

CHAPTER I. EXECUTIVE SUMMARY

A. EVALUATION OF CURRENT NEEDS

Local elected officials in southwestern Utah continue to foster a cooperative allocation of federal, state, and local funds to address regional priorities. This cooperative spirit has been the norm for more than 50 years. Community development and human services staff at the Association of Governments have worked diligently to document 2010 priorities, as reflected in the Consolidated Plan template. The complete document is available on the Five County AOG website at:

<http://www.fcaog.state.ut.us/dep/community/consolidated.php>

Housing

- For several years officials in the more urbanized areas of our region have focused on workforce housing issues, while in the more rural areas the focus is on programs and funding for traditional low income housing programs.
- Southwestern Utah leaders have invested in efforts to end chronic homelessness, but this effort must compete with other priorities. The Housing First concept is being implemented in the region.
- Future visioning such as the recent Vision Dixie (Washington County) and Iron Destiny (Iron County) processes are focusing on means by which communities can help reduce housing costs by improving permitting processing and re-evaluating impact fee structures. One option may be the implementation of design standards for higher density housing models. Current economic conditions are lowering housing costs, but tightening available credit. 2010 will bring challenges to potential home buyers in obtaining credit in a changed financial market. There will continue to be a need to educate and prepare home buyers, especially first-time home buyers.
- The Five County Association of Governments is prepared to continue to administer the St. George City and regional Down Payment Assistance Programs.

Community Development

- Basic infrastructure remains a key focus of regional investment of funding. Culinary water and emergency services are high priorities. With the exception of housing, our region's priorities revolve around providing for infrastructure needs.
- A three-fold evaluation process has identified focus communities in the region. The 2009 Housing Condition Windshield Survey was compared with a voluntary community self-assessment and community development program staff knowledge and expertise. Focus communities include:

- Town of Alton (Housing Conditions)
- Big Water (Housing Conditions & Community Assessment)
- Enoch City (Community Assessment)
- Town of Hatch (Housing Conditions and Community Assessment)
- Ivins City (Community Assessment)
- LaVerkin City (Community Assessment)
- Leeds (Community Assessment)

Economic Development

- Many local jurisdictions in southwestern Utah continue to invest in county/city economic development programs for active business development. Regional priority continues to focus on the regional Revolving Loan Fund and technical assistance.
- Projects in 2009 include preparation of the Zion Canyon Corridor Management Plan, continued involvement in efforts to establish on-site electrical power to Ticaboo/Bullfrog; support of the regional Business Resource Centers; completing the a regional natural hazard mitigation plan update; participation in the Neighborhood Stabilization Program; and workforce housing program development and implementation.

B. EVALUATION OF PAST PERFORMANCE

The following projects were accomplished during the past year:

Five County AOG - Region: 1) Five County staff provided regional planning including updating the region’s Consolidated Plan; community planning for housing, community and economic development; assistance through attendance at various meetings and review and development of codes and ordinances; 2) Revolving Loan Fund program delivery was provided throughout the region to expand economic development opportunities, primarily to low and moderate income individuals and businesses by retaining existing jobs and/or creating additional employment. The number of persons benefitting in 2009 through job retention/creation was 40 and 21 were LMI individuals; and 3) Housing program delivery to foster decent and affordable housing throughout the region. This includes opportunities for LMI persons through the down payment/closing cost assistance program, HOME Rehabilitation Program and Emergency HOME program. The number of households benefitting in FY 2009 was [REDACTED], all of which qualified as LMI.

Beaver County: 1) Beaver County on behalf of Beaver County Special Service District #1-- The Beaver County Special Service District #1 purchased a new ambulance. The project benefits 3,503 persons, of that total 2,452 persons (70%, 2006 Survey) are LMI. Procurement of the new ambulance serves to enhance the health and safety as well as improve livability and sustainability for residents in the community and outlying county areas served by the SSD.

Iron County: 1) Iron County-- Two new meals-on-wheels vehicles (4 wheel drives) were procured for use at the Parowan and Cedar City senior citizens centers. The project initially benefits 100 persons of which 51 persons (51%) are presumed to be LMI. As clients increase, there will be additional beneficiaries. It should be noted that multiple meals are served on a weekly basis to clients. This project enhances the health and

safety of elderly clients receiving home delivered meals in addition to improving livability and sustainability in the community and surrounding area for the elderly population; **2) Cedar City on behalf of Iron County Care & Share--** A total allocation of \$38,744 was provided to the Iron County Care & Share to develop plans for a new homeless shelter. Funding was also utilized to purchase a new fork lift and other specific equipment for the food pantry warehouse. Development of plans will enable phased construction of a new homeless shelter to serve clients in the area. New equipment at the food pantry warehouse enables efficient distribution of food boxes to low-income clients. Total beneficiaries for the proposed homeless shelter total 40, all of which are low-to-moderate income individuals. All clients receiving food boxes are low-to-moderate income. The project improves livability and sustainability for clients utilizing this facility as well as affordable and decent housing for those housed in the shelter; **3) Cedar City on behalf of the Cedar City Housing Authority--** The Cedar City Housing Authority purchased a multi-family housing complex (19 units) to serve low-income families. All 19 units are two-bedroom and all are rented to low-income households. The project improves the livability and sustainability by providing decent and affordable housing for LMI individuals in the community. The Cedar City Housing Authority's goal is to continue to provide additional affordable housing for families living in Cedar City and **4) Cedar City on behalf of the Cedar City Housing Authority--** The Housing Authority is in the final stages of acquiring a piece of property located adjacent to their current facility. This project will provide an additional 18 units of LMI housing for elderly and handicapped individuals. All of the newly constructed units will be rented to low/moderate income individuals.

Kane County: 1) Alton Town-- Alton Town procured a new wildland fire truck (1st responder unit) to serve residents and provide emergency EMT assistance to victims of accidents in the valley area. The newly constructed fire station and wildland fire truck provide enhanced safety which improves livability and sustainability for community residents by addressing fire protection and emergency response. The total number of beneficiaries were 134, with 77 (57.8%, pre-approved list) LMI.

Washington County: 1) Ivins City-- A site specific project to improve drainage in a LMI neighborhood was recently completed. The surveyed low-income area had a total of 337 beneficiaries, of which 211 (62.6%, 2008 survey) are low-to-moderate income. The project improves liveability and sustainability in a neighborhood in the inner portion of Ivins City (400 South Street, 200 East Street, 600 South Street and Main Street). The enhanced and expanded drainage system includes curb, gutter, sidewalk and road improvements which assist with flood protection, pedestrian safety and disability access.

C. FUNDING PRIORITY DECISION MAKING PROCESS

The Five County Association of Governments utilizes a comprehensive rating & ranking matrix to determine the priority for funding of all applications for CDBG. The criteria is approved by the local elected officials functioning as the Rating & Ranking Committee (RRC). The projects in 2009 were evaluated utilizing the matrix and recommendations for funding were presented to the Rating & Ranking Committee for prioritization. A copy of the FY 2010 Rating & Ranking Criteria, Policies and Guidelines is found in Chapter 5.

D. SUMMARY OF CITIZEN PARTICIPATION AND CONSULTATION

Continued consultation and coordination with agencies in this region and the public took place in the development of this one-year action plan. In addition, ongoing participation by the three public housing authorities in the region was instrumental in the development of this plan.

The largest and most comprehensive public involvement tool used in the region is the annual Public Forums. These forums are conducted in the spring of each year with a session held in each of the five counties. Staff from both human services and community and economic development facilitate the sessions which are designed to identify the most pressing needs as expressed by local officials and residents. Information was presented at the forums and input solicited for the Consolidated Plan update in community development efforts. Extensive efforts are employed to bring out not only agency staff, but also clientele of social service agencies and programs and residents with no particular connection beyond their interest in local programming. Topics of discussion considered essential issues at the 2009 forums, by county, included:

Beaver County-- Affordable rental units, housing support to purchase homes, adequate housing conditions, adult day care for elderly, jobs that pay a living wage, improve mental health services, employment with health insurance, more child care options, public transportation, recreational activities, resource information;

Garfield County-- Housing that is affordable, need more rental units, clear yards & communities, power line to Ticaboo, more economic development, support and accessibility for persons with disabilities, increase library services, increase services to seniors, make information more available, improvements in youth recreation activities, increase transportation accessibility;

Iron County-- Affordable single apartments, improved rental properties, transitional housing, more Oasis House case managers, Housing in Place (Plan 9) Awareness, and home fuel alternatives, jobs that pay a living wage, drug and alcohol abuse prevention and awareness programs, improve public transportation, improve childcare options, need affordable recreation opportunities;

Kane County-- Better financial management, jobs that pay living wage, comprehensive health care, access to public transportation, affordable housing, promotion of Utah Saves, need more volunteers, economic development, improved mental health program, provide tele-medicine services, a larger senior center and need funding to support transportation for people with disabilities and seniors;

Washington County-- Housing that is affordable, housing for elderly & disabled, transitional housing, youth programs, increased emergency food, health care for uninsured increase employment with living wage and insurance, increase services to help senior and people with disabilities live in the community, improve public transportation, and information outreach.

Chapter 7 contains specific discussion of projects resulting from issues raised during the forums.

A primary purpose of the Association of Governments is to coordinate federal, state and local programs across southwest Utah. Much of this coordination involves aspects of the consolidated planning process, with these efforts detailed in Chapter 7.

E. PRIORITIES

The HOME program is administered by the state of Utah, Division of Housing and Community Development, Olene Walker Housing Loan Fund and funding priorities are established by the loan board. Table 6-1, Chapter 6 includes HOME services for southwestern Utah which are provided through the Five County Association of Governments. Please refer to the following website for detailed funding priorities and allocation process:

http://community.utah.gov/housing_and_community_development/index.html

Priorities for the Balance of State Continuum of Care can be found on the following website: <http://www.utahcontinuum.org/index.htm>

Funding for the Balance of State Continuum of Care 2009 included the following projects in the Five County:

- 1) Iron County Care & Share--** Southwest Utah Homeless Outreach Supportive Services program renewal in the amount of \$35,074;
- 2) Iron County Care & Share--** La Casa Transitional Housing, Supportive Housing program renewal in the amount of \$111,687;
- 3) Cedar City Housing Authority--** Transitional Housing program renewal in the amount of \$13,913; and
- 4) Erin Kimball Memorial Foundation--** No Place Like Home, Transitional region: Housing Program in the amount of \$75,091.

Table 2-11 on page 15 contains regional information on federal low-income housing programs. LIHTC housing information can be found on page 17, Table 2-13.

The Washington County School District receives McKinney Vinto Homeless funds in the amount of \$24,000 from federal funding to the State of Utah Education Department for homeless services in Washington County. Funding is used to produce and disseminate brochures to students and teachers.

1. Housing

The regional priorities of the Five County Association of Governments relating to housing include the administration of down payment assistance programs, rehabilitation of deteriorated housing stock, rehabilitation of existing rental units, providing better availability of safe and adequate affordable rentals, providing seasonal rental housing to support the tourism industry, and developing more water and sewer capacity for housing development in high growth areas.

2. Community Development

Based upon the locally identified Community Development capital projects submitted by local jurisdictions, community development priorities for the region are outlined below:

- **Public Utility Infrastructure--** Regional efforts will focus on increasing the capacity of water and other utility systems to better serve the customers and/or improve fire flow capacity. Includes wastewater disposal projects.
- **LMI Housing Activities--** Regional efforts will continue to focus on projects designed to provide for the housing needs of very low and low-moderate income families. This may include the development of infrastructure for LMI housing projects, home buyers assistance programs, land acquisition or the actual construction of housing units for elderly, low-income and homeless individuals, housing rehabilitation, CROWN rent-to-own homes; mutual self help, and LIHTC projects.
- **Public Safety Activities--** Efforts will be concentrated on addressing projects related to protection of property, including flood control or fire protection improvements in a community.
- **Transportation--** Jurisdictions throughout the region will continue to focus on addressing transportation related projects, i.e., streets/bridges, curb, gutter, sidewalks to address drainage issues and airport improvements.
- **Community Facilities/Public Services- -** Regional support will be provided to jurisdictions undertaking construction of projects such as senior citizens centers; health clinics; food banks/shelters; and/or public service activities. These activities traditionally have no available revenue source for funding and have typically been turned down by other funding sources. This does not include recreational facilities.
- **Parks and Recreation- -** Jurisdictions will continue to foster projects designed to enhance the recreational quality of a community i.e., new picnic facilities, playgrounds, community recreation centers, trails, etc.
- **Planning- -** Jurisdictions throughout the region will continue to direct planning efforts towards feasibility studies and various planning for projects such as storm drainage, water system master plans, senior citizen center design, city housing data base and capital facilities plans.
- **Economics--** A few of the jurisdictions in the Five County Region are taking steps to rehabilitate historic buildings and/or museums that play a vital role in terms of historic community values and to foster tourism in the area.

3. Economic Development

Chapter 3 identifies the following economic development priorities:

- Provide regionally-focused services that complement county and community economic development programs.
- Focus efforts on jurisdictions that do not have internal staff support to provide day-to-day economic development outreach.

- Represent southwestern Utah interests at forums.
- Forge closer ties between economic development and public/higher education initiatives in the region.
- Champion regional projects that foster economic development.

