a 30-day comment period from January 30, 2024 - February 29, 2024. A public hearing will be held on February 29, 2024 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 29, 2024 at 2:00 pm or soon thereafter at 252 S Fairgrounds Road, Price, Utah 84501, to take comments on the 2024 Annual Action Plan which can be reviewed at <http://www.SERDA.utah.gov> or attached to this notice. Written public comments will also be accepted from January 30, 2024 to February 29, 2024. To comment, please contact Lacey Meyer: PO Box 1106, Price, UT 84501 or by email at [lmeyer@SERDA.utah.gov](mailto:lmeyer@SERDA.utah.gov).*





*In compliance with the Americans with Disability Act, individuals wishing to attend this meeting and who require special accommodations should contact Kim Wells at 435-637-5444 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, SERDA staff attended many of the public meetings and hearings held by the SERDA'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. SERDA 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	\$926,409
Program Income	\$0
Prior Years Resources	\$0
Total	\$926,409

The SERDA 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, SERDA applies for, and has written in policy for awarded monies to be used towards the Single-Family Housing Rehabilitation for a total of \$174,000 (\$134,000-Construction Funds, \$40,000-Administration). Additional funds, which is not part of the rating-and-ranking system, of \$50,000 is used for general community development planning for low- to moderate-income communities. The remaining \$652,409 is open for the southeastern region to apply for projects that are CDBG eligible. Per the SERDA rating and ranking



criteria, any excess funds not allocated to a project will be rolled into the Single Family Housing Rehab Program. For CDBG PY2023, an additional \$289,074 has been allocated to the Single Family Housing Rehab Program in addition to the set-aside of \$174,000 for a total of \$463,074.

In SERDA'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 2024 Program Year, SERDA plans to fund low water crossing construction for a low-income city, an ADA-compliant playground modeled after the 7-principles of inclusive playground design, and the acquisition of 4-6 plots of land to develop LMI housing. Additionally, funds will be used to facilitate Single Family housing rehab, and other regional admin and planning efforts in the four counties.

Goal Outcome Indicator	Quantity (1-Year)	Unit of Measurement
Public Facility or Infrastructure Activities <u>other than</u> Low/Moderate Income Housing Benefit	3050	Persons Assisted
Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	6	Households Assisted
Homeowner Housing Rehabilitation*	15	Households Housing Unit
Homeowner Housing Added*	0	Households Housing Unit

\*CDBG funds leveraged with USDA and Olene Walker funding

## Affordable Housing

One-Year Goals	# of Households
Production of New Units	6
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	21



## Allocation Priorities

The SERDA Rating and Ranking Committee, is composed of one county commissioner and one municipal elected official from each county. The main committee is supported by an Advisory Committee, which is composed of two recommended individuals from each county to represent the county and municipalities and will be on the RRAC for two-year terms. Members of the advisory committee are recommended from the SERDA RRC. The split of representation between city and county is intended to ensure that both county and city level interests are equally illustrated. Individuals are nominated to be on the committee in alignment with SERDA's bylaws. .

Annually, the Rating and Ranking Committee updates the SERDA CDBG Rating and Ranking Policies and scoring criteria (Appendix B) for the next program year. Updates are conducted based upon the results from the Community Assessment results (Appendix C). The SERDA CDBG Rating and Ranking Policies and scoring criteria must be approved by the SERDA Governing Board. The SERDA 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 SERDA website (SERDA.utah.gov).

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

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

## Public Housing

There are two Public Housing agencies located in the SERDA Region covering four counties. They are Carbon/Emery County Housing Authority and Grand County Housing Authority (which covers both Grand and San Juan counties).

Carbon/Emery Counties have 121 units that are available for rental for low income persons and families. They also have 225 leased rentals with Section 8 vouchers and can go up to 300 vouchers. 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.

Grand County Housing Authority also services San Juan County through a nonprofit organization named the Housing Authority of Southeastern Utah. There are 130 units that are available for low income persons and families. They are multi-family units. On average, particularly in Grand County, they are filled to capacity, especially during the high tourism season.





# Barriers to Affordable Housing

In 2022, Carbon, Emery, Grand, and San Juan counties collectively housed 20,237 residents. However a mere fraction of the number of occupied units, only 3,157, have been built after 1980. Distressingly, in some cases occupied housing does not come equipped with a complete kitchen (399 units) or complete plumbing (604 units). The development of new buildings face significant hurdles due to stringent land use, zoning, and construction regulations, exacerbating the challenge of providing affordable housing. The region suffers from a staggeringly high rate of poverty where 16.6% of individuals live below the poverty line. San Juan county is identified by the Economic Development Administration as being an area of persistent poverty as the county has had a rate of 20% or higher poverty for the last thirty years. Both Grand and San Juan counties are identified by the Census Tract as being disadvantaged to some extent. The number of individuals living in poverty starkly contrasts the average in Utah at 8.2%; meaning the Southeastern region's level of poverty almost doubles that of the median of Utah. This economic disparity underscores the obstacles which many residents face when seeking home ownership.