4. **Summary of One year Performance Measures**

It is anticipated that the following projects will be completed during the upcoming year (some received 2008-2009 CDBG funding):

Five County Region: 1) Planning, Administration and Technical Assistance (Program Delivery)-- AOG staff will provide planning assistance to eligible communities in developing affordable housing plans, enhancing health and safety by developing codes and ordinances and providing economic opportunity by assisting communities in planning for commercial and industrial development. Staff efforts will continue in the identification of focus communities/neighborhoods throughout the region; **2) Economic Development (Revolving Loan Fund Program Delivery)--** The RLF program is designed to provide economic development opportunity primarily to low to moderate income individuals and businesses by retaining existing jobs and/or creating additional employment. The program job creating is set at 1 job for every \$30,000 lent; and **3) Housing Program Delivery--** Staff will continue to provide program delivery (130-150 households) to foster decent, safe and affordable housing opportunities for low-income persons by providing down payment/closing cost assistance, rehabilitation of existing housing units, and enhance health and safety through rehabilitation addressing health code and safety concerns.

Beaver County: 1) Beaver County-- Beaver County proposes to provide improvements to the Beaver County Pioneer Courthouse (museum), including purchase and installation of an elevator, installation of ramps, sidewalks, and parking to accommodate handicapped individuals. The project will improve livability and sustainability in the community by addressing access for handicapped individuals. The total number of beneficiaries is 966, with 493 (51%) presumed to be Low/Moderate Income individuals; **2) Beaver City on Behalf of the Beaver City Housing Authority--** The Beaver City Housing Authority proposes to acquire additional property for construction of housing units for low-income families (10 to 20 new housing units) and/or to purchase one or more of the existing properties in Beaver City which can be rehabilitated for use as housing units. Proposed beneficiaries total 15 lower income households. The project will provide decent, safe and affordable housing these families; and **3) Minersville Town--** The town is proposing to replace a portion of their spring and install a new water line that feeds water to the culinary water storage tanks from the existing spring. A low-income survey was conducted which resulted in 817 beneficiaries, of which 540 (66.1%, 2009 survey) are low/moderate income individuals. The culinary water system improvement project will provide safe and clean water to improve availability and sustainability of the community through an expanded and enhanced culinary water distribution system.

Garfield County: 1) Cannonville Town-- The proposed project includes curb, gutter and sidewalks to address drainage issues throughout the community. The project will improve livability and sustainability in the community by addressing drainage issues. The proposed number of beneficiaries is 148 with 83 (56%, pre-approved list) LMI persons benefitting; and **2) Hatch Town--** Construction of a new community center to provide a public facility, primarily benefitting low-income citizens to enhance health and safety, as well as improve livability and sustainability in the community through provision of a place to gather for home delivered meals and various other community functions. The proposed number of beneficiaries is 121 with 75 (61.9%, 2008 survey) low to moderate income beneficiaries; and **3) Boulder Town--** The town is proposing to rehabilitate and enlarge the existing town hall meeting room and library. The west portion of the existing building will be demolished and a new addition of approximately 2,000 square feet will be constructed to include a community center, kitchen area, restrooms. Site improvements will include ADA access ramps and sidewalk. The proposed number of beneficiaries is 180 with 114 (63.33%, pre-approved list) low/moderate income persons. Construction of this facility will improve the livability and sustainability in the community through provision of a place to gather for various community events.

Iron County: 1) Brian Head Town-- The town of Brian Head is proposing modifications which will provide viable handicap access to the Town Hall. The current parking lot does not provide handicap access because of the existing layout. Accessibility is further decreased during the winter time, especially during heavy snow events. Total proposed beneficiaries include [REDACTED], with [REDACTED] (51%) presumed to be low/moderate income beneficiaries. The project will improve availability of town services and will also enhance the livability and sustainability of the community; **2) Cedar City on behalf of the Cedar Housing Authority--** Construction of 18 units of low income housing for elderly persons over the age of 62 and persons with a disability. Construction of these units will occur adjacent to their current facility and will provide decent affordable housing. The projected number of households benefitting from this project is 18, with all low/moderate income beneficiaries; **3) Cedar City on behalf of the Iron County Care & Share--** The applicant is proposing to construct Phase I of a homeless shelter. The project will consist of a two story structure, consisting of approximately 3,639 square feet on the ground floor and 1,395 square feet on the second floor, for a total of 5,034 square feet. During the initial build, the second story will only be “shelled out” and not completed, as it is planned for future expansion needs to provide housing. This facility will provide the opportunity for decent, safe, and affordable housing for chronically homeless individuals. The initial stage of building will create a homeless shelter that can serve 12 men, six women and a family unit that can house a family of five; and **4) Cedar City on behalf of TURN Community Services, Inc.--** TURN Community Services is proposing improvements to several homes (Ashdown, Hughes, and Harps Cottage) as well as the day care center which serves handicapped clients. Improvements to these facilities will provide availability and sustainability to clients served through this organization. The total number of beneficiaries is estimated to be 55, and all clients will be low/moderate income.

Washington County: 1) Ivins City--The proposed project includes installation of wide concrete valley gutters in the center of streets to address drainage conditions. Full depth replacement of asphalt on 420 South, the west

side of 100 East and 75 East from 400 South to 530 South; asphalt mill and overlay of 450 South, 500 South, and the east side of 100 East; and the patch and slurry seal of the remaining streets 540 South, 550 South, and 75 East from 520 South to 600 South. The project will also include approximately 2000 square feet of repairing existing concrete. Proposed improvements will assist with flood protection and improve availability and sustainability in this site specific neighborhood. The proposed project will benefit 323 persons, of which 240 (74.3%, 2009 survey) are LMI persons; **2) LaVerkin City**-- The City is proposing to procure a new Custom Contender Fire Truck in order to provide upgraded fire protection to the citizens. The new fire truck will provide enhanced safety with improves livability and sustainability for community residents by addressing adequate fire protection. A citywide survey was conducted and resulted in 4,487 beneficiaries, with 2,782 (62.0%, 2009 survey) being LMI; **3) LaVerkin City**-- The City is proposing to purchase and install a Water Telemetry Supervisory Control and Data Acquisition (SCADA) system to monitor water in the LaVerkin City water system. This project will enable the City to better manage their water system as well as monitor the useage. The project will improve the livability and sustainability for community residents. A citywide survey was conducted and resulted in 4,487 beneficiaries, with 2,782 (66.1%, 2009 survey) being LMI; **4) Toquerville City**-- Toquerville City is proposing road and waterline improvements in several site specific areas in older areas of the city. CDBG funds will be utilized to cover engineering costs for these site specific LMI areas. Surveys were conducted in each of three specific areas. The total number of beneficiaries are 407, with 272 (66.8%, 2009 survey) low/moderate income beneficiaries. This project will improve availability and sustainability for residents in these site specific neighborhoods; and **5) Washington City on behalf of Color Country Community Housing, Inc.**-- Color Country Community Housing, Inc. is partnering with the Erin Kimball Memorial Foundation to purchase and rehabilitate a 24-unit apartment complex located in Washington City, Utah called the Ridgeview Apartments. It is proposed that the facility will be used as transitional housing for those fleeing domestic violence situations. The total number of beneficiaries will be approximately 60 (2.5 average household size) and all will be low/moderate income households. The project will provide decent affordable housing and will also enhance availability and sustainability in the community.

CHAPTER II. ANNUAL HOUSING AND HOMELESS NEEDS ASSESSMENT

A. MULTI-FAMILY RENTAL HOUSING, PUBLIC HOUSING AND OTHER USES

The regional housing plan was created to document the housing needs of the five county region. Specifically, it presents a long-range vision statement, addresses affordable housing issues for low-income populations by assessing their housing needs, identifies barriers for obtaining affordable housing, documents the physical condition of housing stock in the district and designs strategies to realize the vision.

In developing the Housing Element of the Consolidated Plan, emphasis was placed on obtaining input at the local levels of government. The focus of this element is to identify where the housing stock is at risk, due to physical deterioration. Generally this housing stock is inhabited by those of low to moderate income. In sum, the housing stock assessment provides an increased opportunity to meet the needs of individuals within these income categories, while maintaining CDBG programmatic guidelines. Association staff assessed the condition of the region's housing stock, which was compiled, analyzed, tabulated, and presented in this chapter.

1. Regional Housing Vision Statement

The regional long-range vision of the Five County Association of Governments regarding affordable housing is described as follows:

“We envision the Five County Region fortified with vital and healthy communities, which provide residents with quality housing that is safe and affordable, located in aesthetically pleasing neighborhoods which provide sanctuary and stability.”

2. Affordable Housing Defined

Affordable housing simply means that a household is not paying more than thirty percent (30%) of their total adjusted gross income (AGI) toward their monthly house payment or rent payment.

3. Income Guidelines

The U.S. Dept. of Housing and Urban Development (HUD) generates annual household income limits to determine low and moderate incomes. Income limits are based on a county's median income and size of household, “low” income limits are established at 80 percent of median income and “very low” limits at 50 percent. HUD income guidelines are used to qualify participants for low-income housing programs; such as: HOME, Community Development Block Grant programs, and other State and Federally funded programs.

HUD income guidelines during FY 2009 for the five counties are as follows:

BEAVER COUNTY	Table 2-1 Number of Persons Per Household Median Income: \$49,300 - FY 2009							
	% of area median income	1	2	3	4	5	6	7
80% (moderate income)	\$29,000	\$33,150	\$37,300	\$41,450	\$44,750	\$48,100	\$51,400	\$54,700
50% (low income)	\$18,150	\$20,700	\$23,300	\$25,900	\$27,950	\$30,050	\$32,100	\$34,200
30% (very low income)	\$10,900	\$12,450	\$14,000	\$15,550	\$16,800	\$18,050	\$19,300	\$20,550

GARFIELD COUNTY	Table 2-2 Number of Persons Per Household Median Income: \$50,500 - FY 2009							
	% of area median income	1	2	3	4	5	6	7
80% (moderate income)	\$29,000	\$33,150	\$37,300	\$41,450	\$44,750	\$48,100	\$51,400	\$54,700
50% (low income)	\$18,150	\$20,700	\$23,300	\$25,900	\$27,950	\$30,050	\$32,100	\$34,200
30% (very low income)	\$10,900	\$12,450	\$14,000	\$15,550	\$16,800	\$18,050	\$19,300	\$20,550

IRON COUNTY	Table 2-3 Number of Persons Per Household Median Income: \$46,600 - FY 2009							
	% of area median income	1	2	3	4	5	6	7
80% (moderate income)	\$29,000	\$33,150	\$37,300	\$41,450	\$44,750	\$48,100	\$51,400	\$54,700
50% (low income)	\$18,150	\$20,700	\$23,300	\$25,900	\$27,950	\$30,050	\$32,100	\$34,200
30% (very low income)	\$10,900	\$12,450	\$14,000	\$15,550	\$16,800	\$18,050	\$19,300	\$20,550

**KANE
COUNTY**

**Table 2-4
Number of Persons Per Household
Median Income: \$50,300 - FY 2009**

% of area median income	1	2	3	4	5	6	7	8
80% (moderate income)	\$29,000	\$33,150	\$37,300	\$41,450	\$44,750	\$48,100	\$51,400	\$54,700
50% (low income)	\$18,150	\$20,700	\$23,300	\$25,900	\$27,950	\$30,050	\$32,100	\$34,200
30% (very low income)	\$10,900	\$12,450	\$14,000	\$15,550	\$16,800	\$18,050	\$19,300	\$20,550

**WASHINGTON
COUNTY**

**Table 2-5
Number of Persons Per Household
Median Income: \$53,800 - FY 2009**

% of area median income	1	2	3	4	5	6	7	8
80% (moderate income)	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
50% (low income)	\$18,850	\$21,500	\$24,200	\$26,900	\$29,050	\$31,200	\$33,350	\$35,500
30% (very low income)	\$11,300	\$12,900	\$14,550	\$16,150	\$17,450	\$18,750	\$20,050	\$21,300

Source: HUD FY 2009 Income Limits Documentation System

4. Income Data

The 2007 per capita personal income for each county in the Five County District is lower than the state average (\$29,831). Iron County ranked the lowest in the region, with a 2007 per capita personal income of \$21,103. Washington County was second lowest with \$24,014 per capita income. Garfield County had a per capita income of \$24,167. Beaver County had a per capita income of \$27,240. Kane County had the highest per capita income in the region at \$29,663.

(Sources: 2005-2007: U.S. Dept. Of Commerce, BEA, May 2008; 2007f: Utah Dept. Of Workforce Services, Workforce Info., July 2008)

According to the HUD “Pre-approved LMI Community List”, concentrations of low-to-moderate income (LMI) populations exist in the towns of Alton, Antimony, Boulder, and Cannonville as well as Hildale City. In addition, several communities were determined as LMI communities based on results of CDBG income surveys. Those include: Escalante City, Enterprise City, LaVerkin City, Hatch Town, Minersville Town and Beaver County SSD #1. Site specific neighborhood surveys for Ivins City and Toquerville City were also certified. Please note that the determination of LMI status by surveys for community-wide projects is for a limited period of eligibility only. In cases where the survey

confirms a community's LMI percentage is greater than 60 percent, that community may use the survey results for that and the next four CDBG program years. For those communities where the percentage is between 51 percent and 60 percent, the results are valid for that year and the following two program years.

5. Housing Market Analysis

Tables 2-6 and 2-7 listed below provide a comparison of the regional housing inventory for years 2000 and 2008. The Five County region has experienced a 31.3% increase in housing inventory during the aforementioned timeline. Washington County exhibited the highest amount of housing inventory increase, totaling 54.9%.

Table 2-6 Housing Inventory, 2000					
	Beaver	Garfield	Iron	Kane	Washington
Population	6,005	4,735	33,779	6,046	90,354
Total Housing Units	2,660	2,767	13,618	3,767	36,478
Total Housing Units <u>% Owned</u>	59.3%	45.1%	51.7%	46.3%	60.7%
Total Housing Units <u>% Rented</u>	15.7%	11.9%	26.3%	13.1%	21.4%
Total Housing Units <u>% Vacant</u>	25.0%	43.0%	22.0%	40.9%	17.9%
Source: U.S. Census Bureau, 2000 Census (SF 1)					

As can be seen in Tables 2-6 and 2-7, the Five County region has a large number of units classified as vacant. The housing units are not vacant in the sense that they are available housing stock in the region for general use. On the contrary, the majority of these vacant units are classified as vacant because they are seasonal, recreational or occasional use. In general, these housing units are used by residents of other areas on a recreational or seasonal basis. The majority of the exhibited housing statistics remain relatively constant for the years 2000 and 2008.

In regards to the regional housing market, the current economic climate has exhibited dramatic increases in foreclosure activity as well as stagnation in new construction.

According to RealtyTrac, as of October 2009, Utah ranks #10 on the state foreclosure rate ranking, with Nevada, California topping the list. Within the Five County region, Washington County has seen the majority of foreclosure activity. As of October 2009 a total of 413 homes are in foreclosure; this equates to

approximately 1 in every 132 homes being in foreclosure. Iron County has the next highest foreclosure rate in the Five County region; 47 homes or 1 in every 382 are in foreclosure.

The Governor’s Office of Planning & Budget 2009 Economic Summary indicates that construction was the hardest hit employment sector in 2008, with an employment decline of 12.5%. Housing permits fell 9,900 or 48% from 2007 to 2008. Further, construction is forecast to have an additional employment decline of 22.9% in 2009. Housing permits are forecast to remain near historic lows throughout 2009.

Many economic projections indicate that a continuation of these factors could occur in the short term. Naturally, the overall percentages of housing units owned, rented, and vacant will adjust accordingly.

Table 2-7 Housing Inventory, 2008					
	Beaver	Garfield	Iron	Kane	Washington
Population	6,162	4,658	44,540	6,577	137,589
Total Housing Units	2,908	3,409	18,623	4,992	56,539
Total Housing Units <u>% Owned</u>	59.4%	45.3%	52.1%	46.6%	61.8%
Total Housing Units <u>% Rented</u>	15.5%	11.8%	26.3%	13.2%	20.3%
Total Housing Units <u>% Vacant</u>	25.4%	43.0%	21.7%	40.9%	17.9%
Source: U.S. Census Bureau, 2008 American Community Survey					

6. Household Size

The table below shows the variation in household sizes throughout the Five County region of Southwestern Utah. The average household size for Southwest Utah has decreased from 2.89 in 2001 to 2.80 in 2009. In comparison to the rest of the region, Iron County exhibits larger household sizes, while Kane County tends to have smaller household sizes. The *Washington County 2035 Housing Study*, proposes that the decrease in household size is due to the increased immigration of both retiree households and younger family households without children who are employed in the expanding construction, retail and services industry sectors of the economy (Strategic Planning Group, February 2007).

Table 2-8 Household Size 2000 - 2009									
County	2001	2002	2003	2004	2005	2006	2007	2008	2009
Beaver	2.93	2.91	2.89	2.89	2.89	2.88	2.87	2.84	2.83
Garfield	2.87	2.83	2.79	2.79	2.77	2.75	2.74	2.74	2.73
Iron	3.09	3.08	3.07	3.07	3.07	3.07	3.07	3.09	3.10
Kane	2.65	2.61	2.58	2.57	2.58	2.56	2.57	2.57	2.58
Washington	2.93	2.89	2.86	2.84	2.81	2.80	2.80	2.79	2.78
Source: 2009 Baseline Projections, Governor's Office of Planning and Budget									

7. Fair Market Rents

HUD establishes area fair market rental rates. The table below gives the fair market rental rates for the five counties as of October 1, 2009.

Table 2-9 FY 2010 Fair Market Rents						
			Number of Bedrooms Per Unit			
County	Program	Efficiency	1	2	3	4
Beaver	Fair Market	\$535	\$537	\$656	\$929	\$989
Garfield	Fair Market	\$535	\$537	\$656	\$929	\$989
Iron	Fair Market	\$491	\$518	\$596	\$868	\$1,047
Kane	Fair Market	\$535	\$537	\$656	\$929	\$987
Washington	Fair Market	\$560	\$587	\$697	\$1,013	\$1,140
Source: HUD 2010 Fair Market Rent - County Level Data File						

Local government officials consider fair market rental rates when planning for affordable housing in their jurisdictions. Fair market rental rates are a valuable tool when comparing housing market prices/rental rates to what is established as affordable housing costs for low-income residents. With this information a jurisdiction can plan accordingly and encourage housing developments that will minimize deficiencies in their affordable housing stock.

The following table details rent affordability in relation to mean renter wage by comparing mean renter's wages with the housing wage. The housing wage represents what a full-time worker must earn per hour in order to afford Fair Market Rent paying no more than 30% of household income. Generally, the mean renter's wage is comparable to the housing wage for a one-bedroom rental; however, the mean renter's wage falls short of a two-bedroom rental housing wage.

Table 2-10 Renter Wages vs. Housing Wage				
	2009 Renter Wage		Housing Wage	
Area	2009 Estimated Mean Renter Wage	Rent Affordable with full-time job paying Mean Renter Wage	Wage required to afford a <u>One-Bedroom</u>	Wage required to afford a <u>Two-Bedroom</u>
State of	\$11.75	\$611	\$11.79	\$14.16
Beaver	\$9.71	\$505	\$9.88	\$12.08
Garfield	\$7.81	\$406	\$9.88	\$12.08
Iron	\$8.55	\$445	\$9.63	\$11.10
Kane	\$9.40	\$489	\$9.88	\$12.08
Washington	\$10.35	\$538	\$10.81	\$12.83
Source: 2009 Out of Reach, National Low Income Housing Coalition				

A comparison between the cost of existing homes on the market gives further concern for how most low income and many median income families are no longer able to purchase a home without expending far more than 30% of their income. In similar fashion as other parts of Utah, the costs of home ownership and apartment rentals in Southwest Utah have far outpaced the increase in income in the last decade. The simple fact that wages have not kept up with the rapid increase in housing costs have forced many people out of the market because they simply cannot afford to live here.

8. Public Housing

An additional indicator of market conditions and demand for affordable housing is the number of households on the waiting lists for Section 8 rental assistance and public housing units. Cedar City Housing Authority, Beaver City Housing Authority and St. George Housing Authority (St. George City is an entitlement community) have provided the following information for the region:

- There are several different programs available through the Housing Authorities to assist in affordable housing needs. These programs include:

Public Housing, Section 8 Vouchers, Farm Labor Program, Crown Homes, Apt's owned by the Housing Authorities that are rented, St. George City Down Payment Assistance Program, subsidized and tax credit housing.

- There are approximately 52 public housing units throughout the Five County region and 63 on the waiting lists for these units. The average wait list time varies from 3 months up to 1.5 years.
- There are approximately 402 Section 8 vouchers available throughout the region and 616 on the waiting lists for rental assistance.

Table 2-11 Federal Low-Income Subsidies for Housing 2009			
Location	Properties with Active Section 202/811 Loans	Properties with Active Section 515 Loans	Properties with Expiring* Section 8 Contracts
Utah Totals	1233	1726	3000
Beaver County	0	12	0
Garfield County	0	0	0
Iron County	0	165	0
Kane County	0	39	0
Washington County	0	86	80
Source: National Housing Trust * Expire before the end of the fiscal year 2014.			

The Cedar City Housing Authority funds eligible affordable housing projects targeting families and individuals earning less than 80% AMI, but preference is given to those individuals earning less than 50% AMI. It is anticipated that funding for projects to be constructed within the next 5 years will be provided by the following: State of Utah Department of Community and Culture, Olene Walker Housing Trust Fund; U.S. Department of Housing and Urban Development; Pamela Atkinson Trust Fund; Rural Community Housing Assistance Corporation; Utah Community Reinvestment Corporation; Five County Association of Governments, Community Development Block Grant; Cedar City Corporation and the Cedar Housing Authority.

The Cedar City Housing Authority develops housing projects targeting families and individuals earning less than 50% AMI. One year goals include: 1) Close on at least two Section 8 Housing Choice Voucher for a family earning less than 30% AMI; 2) SUU and the Cedar City Housing Authority will work together to construct two 3-4 bedroom homes for sale to a family earning no more than 80% AMI; 3) Seek funding for the on-going transitional housing program, currently housing 4 homeless individuals; 4) Continue to administer the Section 8

program targeting 139 families earning less than 30% AMI; 5) Construction of a 18-24 unit project for very-low income elderly/persons with disabilities; 6) Partner with Cedar City Corporation to provide a down payment assistance program that would enable local residents up to \$20,000 in down payment assistance. To view the Cedar City Housing Authority plans please use the following links; and 7) Cedar City Housing Authority will seek funding from HUD to continue Housing Counseling Program, and obtain AARP Certification for a Reverse Mortgage Counselor.

One Year Plan

<http://www.fcaog.state.ut.us/info/consolidatedplan/planupdate/2010/cedarhousingauth/ccha2009plan1yr.pdf>

Five Year Plan

<http://www.fcaog.state.ut.us/info/consolidatedplan/planupdate/2010/cedarhousingauth/ccha2010-14plan.pdf>

The Beaver City Housing Authority has developed 12 new units targeting families that earn 40% AMI or lower. In the upcoming year, they are proposing to acquire 8 lots using CDBG funds for part of the purchase. It is proposed that 20 additional lots be purchased for construction of homes in the next 5 years. Some of these will be CROWN and others could possibly be Mutual Self-Help if they are successful in obtaining funding from USDA Rural Development. The Housing Authority will continue to make application for additional Section 8 Vouchers should they become available. Assistance is targeted to families at or below 30% AMI. The Housing Authority will also continue to apply for special-purpose vouchers targeted to elderly and families with disabilities. Their 5-year plan identifies elderly and disabled families as a priority to receive available Section 8 Vouchers. To view the Beaver City Housing Authority plan please use the following link.

Five Year Plan

<http://www.fcaog.state.ut.us/info/consolidatedplan/planupdate/2010/beaverhousingauth/bha2010-14plan.pdf>

Table 2-12 Public Housing Statistics, 2008							
					Housing Needs		
Agency	Public Housing	PH Waiting List	Section 8	Section 8 Waiting List	1 BR	2 BR	3 + BR
Beaver Housing Authority	18	18	19	40	18	-	-
Cedar Housing Authority	N/A	N/A	139	158	-	-	-
St. George Housing Authority	34	45	244	418	-	-	-
Total	52	63	402	616	18	-	-

9. Low Income Housing Tax Credit (LIHTC) Program

The Federal Low Income Housing Tax Credit (LIHTC) program funds are allocated by the Utah Housing Corporation (UHC). LIHTC is a dollar for dollar

credit or reduction of tax liability for owners and investors in low income housing. The program is intended to provide a fair and competitive means of utilizing the credits to the fullest extent possible each year as an effective stimulus for the development and rehabilitation of low-income housing. Credits are generally allocated to projects that provide additional benefits, including, but not limited to: additional affordable units, lower rents, special needs units for handicapped tenants, or extended affordability periods. The following table depicts completed LIHTC units in the Five County region as extrapolated from the Utah Housing Corporation, *Completed Housing Credit Projects by County*.

Table 2-13 Completed Low Income Housing Tax Credit Projects (as of 12/09)	
Location of Units	# of LIHTC Units
Utah Statewide Total	16,057
Beaver County	27
Garfield County	6
Iron County	565
Kane County	47
Washington County	1,108

Source: Utah Housing Corporation, Completed Housing Credit Projects by County, link: <http://b2b.utahhousingcorp.org/PDF/3.1.5.pdf>

The 2009 Low Income Housing Tax Credit (LIHTC) awards resulted in a total of \$16,313 credits awarded to projects in the Five County region. Specifically, Beaver Housing Authority received a \$7,374 award for the creation of 4 affordable units at the CROWN at Beaver, and an \$8,939 award for the creation of 3 affordable units at the CROWN at Panguitch.

10. Affordable/Workforce Housing

The housing market has changed considerably over the course of the past year due to the economic recession. Although home prices have declined, the average sales price for a home in Washington County was \$239,195 for the 3rd quarter of 2009. This represents a 68% increase in price since 2002 (\$142,500). Overall, current economic conditions are lowering housing costs, but tightening available credit. Priorities for 2009 will focus on providing reasonable credit opportunities to educated and prepared home buyers.

Realizing the need for additional affordable/workforce housing assistance, Five County Association of Governments has put an Ombudsman in place to assist the region in addressing these issues. The Ombudsman provides assistance to local communities throughout Beaver, Garfield, Iron, Kane and Washington counties in an effort to address housing issues and to aid individuals and families in their quest for housing alternatives. Additionally, the Ombudsman publishes a quarterly newsletter which provides affordable housing information and

highlights area resources and accomplishments. The newsletter is mailed to the staff and elected officials of all area jurisdictions.