Limited numbers of high-paying, full-time and sustainable job opportunities may force residents to look elsewhere or seek different housing opportunities. However, residents may face additional difficulty in finding out-of-area employment due to poor transportation connections between the region and to urban centers such as the Wasatch Front. To gain employment, many residents enter into the tourism and hospitality sectors, which employ approximately 5,838 workers. However these positions are often low-wage and seasonal, further perpetuating the economic struggle for these individuals.

Resort towns, in which many of those working in the tourism and hospitality sectors are employed, may also suffer from having a higher number of short-term rental properties, further diminishing the housing stock available to citizens. For example, when multi-family rental housing Grand County was developed, much of the developed housing quickly converted to tourist room sales units and nightly rentals.

Further complications of developing affordable housing can be hindered by the costs of land. In resort locations, due to the growth and development pressures associated with the tourism industry, some communities in southeastern Utah have high infrastructure impact fees. Several communities in southeastern Utah are working to address the cost of land by adopting zoning ordinances that encourage the development of affordable housing (e.g. allowing for accessory dwellings, offering high-density bonuses for affordable housing, and relaxing some development requirements [sidewalk parkways, open areas, and landscaping regulations]). However, there is limited progress on adjusting the cost of land and the zoning ordinances which could accompany it, and therefore creating little real impact for the communities.

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 growth of the Wasatch Front. Consequently, counties in the region are preparing for unexpected population growth, straining already inadequate water and sewer infrastructure. Urgent action is needed to



reconcile the shortfall in housing supply, necessitating adjustments over the next 3-5 years to accommodate both existing and anticipated population bases.

## 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, SERDA 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. Last year, SEULAG was given an extra \$287,704 for the Single Family Housing Rehabilitation Program. For this policy year, SERDA increased the grant amount from \$15,000 to \$25,000.



# **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)

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

\*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)

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Housing Needs Assessment    | <input checked="" type="checkbox"/> Public Housing Needs       | <input type="checkbox"/> Market Analysis                  |
| <input type="checkbox"/> Homeless Needs-Chronically homeless    | <input type="checkbox"/> Homeless Needs-Families with Children | <input type="checkbox"/> Homelessness Needs-Veterans      |
| <input type="checkbox"/> Homelessness Needs-Unaccompanied Youth | <input type="checkbox"/> Homelessness Strategy                 | <input type="checkbox"/> Non-Homeless Special Needs       |
| <input type="checkbox"/> HOPWA Strategy                         | <input checked="" type="checkbox"/> Economic Development       | <input checked="" type="checkbox"/> Anti-Poverty-Strategy |
| <input type="checkbox"/> Lead-based Paint Strategy              | <input type="checkbox"/> Other:                                |   |





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

Throughout PY2023, SERDA 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 SERDA to provide support and authorizations of SERDA 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 SERDA 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**)

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

\*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**)

<input checked="" type="checkbox"/> Housing Needs Assessment	<input checked="" type="checkbox"/> Public Housing Needs	<input type="checkbox"/> Market Analysis
<input type="checkbox"/> Homeless Needs-Chronically homeless	<input type="checkbox"/> Homeless Needs-Families with Children	<input type="checkbox"/> Homelessness Needs-Veterans
<input type="checkbox"/> Homelessness Needs-Unaccompanied Youth	<input type="checkbox"/> Homelessness Strategy	<input type="checkbox"/> Non-Homeless Special Needs
<input type="checkbox"/> HOPWA Strategy	<input checked="" type="checkbox"/> Economic Development	<input checked="" type="checkbox"/> Anti-Poverty-Strategy
<input checked="" type="checkbox"/> Lead-based Paint Strategy	<input type="checkbox"/> Other:	<input type="checkbox"/>



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

Throughout PY2023, SERDA 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 SERDA to provide support and authorizations of SERDA 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 SERDA 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**)

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

\*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**)

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Housing Needs Assessment          | <input checked="" type="checkbox"/> Public Housing<br>Needs          | <input type="checkbox"/> Market Analysis                  |
| <input type="checkbox"/> Homeless<br>Needs-Chronically<br>homeless    | <input type="checkbox"/> Homeless<br>Needs-Families with<br>Children | <input type="checkbox"/> Homelessness<br>Needs-Veterans   |
| <input type="checkbox"/> Homelessness<br>Needs-Unaccompanied<br>Youth | <input type="checkbox"/> Homelessness<br>Strategy                    | <input type="checkbox"/> Non-Homeless<br>Special Needs    |
| <input type="checkbox"/> HOPWA Strategy                               | <input checked="" type="checkbox"/> Economic<br>Development          | <input checked="" type="checkbox"/> Anti-Poverty-Strategy |
| <input checked="" type="checkbox"/> Lead-based Paint Strategy         | <input type="checkbox"/> Other:                                      |   |