B. SINGLE-FAMILY

The approach of the Five County Association of Governments in regards to single family housing is to maintain and improve single family housing stock in the region. Our agency is very active in providing services through the Housing Rehabilitation and Weatherization programs that enable persons, especially lower-income, elderly, and the disabled to maintain their homes. It has also been the general policy of the AOG to leverage available funding, when and where appropriate, for the development of single family subdivision infrastructure to enable the development of affordable housing on a neighborhood scale rather than developing individual single family properties.

C. DESCRIPTION AND STATUS OF REGIONAL HOMELESS COORDINATING COUNCIL

On October 22, 2008 a new elected official, Apple Valley Mayor Mary Reep, assisted in the reorganization of the Local Homeless Coordinating Committee. The committee updated and completed the Plan for Ending Chronic Homelessness by the year 2014. The Five County Local Homeless Coordinating Committee (FC LHCC) provides an avenue for coordination and collaboration between organizations that work with individual who are homeless. The will Housing First Committee who coordinate services and funding with the Continuum of Care in the Balance of State and oversee the pilot projects for ending homelessness will be a subcommittee of the FC LHCC. The Five County Local Homeless Coordinating Committee (FC LHCC) will continue to coordinate a unique partnership in the five county area; including elected officials, government programs, non-profit organizations and other related individuals with the goal to maximize the resources available to assist individuals and families to become self-sufficient.

There are many agencies involved in the FCHCC including Dixie Care & Share, Iron County Care & Share (ICCS), Erin Kimball Memorial Foundation (EKMF), DOVE Center, the Safety Net, Five County Association of Governments, Washington County School District, Resource and Re-entry Center (R&RC), Red Rock Center for Independence and the Housing authorities. There will continue to be additional outreach to all programs, government, religious and private, that work in connection with ending homelessness. The need is paramount to include more elected officials on the FC LHCC and this expansion will be an ongoing goal.

Listed below are the scenarios which were presented for consideration as possible projects:

- Permanent Supportive Housing for Chronically Homeless.
- Apartment Complex and Supportive Services for Homeless Youth.
- More formal regional Support Service Case Management Collaborative.
- Homeless Veterans Housing.
- Supportive Housing for Individuals Escaping Domestic Violence

1. Continuum of Care Consistency Assessment

The Balance of State Continuum of Care has not updated the assessment information for 2009. However, in 2007 they identified the following needs to

end chronic homelessness and move families and individuals to permanent housing:

- Create new public housing beds for chronically homeless persons.
- Increase percentage of homeless persons staying in public housing over 6 months to at least 71%.
- Increase percentage of homeless persons moving from transitional housing to public housing to at least 61.5%.
- Increase percentage of homeless persons employed at exit to at least 18%.
- Ensure that the Continuum of Care has a functional HMIS system.
- Carry out localized implementation of the State ten-year plan within each of the nine local homeless coordinating committees.
- Decrease requests for HUD Supportive Service funds.
- Seek funding from the state of Utah to provide housing for homeless families in rural areas.

Potential projects which may apply for funding from the Balance of State Continuum of Care in 2010 include:

- **Iron County Care & Share--** Southwest Utah Homeless Outreach Supportive Services (\$35,074.00)
- **Iron County Care & Share--** La Casa Transitional Housing, Supportive Housing Program Renewal (\$111,687.00)
- **Erin Kimball Memorial Foundation--** No Place Like Home, Supportive Housing Program (\$75,091.00)
- **Southwest Utah Behavioral Health Center--** Our Place, Permanent Supportive Housing (\$27,182)
- **Cedar City Housing Authority--** Transitional Housing (\$13,913.00)

2. Needs Assessment

In coordination with the State of Utah's Ten Year Plan to End Homelessness, by the year 2014, the Five County area agrees that the goal is "every person within southwest Utah will have access to safe, decent, affordable housing with the needed resources and support for self-sufficiency and well being."

The Housing First strategy is a key to ending chronic homelessness. As mentioned in the State's plan, housing is more a basic need. Living in one's own home also brings new freedoms and responsibilities and marks the transition to adulthood in contemporary American culture. Finding and maintaining a home is a fundamental indicator of success in community life. Placing the chronically

homeless in permanent supportive housing is less costly to the community than living on the street. There is a need to find affordable housing that will accommodate previously homeless individuals.

Table 2-14				
Homeless and Special Needs Populations				
Continuum of Care: Housing Gaps Analysis Chart				
(Balance of State 2007)				
		Current Inventory in 2007	Under Development in 2008	Unmet Need/ Gap
Individuals				
Beds	Emergency Shelter	315	-0-	134
	Transitional Housing	282	-0-	144
	Permanent Supportive Housing	74	-0-	190
	Total	671	-0-	468
Persons in Families With Children				
Beds	Emergency Shelter	269	-0-	248
	Transitional Housing	287	-0-	265
	Permanent Supportive Housing	-0-	-0-	218
	Total	556	-0-	731
Continuum of Care: Homeless Population and Sub-populations Chart				
Part 1: Homeless Population		Sheltered		Unsheltered
		Emergency	Transitional	Total
1. Number of Households with Dependent Children		42	39	-0- 81
1a. Total Number of Persons in these Households (adults and children)		128	118	-0- 246
2. Number of Households without Dependent Children**		225	158	86 469
2a. Total Number of Persons in these Households		226	158	86 470
Total Persons (Add Lines 1a + 2a):		354	276	86 716
Part 2: Homeless Sub-populations		Sheltered		Unsheltered
				Total
1. Chronically Homeless		131		86 217
2. Seriously Mentally Ill		101		14* 115
3. Chronic Substance Abuse		124		17* 141
4. Veterans		57		8* 65
5. Persons with HIV/AIDS		3		1* 4
6. Victims of Domestic Violence		88		12* 100
7. Youth		3		0* 3
* Optional for unsheltered homeless sub-populations				
** Includes single individuals, unaccompanied youth, and other adults (such as married couple without children)				

The Utah Point-in-Time survey was coordinated the evening of January 28, 2009 by the state of Utah, with the help of homeless service providers, homeless clients and volunteers. This count provides a single-day “snapshot” of homelessness in

Utah. A total of 54 agencies, spanning roughly 80 emergency shelter and transitional housing programs participated. In addition, food pantries, walk-in service providers, libraries, and numerous volunteers administered unsheltered street surveys for one week in an effort to identify homeless persons who were not sheltered on the night of January 28. The Point-in-Time survey generated the following information regarding homeless individuals in our region. The Five County Local Homeless Coordinating Council members assisted in collecting local data for the Point-in-Time survey according to the Utah Point-in-Time Count of Sheltered and Unsheltered Homeless Individuals for the night of January 28, 2009, a collaborative effort between the Utah Department of Community & Culture and homeless service providers in Utah.

Table 2-15	
Point-In-Time Survey January 28, 2009	
Homeless Persons Sheltered:	
132	Homeless persons were sheltered that night
24	Homeless families with children were sheltered
Homeless Persons Unsheltered:	
16	Homeless persons were unsheltered that night
Of the Persons Sheltered that Night:	
17	Persons were parents with a total of 30 children
76	Unaccompanied adults
28 of the counted persons were categorized as being Chronically Homeless	
Of the Chronically Homeless in shelters:	
12	Chronically homeless persons were sheltered
16	Chronically homeless persons were unsheltered
Children in School who are homeless	
594	
Annualized Homeless Estimate	
656	Total homeless individuals
120	Sheltered homeless with children
56	Chronically homeless individuals

As indicated in the Poverty in Utah 2009 booklet, “Utah began utilizing the Housing First philosophy in 2005. The Housing First approach focuses on bypassing temporary shelters and instead housing homeless individuals as quickly as possible. Under this approach, individuals are offered case management and other support services for more permanent living arrangements. This research-based approach is proving to offset societal costs to homelessness while demonstrating long-term success in ending the pattern of chronic homelessness by moving people into self-sufficiency.” Other housing issues include overcrowding and multiple families in single household dwellings.

3. Implementation Plan

A “HOUSING FIRST” approach for most families is the most advantageous (see table on page 27) solution for homelessness. The focus in this approach is to provide homeless individuals and families a prompt, accessible pathway into housing and connections with appropriate mainstream services. This process reduces the amount of time an individual or family is homeless to an absolute minimum.

The components of such a plan are:

- **Housing Services:** to clear barriers such as poor tenant history, poor credit history, identify landlords, negotiate with landlord, etc.
- **Case Management Services:** to ensure families are receiving public benefits, to identify service needs, to connect tenants with community-based services.
- **Follow-Up:** To work with tenants after they are in housing to avert crises that threaten housing stability and to solve problems.

The pilot project that will end December 31, 2009, supported by the Housing First Initiatives, is a voucher program provided to the **Cedar City Housing and St. George Housing Authorities**-- Each housing authority received two (2) housing vouchers and \$7,500 to assist chronically homeless individuals achieve self-sufficiency and break the cycle of homelessness. Rent is provided each month to provide an apartment, laundry facilities, case management services, etc. Clients establish self-sufficiency goals with a case manager and work toward the achievement of those goals by participating fully in the program and with their referring agency. This project was successful and assisted six individuals to find permanent housing in their communities.

The Resource and Re-Entry Center (R&RC) was developed to provide wrap-around services for inmates who are released from incarceration. The recidivism rate in Washington County is eighty-two (82) to eighty-five (85) percent, which is much higher than the State correctional recidivism rate. Mr. Frank Yoder, the founder of R&RC, said that this project began August 2007 with thirty (30) to forty (40) volunteers. Since the Dixie Care & Share only provides housing for twenty (20) days to homeless individuals there was a great need for housing support for released inmates. For that reason, the R&RC project will work to provide necessary transitional housing for inmates being released from the Purgatory Correctional Facility. At this time, three (3) RV units are currently in place to provide some housing and a request is being prepared to be submitted to the Veterans Administration for seventy-four (74) apartment units for transitional housing.

The Southwest Utah Behavioral Health Center (SWBHC) is a public agency created by the Five Counties comprising southwestern Utah that is designated to serve persons who suffer with severe mental illness and with addition disorders. The Center has observed an increase in homelessness among those participating in its services. Various factors appear to contribute to this problem, including: a lack of affordable housing in the area, screening practices

that exclude those with previous legal problems, financial limitations, and the ongoing issue with stigma against these populations. Homelessness makes the rehabilitation of this population of people very difficult because it:

- Interferes with emotional and social stability
- Increases the likelihood of arrests
- Increases the number of emergency room contacts and inpatient psychiatric admissions.
- Decreases treatment compliance and the ability of Center staff to monitor medications.
- Precludes entitlement, training, and employment opportunities due to a lack of an address.
- Increases stigma and decreases public support due to the number of individuals walking the streets.

The Southwest Utah Behavioral Center (SWBHC) received Continuum of Care funds to construct Permanent Housing for persons who meet the criteria for chronically mentally ill (including substance abuse disorders) and who are at risk for chronic homelessness. Along with the Continuum of Care funds, they received Critical Needs Housing monies to use as cash match. Three duplexes were constructed, known as “Dixie View”, providing a total of 16 beds to provide housing for a combination of single residents or single adults with children. Although treatment is received on an outpatient basis, each resident receives case management and an individual treatment plan outlining and addressing needs such as psychiatric needs including medication monitoring, medical needs, counseling, employment and vocational needs, recreational, and any other specialized need the resident might have. It is the hope of SWBHC to assist as many individuals as possible in this target population and to decrease the risk of homelessness as well as increase valuable skills needed to better manage their illness and become satisfied members of the community.

The Erin Kimball Memorial Foundation has provided over 102,500 nights of shelter in apartment settings for 117 homeless families, including 261 children, fleeing violence and abuse since opening their doors in May 2002. Families are referred to the foundation by the Department of Workforce Services, Five County Association of Governments, the St. George Housing Authority, local homeless and domestic violence shelters and a variety of churches, groups and individuals. All of the families served are homeless prior to entering the program. In addition to the H.O.M.E. (Housing, Options, Mentoring, Empowerment) program, the foundation offers supportive services including:

- Advocacy and specialized case management.
- Bi-monthly educational support groups with tie-ins to community resources.
- Financial literacy training in partnership with Zions Bank, USU Extension Services and the Utah IDA Network.
- Life and job skills training in partnership with LearnKey Corporation.
- Mentoring provided by the Living Angels and Big Brothers Big Sisters.
- Fresh food assistance provided by Winder Farms.
- Home ownership preparation in partnership with Color County Community Housing, Inc.
- Referral services for mainstream and local resources and services.

- Collaboration and partnerships with other service providers addressing needs of homelessness, poverty and survivors of violence.
- Success for Kids program providing advocacy, emotional and academic support, social skills education, recreational opportunities and referrals services for child survivors of domestic violence.

Iron County Care and Share provides many humanitarian services to individuals and families needing assistance in Iron County. These services include:

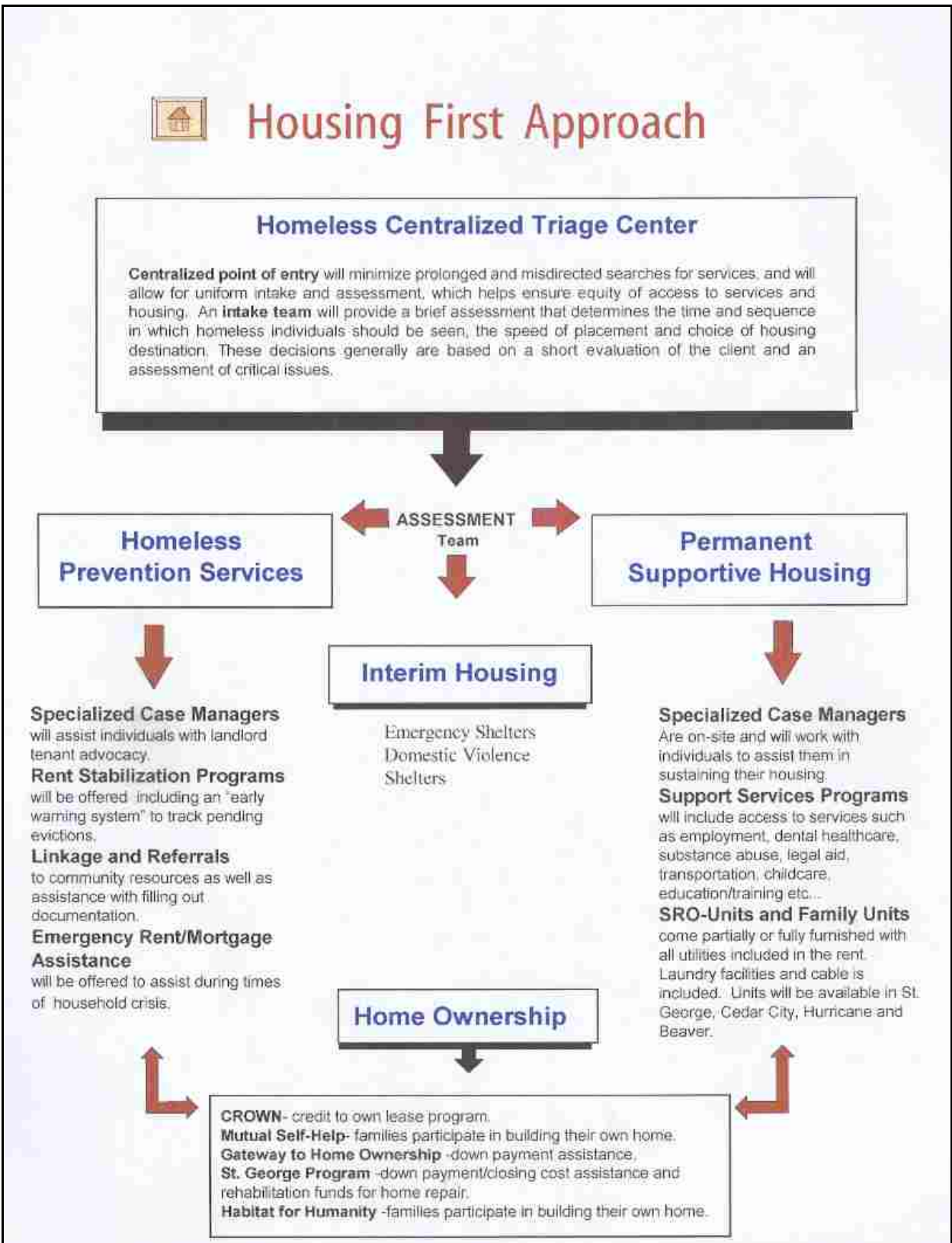
Community Assistance

- Case Management
- Food Bank - Food Distribution
- Direct Food Stamp Application
- Rental/Mortgage Assistance
- Medical/Prescription Assistance
- Rehabilitation Assistance
- Budget & Life Skills Counseling
- Clothing Vouchers
- Gas Vouchers
- Bus Vouchers
- Other Community Service Referrals

Homeless Shelter Assistance

- Case Management
- Emergency Shelter
- Food - Hot Meals & Sack Lunches
- Homeless Outreach
- Shower Facilities
- Laundry Facilities
- Transitional Housing
- Housing First Pilot Program
- Rehabilitation Assistance
- SSD/SSI Application Assistance (Expedited)

**Table 2-16
Housing First Approach**



D. OVERALL HOUSING NEEDS ASSESSMENT

1. Local Government Housing Needs Summary

Needs assessment forms submitted by local governments indicate the following general needs in relationship to affordable housing:

- rehabilitation of deteriorated housing stock to standard condition
- rehabilitation of rental units to standard condition
- providing for the availability of safe and adequate rentals
- a need for seasonal rental housing to support the tourism industry
- developing additional water and sewer capacity for housing development in higher growth rate areas

2. Regional Analysis of Affordable Housing Needs

The Five County Association of Governments identifies the following needs and impacts pertaining to affordable housing for the region:

- Partnerships between local communities to network, share information, and assist each other in addressing affordable housing issues.
- Continued issue of single parents with young children having affordable housing problems.
- Local governments have issues with providing adequate infrastructure to support additional development, especially if they attempt to make housing more affordable by reducing impact fees.
- There likely needs to be improved coordination and cooperation between all levels of government (local/county/regional/state) to more effectively address housing issues.
- Home buyers education programs should be used to help new home owners learn to more effectively manage their finances, learn life skills, and maintain their investments; and, such programs help reduce mortgage interest rates with most banks.
- Some poverty-level households – who may be legal migrant workers, seasonal and minimum-wage service workers, and elderly or physically/mentally impaired – may be living in substandard, unsafe housing. Housing stock for this income level is in short supply, and what is available is frequently in substandard and unsafe condition. People in these income categories may be living out of automobiles, camp trailers or tents, living with relatives, or remain homeless.
- While recognizing that building codes are necessary for public safety, innovative methods of building and manufacturing homes should be investigated and considered in order to help lower the costs of construction.
- It will remain necessary to keep legislative representatives aware of local

affordable housing issues for low-income residents; their support is needed for housing programs, i.e., the Olene Walker Housing Trust Fund, the Homeless Trust Fund, the HOME program; and other potential funding opportunities for the Five County district.

E. BARRIERS TO AFFORDABLE HOUSING

1. Affordable Housing Barriers and Strategies

With the roles of federal, state, and local levels defined, Association staff, the Planning Coordination Team, and the Housing Advisory Board have identified specific barriers which institute affordable housing deficiencies in the Five County region. In addition, designated strategies are provided to assist in overcoming the identified barriers (see Table 2-17). Most strategies are written from a local government perspective.

Table 2-17 Affordable Housing Barriers and Strategies	
Barriers	Strategies
Development costs are passed onto the consumer (impact fees)	Local governments seek low-interest loans and/or grants to reduce development costs Encourage jurisdictions to enact measures to reduce or waive such fees for projects that include affordable housing opportunities.
Lack of ordinances which specifically mandate the provision of affordable housing	Encourage jurisdictions to enact <i>inclusionary zoning</i> ordinances which ensure that housing developments allocate a certain portion of the units to low and moderate income homebuyers. Municipal re-evaluation of subdivision ordinances in order to update/modify regulations where possible.
High cost of pre-development construction and on-site work	Zone for higher densities to centralize services Encourage infill development and adaptive reuse Enable the proliferation of dual-purpose rehabilitation projects, i.e., retail main street store fronts with upstairs low-income apartments

**Table 2-17
Affordable Housing Barriers and Strategies**

Barriers	Strategies
Relative high costs of property acquisition	<p>Zone for higher densities and allow for smaller building lots, multi-family housing, and accessory dwelling units</p> <p>Allow for flexibility in zoning ordinances for open space requirements, parking provisions, etc. on low-income housing projects</p> <p>Partner with non-profits and/or Housing Authorities on low-income housing developments</p>
Fragmentation of government programs and other funding sources	<p>Collaborate with other agencies and housing providers to network information, resources and services</p> <p>Partner on projects with other housing providers and lenders to reduce costs to low-income consumers</p> <p>Provide educational program to enlighten local governments on their role in the scope of participation with other entities</p>
Inability of private sector to realize their role in the provision of affordable housing	<p>Work with local employers to establish employer assisted housing (EAH). Ultimately, EAH builds employee loyalty and reduces turnover by offering homebuyer assistance or rental assistance</p>
Large minimum lot sizes which inhibit the viability of building affordable housing	<p>Encourage jurisdictions to modify zoning/subdivision regulations to allow density bonuses for projects which provide affordable housing opportunities</p>
Low-income populations are sometimes unable to overcome personal hardships because a lack of knowledge and/or training	<p>Offer down-payment and closing cost assistance to low-income, first-time home buyers.</p> <p>Encourage participation in First Time Home Buyers education course.</p> <p>Outreach to residents and tenants of public and manufactured housing assisted by public housing agencies to inform them of available down payment/closing cost assistance.</p> <p>Ensure the Fair Housing Laws are enforced to prevent discrimination against minority groups, the elderly, disabled, or single parent households.</p>

2. Evaluation of Current Fair Housing Legal Status

Utah's Fair Housing Act (Utah Code Annotated §57-21-1) prohibits discrimination on the basis of race, religion, color, sex, national origin, familial status, disability or source of income in the rental, purchase and sale of real property. Because the Five County District is made up of mostly rural areas and smaller communities, fair housing has not been an issue in the region. Further, FCAOG staff has not become aware of any formal complaints made in any of the jurisdictions in the district.

3. Analysis of Impediments and Implementation

The Five County region has just begun to address the problem of fair housing. While staff have been collecting information on general housing, fair housing has not been a problem in the past, and therefore has not been a priority. However, community leaders and planners in the region are beginning to recognize the need for in-depth studies on fair housing in order to identify specific problems. At this time, FCAOG staff is only aware of increasing problems with overcrowding and lack of affordable housing for people in poverty.

F. SPECIAL NEEDS HOMELESS HOUSING PRIORITIES

1. **Homeless Families:** The economy is facing crisis situations that parallel the great depression. There continues to be increases in homelessness in the Southwest region among families. According to service providers for homeless families, the most immediate need for a homeless family is safe and secure shelter, including child care provision and adequate food. Once housed on an emergency basis, attention can be directed toward locating more permanent housing. The need for support to families is expressed by the Washington County School District who has collected information on a growing number of school age children who are homeless.
2. **Chronically Homeless:** Working to end chronic homelessness is a priority. This category of homelessness is defined as individuals with disabling conditions who have been homeless for a year or more, or have experienced at least four episodes of homelessness within three years. This group of individuals represents about 12% of the homeless population and consumes up to 50% of the available resources. While some of the chronically homeless individuals may qualify for or have limited income from wages and/or public benefits, they will ultimately require long term subsidization of both housing and services to become as self-sufficient as possible. Many of the chronically homeless individuals contend with mental health issues and because of their disability will additionally require long-term case management to be successful in maintaining housing. Although the actual count of chronically homeless individuals is not as high as in more densely populated areas there remains a substantial need to avoid community decay and expenses locally. Permanent supportive housing with appropriate and available services and supports is a highly successful strategy to stabilize this population in the most cost effective approach. The need to make available more opportunities for housing first supports is vital. The pilot project for housing and case management for chronically homeless individuals was not funded for the coming year. The need for housing is still vastly important to reduce the exhaustion of shelter, law enforcement, emergency medical and other community services.
3. **Homeless Youth:** Older youth still in Foster Care (usually over 16 or 17, mature, and unattached to a Foster Family) can be transitioned out of Foster Care via an Independent Living arrangements where they are housed in an apartment of student housing and Foster Care payment is made directly to the youth - approximately \$600 per month. The Department of Child and Family Services is currently working with local apartment complex owners to reserve four apartments for this type of transitional situation. The need to provide case management to assist the homeless youth to find housing, education, food and employment as well as meeting the psychosocial needs of local homeless youth, including youth from the Fundamentalist Church of Jesus Christ of Latter Day Saints (FLDS) is substantial. The St. George area has reports of homeless youth staying in the public parks. Homeless youth also tend to move from location to location; moving in and out of homes and facilities making it difficult to count or manage the young population. The Regional Interagency Council (RIC) affirms the need for services for a wide range of individuals, including the FLDS exiled youth and those aging out of foster care youth. The Youth Crisis Center and the Juvenile Crisis Center staff have voiced a need for additional day and residential supports. Additionally although there are some supports for 16 year old to 18 year

old and a Family Support Center for juvenile 0-12, there is a gap in services for children 13-16 years old creating a considerable deficient in services.

- 4. Homeless Chronic Substance Abusers:** These individuals have special needs that are not met in the traditional shelter setting. Homeless substance abusers need rehabilitation services in a safe and structured environment that provides therapy to enable them to perceive the broader causes of substance abuse and understand addictive behavioral patterns. After rehabilitation many homeless substance abusers need affordable transitional housing which is not readily available. Mental health and chemical dependency treatment services are organized on a regional basis, with offices locally.
- 5. Homeless Veterans:** In addition to the complex set of factors affecting all homelessness a large number of displaced and at-risk veterans live with lingering effects of Post Traumatic Stress Disorder and substance abuse, compounded by a lack of family and social support networks. Homeless veterans need secure, safe, and clean housing that is free of drugs and alcohol, and provides a supportive environment. The Utah County Veterans Council found the most effective programs for homeless and at-risk veterans are community-based, nonprofit, vets-helping-vets groups. The Resource and Re-entry Center (R&RE) is a Program that is attempting to address some of the needs of the homeless veterans in the Five County area by providing mentors who assist in locating housing, services, employment and resources. There is also a need for funding to match funds for a 75 unit housing complex which is being planned by the U.S. Department of Veterans Affairs and community partners.
- 6. Homeless Seriously Mentally Ill:** Service providers have reported an increase in service levels to the homeless over each of the past several years. When this is measured with the relatively constant proportion of individuals who are mentally ill in the general population, the assumption is that the need for services for homeless individuals who are mentally ill will continue to increase. Local service providers indicate that financial resources to provide supportive, community-based services needs to be made available to homeless mentally ill. This population needs on-going support to help them with vocational training, substance abuse treatment, money management, scheduling and attending appointments, and assistance with applying for social security disability so they can receive primary health care. They also need supportive care in an affordable housing situation. Providing affordable housing opportunities alone will not be sufficient to insure stable living conditions, as they often need supportive case management to monitor their physical and medical needs.
- 7. Victims of Domestic Violence:** Homeless persons with children who have fled a domestic violence situation need help in accessing safe and suitable transitional and permanent housing, legal services, support groups, substance abuse classes, transportation and job training. The DOVE Center, Canyon Creek Women's Crisis Center and Erin Kimball Memorial Foundation are working toward meeting the need of victims of domestic violence. Kane, Beaver and Garfield counties do not currently have locally based crisis center services and have expressed the need to provide services within rural counties. Erin Kimball Memorial Foundation is partnering with community programs to increase the apartments available for individual fleeing domestic violence.