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

Throughout PY2023, SERDA 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 SERDA to provide support and authorizations of SERDA 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 SERDA 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**)

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

\*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**)

<input checked="" type="checkbox"/> Housing Needs Assessment	<input checked="" type="checkbox"/> Public Housing Needs	<input type="checkbox"/> Market Analysis
<input type="checkbox"/> Homeless Needs-Chronically homeless	<input type="checkbox"/> Homeless Needs-Families with Children	<input type="checkbox"/> Homelessness Needs-Veterans
<input type="checkbox"/> Homelessness Needs-Unaccompanied Youth	<input type="checkbox"/> Homelessness Strategy	<input type="checkbox"/> Non-Homeless Special Needs
<input type="checkbox"/> HOPWA Strategy	<input checked="" type="checkbox"/> Economic Development	<input checked="" type="checkbox"/> Anti-Poverty-Strategy
<input checked="" type="checkbox"/> Lead-based Paint Strategy	<input type="checkbox"/> Other:	<input type="checkbox"/>



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

Throughout PY2023, SERDA 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 SERDA to provide support and authorizations of SERDA 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 SERDA offers and discussing possible CDBG projects.



# **Appendix B**

## **Allocation Policies and Procedures**





## **CDBG RATING AND RANKING POLICIES**

### **PROGRAM YEAR 2024**

**ALLOCATIONS POLICIES** — the following set-asides are established for the 2023 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) At least seventy percent (70%) of the allocated set-aside is 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) Up to thirty percent (30%) of the allocated set-aside is 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) When available, SERDA will acquire residential building lots for the intent of constructing new housing dwellings for very-low and low-income individuals and families and/or make the required infrastructure improvements to building lots.
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 (SERDA) 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. The SERDA Executive Board will be the SERDA CDBG Rating and Ranking Committee (SERDA RRC). The SERDA 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 SERDA Bylaws. All applications will be scored by the SERDA RCC based on the rating and ranking criteria approved by the SERDA Governing Board. SERDA staff and the Rating and Ranking Advisory Committee (RRAC) will make recommendations to the SERDA RRC on each application and then present the applications for final approval.
9. A Rating and Ranking Advisory Committee (RRAC) will be composed of two recommended individuals from each county to represent the county and municipalities and will be on the RRAC for two-year terms. These recommendations will be from the SERDA RRC. The RRAC will assist with the creation of the Rating and Ranking Policies and Criteria to be approved by the SERDA RRC and review applications submitted to provide recommendations to the SERDA RRC on project scoring and awards.
10. Projects must be consistent with the Region's Consolidated Plan.
11. 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.
12. 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.
13. 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.
14. 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.

15. 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.
16. 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 benefitted.
  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 housing programs, which includes land acquisition, and will follow the same breakdown for program delivery and



construction allocations.

- 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 SERDA CDBG staff prior to December 15. Those applicants that do not consult with SERDA 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 if 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 SERDA).



2024 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		>6 units 5 points	4 units 4 points	2 units 3 points					
3 b	Improvement of LMI Housing								
OR		>6 units 7 points	4 units 6 points	2 units 5 points					
3 c	Development of LMI Housing								
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 SERDA Community Assessment Survey for CDBG program year 2023!  
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	Green River	Scofield
Castle Valley	Helper	Wellington
Clawson	Huntington	
Cleveland	Moab	
East Carbon		

**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	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Culinary Water Storage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Culinary Water Source	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Culinary Water Distribution	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health Care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Roads and Road Maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire Department and Equipment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Safety Facilities (i.e. police, sheriff, EMS)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Services to Assist Homeless Individuals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for Low to Moderate Income (Persons BELOW 80% median income)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for Area Workforce (Persons ABOVE the 80% median income)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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	0	7	9	6	2	6	1	3	5	8	9	2
2	1	2	5	4	0	0	1	2	3	1	2	1
3	5	2	2	5	1	1	4	4	1	4	2	1
4	1	2	1	1	4	6	4	6	0	1	1	1
5	2	3	2	2	4	5	4	2	4	3	2	1
6	2	2	0	2	2	0	4	0	0	1	3	2
7	2	0	1	0	0	3	0	1	2	2	0	0
8	2	1	3	2	4	3	0	3	4	1	2	3
9	1	0	0	2	2	2	1	1	2	0	0	3
10	3	2	0	0	2	1	2	1	2	1	0	5
11	2	2	1	1	2	0	0	0	0	1	3	2
12	4	1	1	1	2	0	3	2	2	3	2	4
Average Score	7.3	4.8	3.7	4.3	6.8	2.3	5.8	5.1	5.7	4.8	4.8	8.0

### 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



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