8. Persons with HIV/AIDS: According to data from the Utah Department of Health, Bureau of Communicable Disease Control, HIV/AIDS Surveillance Program there were 2,465 cumulative AIDS cases in the state of Utah through November 30, 2009. In addition, there were 1,049 HIV (non AIDS) cases reported. In 2008 there were 57 reported cases of AIDS and an additional 18 individuals with HIV in the Southwest Health District which is comprised of Beaver, Garfield, Iron, Kane and Washington counties. According to the Utah Department of Health, a majority of persons with AIDS living in rural areas travel to the Wasatch Front for medical treatment. The St. George Housing Authority provides limited assistance for persons with HIV/AIDS through HOPWA (Housing Opportunities for Persons With Aids) vouchers and short-term rent, mortgage and utility assistance for southwestern rural Utah, which includes the five counties.

HUD Table 1B Special Needs (Non-Homeless) Populations	
Special Needs Sub-Populations	Priority Need Level High, Medium, Low No Such Need
Elderly	H
Frail Elderly	H
Severe Mental Illness	H
Developmentally Disabled	H
Physically Disabled	H
Persons w/Alcohol/Other Drug Addictions	H
Persons w/HIV/AIDS	M
Other	
TOTAL	

G. IMPLEMENTATION STRATEGY

Refer to section E, Barriers to Affordable Housing. In addition to identifying the barriers, Section E outlines strategies that are currently being utilized or may be implemented to overcome the ever increasing challenges faced in meeting affordable housing needs in the Five County region.

The Five County Association of Governments is a regional planning organization which provides technical assistance to local governments which adopt local land use ordinances. The staff of the Association will continue to work with local governments to identify and

implement the strategies identified in Table 2-17 in the local jurisdiction's general plan, zoning, subdivision and other land use ordinances and codes.

H. SUMMARY OF SPECIFIC HOMELESS/SPECIAL NEEDS OBJECTIVES

<p align="center">HUD Table 1C Summary of Specific Homeless/Special Needs Objectives (Table 1A/1B Continuation Sheet)</p>				
Obj #	Specific Objectives	Performance Measure	Expected Units	Actual Units
	Homeless Objectives			
1	Create Decent Housing with new or improved availability through development of permanent supportive housing	# of supportive housing units for the homeless created over the next five years.	30	
2	Enhance Suitable Living Environment through new/improved accessibility. Of the homeless population, 95 percent will be stabilized with access to some form of housing along the continuum of care.	# of persons stabilized through access to housing at any point in time during the next five years.	200	
3	Improve services and outcomes for Utah's homeless population by identifying their specific needs.	# of agencies participating in HMIS by December 2007	5	5
4	Improve services and outcomes for homeless individuals by better coordinating services and policies	# of fully functioning local homeless coordinating committees by December 2008	1	1
	Special Needs Objectives			
1	Accessible housing for persons with physical disabilities	# of accessible units produced # of disabled persons assisted	3-5 units 3-5 people	
2	Affordable housing for persons with mental disabilities	# of units produced specifically for persons with disabilities # of disabled persons served	3-5 units 3-5 persons	
3	Adequate housing for persons with special needs including housing for HIV/AIDS and domestic abuse victims	# of housing units produced for persons with special needs served	10 Units (domestic violence)	

I. LEAD BASED PAINT STRATEGY

It is the policy of the Five County Association of Governments to test only homes that were built prior to 1978. The Home and Weatherization Program tests only those areas that might be disturbed during weatherization or rehabilitation activities to determine if lead safe work practices must be implemented. If lead is found, employees of the agency and any sub contractor will be certified to do lead safe work practices. The home owner will be notified and will be given a Protect Your Family From Lead in Your Home brochure. All homes built prior to 1978 will receive this brochure even if there are no surfaces being disturbed.

CHAPTER III. ANNUAL NON-HOUSING COMMUNITY DEVELOPMENT NEEDS ASSESSMENT

A. COMMUNITY DEVELOPMENT STATUS AND NEEDS ASSESSMENT

The following list shows the categories with the largest number of locally identified Community Development capital projects taken from individual community, county and special service district capital investment plans in the region. This list reflects regional needs as documented on the community's 1-year Capital Investment Plan. See Appendix C for one-year lists. With that in mind, the region's most common documented needs are:

1. **Public Utilities/Works--** Jurisdictions identified 30 public utilities/works projects to address related issues. There are 19 culinary water improvement projects including additional storage capacity; waterline replacement; security fencing; updated meter reading equipment; well development and/or improvements; filtration systems; and improvements to address improved fire flow. Jurisdictions also identified 4 secondary water system projects and 7 sewer improvement project.
2. **LMI Housing--** Jurisdictions identified 29 projects to address affordable housing for low to middle income families through assistance with down payment and/or closing costs; land and/or apartment complex acquisition or construction of permanent housing for low income and/or homeless individuals; CROWN rent-to-own homes; and mutual self help. The Southwest Center identified funding for homeless rental assistance in each of the five counties. A number of the housing projects identified by Color Country Community Housing, Inc. are for HUD funding and/or Neighborhood Stabilization Program (NSP) funds. Both the Cedar City Housing Authority and Beaver City Housing Authority have made application for construction of additional housing units or acquisition of land to address low income housing in their communities. Color Country Community Housing is partnering with the Erin Kimball Foundation on a project in Washington City to acquire and rehabilitate the Ridgeview Apartment Complex.
3. **Public Safety/Protection--** There were 24 projects identified for public protection including fire stations and/or equipment; procurement of fire trucks; medical equipment; and storm drain/flood control.
4. **Transportation--** Jurisdictions included 21 transportation related projects for streets/bridges, curb/gutter and sidewalks. Three projects were also included to address airport improvements.
5. **Community Facilities/Public Services--** There were 15 projects outlining rehabilitation improvements, maintenance and/or construction of new senior citizens/community centers; construction or improvements to community and/or county facilities; and construction of homeless shelter.

6. **Recreation--** A total of 10 projects were identified by jurisdictions for improvements to existing parks and/or playground equipment, as well as land acquisition for recreational purposes. Six of these projects were for construction of sports facilities including ball fields, repairs to swimming pool, golf course improvements, construction of a skate board park, and arena improvements. The majority of these projects are in communities that are not currently eligible to fund community-wide projects with CDBG funds. Due to the nature of the development in these communities, it appears unlikely that a low to moderate income survey would be successful to qualify them for the use of CDBG funding.
7. **Planning--** There were 6 projects for feasibility studies/plans including storm drainage, water system master plans, senior citizen center, and capital facility plans. One project listed is to update the city housing data base.
8. **Economics--** There were three projects related to economics to rehabilitate historic buildings and/or museums.

Table 3-1 Capital Investment Needs Summary

Jurisdictions:	Public Utilities/Works						Public Protection			Public Buildings/ Facilities					Public Trans.			Economics				Rec.		LMI Housing			Plan		Other		
	Sewer	Drinking Water	Secondary Water	Power/Nat. Gas	Solid Waste	Miscellaneous/equip.	Fire/Ambulance	Jails/Police	Storm Drain/Flood	Animal Control	Administration	Medical	Education/Libraries	Senior/Comm. Center	Shelter/Food Bank	Cemeteries	Streets/Bridges	Curb/gutter/sidewalks	Airport/public transit	Industrial/commercial	Tourism	Parks/open space	Museums	Community Parks	Sports Facilities	Rental\multi-family	Permanent Housing	Rehabilitation		Zoning/General	Prof. Design/studies
Beaver County							1																1			1					
Beaver																											1	1			
Milford													1												1		1				
Minersville		1											1																		
Garfield County							2				1	1															1				
Antimony																		1						1							
Boulder											1																				
Bryce Canyon	1						1										1							1							
Cannonville																		1													
Escalante			1						1								1		1												
Hatch							2																								
Henrieville																															
Panguitch																	1		1				1		3						
Tropic							1																								

Note: Jurisdictions showing no project information did not return capital improvements lists for inclusion into the Plan.

Table 3-1 Capital Investment Needs Summary

Jurisdictions:	Public Utilities/Works						Public Protection				Public Buildings/Facilities						Public Trans.			Economics				Rec.		LMI Housing			Plan				
	Sewer	Drinking Water	Secondary Water	Power/Nat. Gas	Solid Waste	Miscellaneous/equip.	Fire/Ambulance	Jails/Police	Storm Drain/Flood	Animal Control	Administration	Medical	Education/Libraries	Senior/Comm. Center	Shelter/Food Bank	Cemeteries	Streets/Bridges	Curb/gutter/sidewalks	Airport/public transit	Industrial/commercial	Tourism	Parks/open space	Museums	Community Parks	Sports Facilities	Rental\multi-family	Permanent Housing	Rehabilitation	Zoning/General	Prof. Deisgn/studies	Other		
Iron County									1							1										1							
Brian Head							1				1																					1	
Cedar	1	4	1						1					1													3	1		1		2	
Enoch	1	1										1																					
Kanarraville																																	
Paragonah																																	
Parowan		1							1		1							1															
Kane County	1																									1				1			
Alton		1														1																	
Big Water																								1					1				
Glendale																																	
Kanab		1							2				1														1			1			
Orderville		1											2											1	1								
Washington Co.		2					1		1							1										1						1	
Apple Valley																																	

Note: Jurisdictions showing no project information did not return capital improvements lists for inclusion into the Plan.

Table 3-1 Capital Investment Needs Summary

Jurisdictions:	Public Utilities/Works					Public Protection			Public Buildings/Facilities					Public Trans.			Economics			Rec.		LMI Housing			Plan						
	Sewer	Drinking Water	Secondary Water	Power/Nat. Gas	Solid Waste	Miscellaneous/equip.	Fire/Ambulance	Jails/Police	Storm Drain/Flood	Animal Control	Administration	Medical	Education/Libraries	Senior/Comm. Center	Shelter/Food Bank	Cemeteries	Streets/Bridges	Curb/gutter/sidewalks	Airport/public transit	Industrial/commercial	Tourism	Parks/open space	Museums	Community Parks	Sports Facilities	Rental\multi-family	Permanent Housing	Rehabilitation	Zoning/General	Prof. Deisgn/studies	Other
Enterprise			1				1																	1							
Hildale																															
Hurricane								1																			2				
Ivins							1	1									1										3				
LaVerkin	1	1					1	1									1							1			3				
Leeds										1								1											1		
New Harmony																															
Rockville																															
Santa Clara																											2				
Springdale																															
Toquerville		1															1														
Virgin																															
Washington City	3	5						2		2							6					1					5				
TOTALS	7	19	4				12	12		6	1	3	4	1		15	3	3				3	4	6	5	22	2	1	5	3	

Note: Jurisdictions showing no project information did not return capital improvements lists for inclusion into the Plan.

B. ECONOMIC DEVELOPMENT NEEDS

The Five County region of Southwestern Utah exhibits many positive economic factors, including high labor skills, competent labor climate, Interstate-15 access, excellent natural recreational opportunities, low unemployment rate, moderate real estate tax costs, and proximity of support services. These and other positive economic factors have created one of the most dynamic regions in the Intermountain West.

During 2010-2014, Southwestern Utah leaders and economic development staff will focus on activities that will encourage the best use of the existing economic diversity, traditional values and skilled labor force; the support of local economic development boards; wise use of available funding mechanisms; appropriate development standards and focused efforts in education; and greater public involvement to attain a dynamic, cooperative and strong economic future.




The Comprehensive Economic Development Strategy Committee has adopted the following major economic development objectives:

1. Provide regionally-focused services that complement county and community economic development programs. Specific services include:
 - Revolving Loan Fund marketing and administration across the region, rather than establishing other county or community-scale loan programs. Particular efforts will be made to re-evaluate lending practices and policies to reflect the realities of the current economic climate.
 - Preparation of project-level Environmental Assessments within the capacity of available staff resources.
 - Delivery of technical planning assistance regarding workforce housing design and construction.
 - Development and delivery of up-to-date land use planning training modules generated from the Vision Dixie and Iron Destiny processes.
 - Author planning and feasibility studies for projects that transcend county or community boundaries as directed by the Steering Committee.
 - Maintain a dynamic and informative Internet web page.
 - Continue to provide high quality grant writing and technical assistance.
2. Focus efforts on jurisdictions that do not have internal staff support to provide day-to-day economic development outreach. Specific activities include:
 - Add information to the Sure Sites program.
 - Participate in regional and state-wide initiatives such as Utah Economic Alliance, Governor's Rural Partnership Board, etc.
3. Represent southwestern Utah interests at forums such as:
 - Western Region Workforce Services Council

- Color Country RC&D Council
 - Color Country Travel Council
 - Mormon Pioneer National Heritage Area Alliance
 - Scenic Byway 12 (State Route 12) Committee
 - Utah's Patchwork Parkway (State Route 143) Committee
 - Zion Canyon Corridor Council (ZC3)
 - Canyon Region Economic Development Alliance
 - Grand Staircase-Escalante National Monument Advisory Committee
 - County and community-level Economic Development Boards
4. Forge closer ties between economic development and public/higher education initiatives in the region. Two major 2008 initiatives include:
- Utah Business Resource Center development at Southern Utah University and Dixie State College
 - Support the Dixie State College initiative to create an alliance with the University of Utah
 - Support the Kanab Center for Education, Business and the Arts (CEBA)
5. Champion regional projects that foster economic development, such as:
- Developing on-site power generation capacity to Ticaboo/Bullfrog
 - Providing IT/Broadband redundancy across the region
 - Establishing access to land banking, secondary financing, and other activities that foster access to affordable workforce housing.
 - Facilitate National Scenic Byway Planning for SR-143 and SR-9.
 - Provide public lands planning expertise and capacity to local officials.

C. SUMMARY OF SPECIFIC HOUSING/COMMUNITY DEVELOPMENT OBJECTIVES

<p align="center">Table 3-2 Summary of Specific Housing/Community Development Objectives</p>				
Obj #	Special Needs Objectives	Performance Measure	Expected Units	Actual Units
	Rental Housing Objectives			■
	Development of affordable rental housing units	Households assisted, units created	173 in 5 years	■
	Accessible rental housing	Households assisted, accessible units created	17 in 5 years	■
	Owner Housing Objectives			
	Preservation, rehabilitation/replacement, down payment assistance and lead-based paint removal	Households assisted, units preserved	185 in 5 years	■
	Community Development Objectives - Safety, Transportation, ADA, Recreation			
	Creating suitable living environments <i>Outcome - Improve availability and promote livability</i>	Number of persons served, including low income persons	Approx.1-5 projects per year/# of LMI beneficiaries will vary	■
	Infrastructure Objectives			
	Creating suitable living environments <i>Outcome - Improve availability and promote livability</i>	Number of persons served, including low income persons	Approx.1-5 projects per year/# of LMI beneficiaries will vary	■
	Public Facilities Objectives			
	Creating suitable living environments <i>Outcome - Improve availability and promote livability</i>	Number of persons served, including low income persons	Approx.1-5 projects per year/# of LMI beneficiaries will vary	■

	Public Services Objectives			
	Create suitable living environments <i>Outcome - Improve availability and promote livability</i>	Number of persons served, including low income persons	1-3 projects in 5 years # of LMI beneficiaries varies by type of project	
	Economic Development Objectives			
	Creating economic opportunity <i>Outcome - Improve availability and promote livability</i>	Number of jobs created, including jobs for low income persons	20-30 loans in 5 years (Average of 5 jobs per loan, with 3 LMI jobs per loan)	
	Other Objectives - Planning			
	Creating suitable living environments, provide decent safe or affordable housing or create economic opportunity <i>Outcome - Improve availability and promote livability, enhance health and safety or provide economic opportunity</i>	Number of persons served, including low income persons	5 a year	

CHAPTER IV. FOCUS COMMUNITIES/NEIGHBORHOODS ASSESSMENT

A. INDICATORS

State requirements for the One-Year Action Plan included identification of one or more focus communities in each region. In order to identify those focus communities, the staff at Five County AOG assessed communities throughout southwestern Utah. The methodology included a trilogy of methods to ascertain where regional focus should be directed. One of these was a "self-assessment" which was developed by sending out a survey form that was completed by willing incorporated jurisdictions. Another method utilized the results of the 2009 Housing Stock Condition Survey which was carried out by the staff of the Five County Association of Governments with the cooperation of incorporated communities as well as each of the five counties for the unincorporated areas. The final portion of the trilogy of methods is the institutional knowledge of the professional planning staff of the Five County Association of Governments who have identified several areas with known concerns. It is not intended that the more subjective nature of the institutional knowledge portion of the trilogy be the determining factor, but to function as a means to confirm issues already identified and validate issues identified in the first two. In addition to the focus communities there are other "areas" of concern that are identified in this section which further study may be undertaken to better quantify.

1. Housing Quality as Determined from the Regional 2004 Housing Stock Survey

Table 4-1 Five County Association of Governments Regional Totals (non-entitlement area)		
	# of Homes	% of Total Homes
All Homes in Region (non-entitlement area)	37,704	100.00%
Single Family Homes in Dilapidated Condition	121	0.32%
Mobile Homes in Dilapidated Condition	125	0.33%
Apartment Units in Dilapidated Condition	3	.005%
Single Family Homes in Deteriorated Condition	91	0.24%
Mobile Homes in Deteriorated Condition	200	0.53%
Apartment Units in Deteriorated Condition	6	0.01%
Homes in Excellent, Fair or Moderate Condition	37,158	98.55%

When looked at from a district-wide perspective, 98.55 percent of the homes in the region (non-entitlement area) are in excellent, fair or moderate condition, thus only 1.45 percent of homes of any type would be considered as being deteriorated or dilapidated, a seemingly small percentage. Instead of that more “global” perspective, and in order to gain an accurate understanding of localized housing problems, it is necessary to look at each community from a local perspective. Only by viewing the data from that scale can one get a proper view of housing stock problems that currently exist in many of our smallest rural communities, which in some cases are relatively significant. Please refer to the tables at the end of this section for specific numbers and percentages of homes in the various conditions in each individual city and town, the unincorporated area of each county, as well as composite totals for each individual county.

While this section deals with the condition of housing stock in the district, the Continuum of Care provides more specific information on special needs housing in the region, such as resources and facilities available for the elderly, disabled, homeless, etc.

Focus Community Determination Based on Analysis of Housing Condition Survey:

An analysis of the Housing Condition Survey undertaken in 2004 identified several communities whose percentage of housing in severely deteriorated or dilapidated condition was considerably higher than all others. The following communities have been identified as focus communities based upon their housing stock condition. Tables for individual communities are found in the 2005 Consolidated Plan, as amended.

Table 4-2 Focus Communities Based Upon Housing Stock Condition Southwest Utah by County			
Community/ County	Number of Homes in Severely Deteriorated or Dilapidated Condition	Total Number of Houses in the Community	Percent of Homes in Severely Deteriorated or Dilapidated Condition
Big Water Town/ Kane County	39	207	18.82%
Hatch Town/ Garfield County	11	61	18.04%
Alton Town/ Kane County	6	34	17.64%
Source: Five County Regional Housing Condition Windshield Survey, 2009			

2. Community Development Infrastructure, Facilities and Service Needs

Lack of necessary infrastructure to support many forms of economic development is lacking in many of rural Utah counties. Garfield and Kane counties are

especially affected due to the lack of access to redundant fiber optic access to the Internet as well access to certain forms of affordable utilities including natural gas. Even the provision of basic infrastructure such as water source, storage and distribution are limiting factors.

B. IDENTIFICATION OF FOCUS COMMUNITIES BY SELF-ASSESSMENT OF COMMUNITY DEVELOPMENT INFRASTRUCTURE, FACILITIES AND SERVICES NEEDS

During 2009, a community “self-assessment” form was sent out to each of the non-entitlement cities and towns in the five county region. The purpose of the assessment was to involve the local entities in identifying the community development needs in their area from their perspective. It is anticipated that this will be done annually as part of the Consolidated Plan update process.

All but four cities or towns completed have participated in providing assessments during the past two years (See Appendix E). Those that responded this year were updated and plotted on a table with each of the following type of community need identified. We utilized the information provided last year if a updated assessment was not provided. The following categories were provided in the self-assessment:

- Fire Department Facilities
- Fire Department Equipment
- Fire Department Staffing/Volunteers
- Police/Public Safety Facilities
- Police/Public Safety Staffing
- Recreational Facilities
- Community Sewer System
- Culinary Water System Source
- Culinary Water System Storage
- Culinary Water System Distribution
- Streets and Roads
- Solid Waste Disposal
- Health Care
- Animal Control
- Courts
- Jails
- Low-moderate Income (LMI) Housing
- Workforce Housing

Each community was asked to assess the level in which those items listed above are addressed in their community on a scale of 1-10, with “1” (one) meaning that the item is completely inadequate to “10” (ten) meaning that particular subject is extremely well-addressed in that community. We did not specifically differentiate between a service provided by another entity, i.e. the County providing for jail services in the area, or the state providing Courts, or private entity providing solid waste disposal. We asked the local cities and towns to simply identify how those service, regardless of who provides them, are addressing the services in the community.

Identification of Focus Areas based upon the Community Self-Assessment:

One of the factors in determining those communities which our region defines as a “Focus Community” is a jurisdiction’s own self-assessment of its community development infrastructure, facilities and service needs.

A cumulative total of the assessment sheets was created and from this averages based upon valid responses was developed.

An average value for each jurisdiction was calculated from the valid responses. Table 4.3 was used to compute the averages for the valid responses for the jurisdictions.

The responses shown in the table are color-coded so as to illustrate those responses that were above or below the average response value. Those values higher than the average are in **green** and those below are in **red**. Those values that were average are shown in black.

Table 4-3 Jurisdiction's Self-Assessment Regional Tabulation-Cumulative Totals

Jurisdiction Needs Assessment (Using a scale of 1 to 10 - 1 meaning completely inadequate to 10 meaning extremely well-addressed) x = No Response NA = no average COLOR CODES: Above Average Average Below Average	Fire Department Facilities	Fire Department Equipment	Fire Department Staffing/ Volunteers	Police/Public Safety Facilities	Police/Public Safety Staffing	Recreational Facilities	Community Sewer System	Culinary Water-System Source	Culinary Water System Storage	Culinary Water-System Distribution	Streets & Roads	Streets & Roads Maintenance	Solid Waste Disposal	Health Care	Animal Control	Courts	Jails	Average	Low to Moderate Income Housing	Workforce Housing
	Beaver County																			
Beaver City	10	10	5	10	10	6	9	6	7	6	6	5	9	9	7	10	10	7.94	5	5
Milford City	10	10	10	10	10	5	5	8	9	7	2	2	4	5	7	10	10	7.29	5	5
Minersville	7	7	5	x	x	5	9	8	6	8	6	6	x	x	5	x	x	6.55	x	x
Garfield County																				
Antimony	5	5	1	5	5	5	x	8	9	8	5	5	7	8	8	8	8	6.25	5	5
Boulder	9	8	7	8	7	8	x	8	8	6	7	7	8	x	x	x	x	7.58	3	3
Bryce Canyon	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	NA	x	x
Cannonville	5	5	3	8	8	5	x	9	3	8	8	5	8	8	5	8	8	6.50	x	x
Escalante City	5	9	9	5	5	4	10	10	9	9	7	7	8	7	7	10	10	7.71	2	2
Hatch	5	5	6	5	5	6	x	7	8	7	3	3	7	8	x	x	x	5.77	x	x
Henrieville	4	6	4	7	7	6	9	9	9	8	5	5	5	3	5	5	5	6.00	x	x
Panguitch City	9	9	9	8	8	7	9	8	9	8	6	7	7	9	1	8	10	7.76	x	x
Tropic	10	9	10	x	x	5	5	9	5	7	5	4	8	x	x	x	x	7.00	x	x
Iron County																				
Brian Head	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	NA	x	x
Cedar City	7	6	8	10	8	6	7	8	8	6	7	8	9	9	7	x	x	7.60	x	x
Enoch City	6	7	6	6	6	2	8	7	6	7	5	5	8	2	1	x	x	5.47	4	4
Kanarraville	5	5	8	x	x	10	x	8	9	9	5	8	9	x	x	x	x	7.60	x	x
Paragonah	10	10	10	2	2	6	x	8	7	8	6	6	x	7	x	x	x	6.83	6	x
Parowan City	8	8	8	2	6	8	9	7	9	6	5	5	8	7	5	8	4	6.65	5	5
Kane County																				
Alton	10	6	6	x	x	9	x	3	9	9	5	5	9	x	x	x	x	7.10	x	x
Big Water	7	5	5	1	5	7	1	8	8	8	3	1	1	1	2	3	1	3.94	x	x
Glendale	9	9	8	x	x	9	10	10	10	9	9	10	9	x	6	x	x	9.00	x	x
Kanab City	8	9	7	4	5	7	8	4	7	6	7	5	x	x	7	x	x	6.46	x	x
Orderville	8	5	4	x	x	6	10	8	8	8	6	5	x	x	x	3	x	6.45	x	x
Washington County																				
Apple Valley	7	6	4	x	x	1	8	8	8	8	8	7	10	x	2	x	x	6.42	x	x
Enterprise City	3	7	9	1	4	3	9	8	5	7	7	7	7	8	8	9	x	6.38	4	5
Hildale City	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	NA	x	x
Hurricane City	6	7	4	3	8	4	6	8	6	6	4	5	8	6	8	7	x	6.00	x	x
Ivins City	3	7	5	3	6	3	9	10	5	5	4	4	10	x	8	7	3	5.75	6	6
LaVerkin City	8	4	5	5	4	3	8	8	9	8	4	3	5	4	3	5	6	5.41	4	6
Leeds	7	7	8	3	6	5	1	6	6	3	3	4	9	5	3	3	5	4.94	2	1
New Harmony	x	x	x	5	5	6	x	9	7	7	4	3	10	6	4	x	7	6.08	5	5
Rockville	8	7	6	8	8	6	5	8	8	8	7	7	8	x	6	x	x	7.14	x	x
Santa Clara City	7	8	7	9	7	5	8	7	9	6	7	6	8	4	5	7	x	6.88	6	6
Springdale	8	8	6	8	9	8	8	8	9	9	7	7	7	6	7	8	8	7.71	6	6
Toquerville City	x	x	x	x	x	8	10	10	9	8	5	7	10	x	1	x	x	7.56	x	x
Virgin	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	NA	x	x
Washington City	8	7	8	7	8	10	10	10	10	10	9	9	9	x	8	8	x	8.73	x	x
Average by Type:	7.16	7.13	6.48	5.72	6.48	5.88	7.64	7.91	7.70	7.36	5.67	5.55	7.76	6.10	5.23	7.06	6.79	6.74	4.53	4.57

Focus Community Determination Based on Summary of Community Self-Assessment:

From the tabulations, several communities were selected as “focus communities” based upon whether their overall average value was significantly less than the regional average value. The following are those communities:

- Town of Hatch
- Enoch City
- Boulder Town
- Town of Big Water
- Ivins City
- Town of Leeds

C. GEOGRAPHIC DISTRIBUTION BASED ON NEED

Identified focus communities are located in each of the five counties of southwestern Utah. Of particular concern is Garfield and Kane Counties. Both of these counties have historically had unemployment rates in excess of the state average with Garfield County for many years exceeding the national average. These two counties are also geographically isolated from major transportation, commercial airports, suppliers, etc. That geographical isolation, in conjunction with lacking in many cases sufficient infrastructure and services necessary for industrial and manufacturing, create unique needs, particularly in Garfield and Kane Counties.

D. SOLUTION STRATEGY

Maintaining a tradition of focusing HUD CDBG funding to community facilities, basic infrastructure and housing projects, with community planning and limited public services appears to be an appropriate plan of action. A major impediment to significantly addressing local needs is the fact that Community Development Block Grant funding is very inadequate at current levels. Coupled with increased materials and transportation costs, current funding will continue to decrease which will limit the ability of this funding to effectively meet the ever increasing community needs identified in our region.

The approved Rating and Ranking criteria currently utilized in the Five County region assesses the application quality, which includes how well qualitatively the project applied for addresses the identified need. The Regional Review Committee (Steering Committee) 2009 Rating and Ranking methodologies appear to adequately address the types of needs identified in these focus communities. The consideration of additional points or preferences, based on being a “focus community,” may be reconsidered during the development of updated rating and Ranking criteria for the 2010 program year. Housing-related projects are already weighted, addressing the priority nature of those needs, as appropriate.

E. PRIORITY BY LOCATION OR TYPE OF DISTRESS

The priorities established historically by the elected officials in southwestern Utah who serve as the rating and Ranking committee have focused almost exclusively on brick and mortar type projects and housing related activities. This appears to be quite consistent with the identified needs of these focus communities: Housing rehabilitation, renovation, and or reconstruction as well as basic infrastructure and community facilities, i.e. fire stations, etc.

CHAPTER V. METHOD OF DISTRIBUTION

A. PROGRAM BY PROGRAM SUMMARY FOR ALL HUD PROGRAMS

Funding for U.S. Department of Housing and Urban Development (HUD) programs other than the Community Development Block Grant (CDBG) program are prioritized by the Balance of State Continuum of Care and allocated directly through HUD. Agencies in the Five County Region that have received allocations directly from HUD include: The Southwest Center, Erin Kimball Memorial Foundation, Iron County Care and Share, Cedar City Housing Authority and Color Country Community Housing, Inc. Funding for the CDBG program is allocated in the Five County region utilizing the Rating and Ranking process as described in Section B below.

The Division of Housing and Community Development manages the HOME and ADDI funds which are allocated through the Olene Walker Housing Loan . These funds are used for activities including multi-family rental property acquisition, rehabilitation and new construction, tenant based rental assistance, single family owner occupied rehabilitation, down payment assistance, and payment of mortgage assistance for low-income disabled persons in partnership with area mortgage lenders. The Olene Walker Housing Loan Fund Board also has oversight over the HOWPA housing program and funds, which are allocated by an established subcommittee. The Division of Housing and Community Development also manages the Emergency Shelter Grant funds through the State Community Services Office and has an established board with separate allocation policies. Please refer to the following web link for additional information regarding the abovementioned programs administered through the Division of Housing and Community Development:

http://community.utah.gov/housing_and_community_development/index.html

B. RATING AND RANKING TIED TO IDENTIFIED NEED AND ACTION PLAN CONTENT

The elected officials who constitute the Rating and Ranking Committee of the Five County Association of Governments have a long tradition of prioritizing projects that have essentially established guidance for applicants. Over the previous 27 years of the CDBG program the local elected officials of Five County Association of Governments have primarily focused on brick and mortar projects and improving basic infrastructure. Projects which eliminate an urgent health threat or address public safety such as fire protection have been historically been positioned high in regional priority. Projects which meet federally mandated requirements have been given consideration such as special projects to eliminate architectural barriers have been accomplished. In addition, several major housing projects have been undertaken to meet the need for decent, affordable housing for those in the lowest income categories. A regionally common concern with adequacy in the safe distribution of meals for home bound elderly was addressed in a collaborative way by the elected officials in southwestern Utah through the procurement of purpose-designed Meals on Wheels delivery vehicles.

The rating and ranking criteria approved for the 2010 program year has already been approved by the Steering Committee of the Five County Association of Governments in August of 2009. The anticipation is that the results of the analysis of this 1 year action plan will be considered and evaluated in making staff recommendations to the local elected officials who will approve the rating and ranking criteria and guidelines to be adopted next August for the 2011 program year. At that time consideration of additional points or preference based upon being a “focus community” will be considered.

For the 2010 year the regional prioritization is as follows with the justification(s) for that prioritization listed below each respective type of project.

#1 LMI Housing Activities

Projects designed to provide for the housing needs of very low and low-moderate income families. May include the development of infrastructure for LMI housing projects, home buyers assistance programs, or the actual construction of housing units (including transitional, supportive, and/or homeless shelters), and housing rehabilitation. Meets a primary objective of the program: Housing. Traditionally CDBG funds leverage very large matching dollars from other sources.

#2 Community Facilities

Projects that traditionally have no available revenue source to fund them, or have been turned down traditionally by other funding sources, i.e., Permanent Community Impact Fund Board (PCIFB). May also include projects that are categorically eligible for Community Development Block Grant (CDBG) funding, i.e., senior citizens centers, health clinics, food banks, and/or public service activities. Does not include recreational centers.

#3 Public Utility Infrastructure

Projects designed to increase the capacity of water and other utility systems to better serve the customers and/or improve fire flow capacity. Other funding sources usually available. Adjusting water rates are a usual funding source. Other agencies also fund this category. Includes wastewater disposal projects.

#4 Public Safety Activities

Projects related to the protection of property, would include activities such as flood control projects or fire protection improvements in a community. Typically general fund items but most communities cannot fund without additional assistance. Grants help lower indebted costs to jurisdiction. Fire Protection is eligible for other funding i.e., PFCIB and can form Special Service Districts (SSD's) to generate revenue stream.

#5 Projects to remove architectural barriers

Accessibility of public facilities by disabled persons is mandated by federal law but this is an unfunded mandate upon the local government. A liability exists for the jurisdiction because of potential suits brought to enforce requirements. Only CDBG and sometimes PCIFB have stepped up to fund this mandate.

#6 Parks and Recreation

Projects designed to enhance the recreational qualities of a community i.e., new picnic facilities, playgrounds, community centers, recreational centers, etc.

Five County Association of Governments Rating & Ranking Criteria for the 2010 program year is outlined below.

This is where the 2010 Rating & Ranking sheets will be inserted

CHAPTER VI. ANNUAL PERFORMANCE MEASURES

Table 6-1 Combined CD and ED Strategic Plan and Annual Report Annual Action Plan (AAP) Planned Projects Results and Performance Measures for CDBG in 2010			
Program: CDBG - Community Facilities			
Objective: Suitable Living Environment			
Outcome: Sustainability and/or Availability			
Outcome Statement: Provide public facilities and/or infrastructure, primarily benefitting low-income citizens, to enhance health and safety, improve livability and sustainability in the communities through improving the availability of facilities and services.			
Output Indicators: Based on number of people benefitting from public facilities assisted with CDBG dollars	5 year goal 2005-2009	2009 Actual Output	2010 Expected Output
Number of persons benefitting	38,813	3,737	6,363
Number of LMI persons benefitting	19,044	2,580	3,901

Program: CDBG - Housing			
Objective: Decent and Affordable Housing			
Outcome: Sustainability			
Outcome Statement: Provide opportunities for low income persons for decent, safe and affordable housing to ensure availability for LMI households; promote livability through the development of new quality housing units and/or rehabilitation of existing units to promote quality living environments for residents; and enhance health and safety through construction/rehabilitation of housing units built to current code which address health and safety concerns. Ensure availability and sustainability for LMI households by offering housing counseling and down payment assistance.			
Output Indicators: Based on number of households benefitting CDBG funds	5 year goal 2005-2009	2009 Actual Output	2010 Expected Output
Number of households benefitting	424		112
Number of LMI households benefitting	379		112

Program: CDBG - Water			
Objective: Suitable Living Environment			
Outcome: Sustainability			
Outcome Statement: Provide safe and clean water, primarily to low income persons, to improve the availability and sustainability of the community by expanding the culinary water storage and distribution network.			
Output Indicators: Based on number of people benefitting from water projects assisted with CDBG dollars	5 year goal 2005-2009	2009 Actual Output	2010 Expected Output
Number of persons benefitting	915		5,304
Number of LMI persons benefitting	575		3,322

Program: CDBG - Economic Development (Five County AOG Revolving Loan Fund)			
Objective: Economic Opportunity			
Outcome: Sustainability			
Outcome Statement: Provide economic development opportunity primarily to low to moderate income individuals and businesses by retaining existing jobs and/or creating additional employment.			
Output Indicators: Based on number of people receiving assistance or new jobs created and/or retained	5 year goal 2005-2009	2009 Actual Output	2010 Expected Output
Number of persons benefitting	20-30 loans in 5 years (Average of 5 jobs per loan, with 3 LMI jobs per loan)	40	40 jobs
Number of LMI persons benefitting	51% of jobs created/ retained for LMI persons	22	22 LMI

Program: CDBG - Housing (Program Delivery)			
Objective: Provide Decent and Affordable Housing			
Outcome: Sustainability			
Outcome Statement: Provide decent, safe and affordable housing opportunities for low-income persons by providing down payment/closing cost assistance, rehabilitation of existing housing units, and enhance health and safety through rehabilitation addressing health code and safety concerns.			
Output Indicators: Based on number of households benefitting from CDBG funds	5 year goal 2005-2009	2009 Actual Output	2010 Expected Output
Number of households benefitting (Direct Program Services)	655	157	130-150
Number of LMI households benefitting (Direct Program Services)	655	157	130-150

Program: HOME Rehabilitation			
Objective: Provide Decent Housing for Homeowners			
Outcome: Sustainability			
Outcome Statement: Create Decent Housing with Improved Sustainability. Preservation and improvement of existing single-family affordable housing through rehabilitation and replacement and/or new construction when necessary, including emergency home repair to address health code and safety concerns. Also includes lead based paint removal as applicable.			
Output Indicators: Number of homes rehabilitated, replaced or newly constructed (self-help) which are owned and occupied by low-income homeowners.	5 year goal 2010-2015	2009 Actual Output	2010 Expected Output
Number of units rehabilitated/replaced	50	5	5
Number of low-income homeowners (individuals) assisted	125	6	10
Number of low-income households assisted	50	5	5
Number of units brought to Energy Star Standards	15	1	2

Program: HOME/ADDI (Note: Program funding has exhausted and will not continue in 2010)			
Objective: Provide Decent and Affordable Housing			
Outcome: Increase Availability/Accessibility			
Outcome Statement: Create decent housing with improved/new availability.			
Output Indicators: Increase homeownership opportunities for low income persons and families	5 year goal 2010-2015	2009 Actual Output	2010 Expected Output
Number of LMI households becoming homeowners for the first time	0	7	0
Number of individuals benefitting from this homeowner priority program	0	27	0

CHAPTER VII. PUBLIC INVOLVEMENT

A. CONSULTATION

The following organizations and groups participated in the development of the 2009 Action Plan in conjunction with the Five County Association of Government Regional Consolidated Plan:

1. **Southwest Utah Continuum of Care Committee (now part of the Five County Local Homeless Coordinating Committee)**

The Continuum of Care is a voluntary organization that includes many jurisdictions in the region and non-profit organizations that represent and provide services to homeless individuals and others with special needs. Five County Association of Governments consulted with representatives from the Red Rock Center for Independence, Erin Kimball Foundation, New Frontiers for Families, area housing authorities, Iron County Care and Share, Beaver/Milford Care & Share, Hurricane Valley Food Network, Garfield County Care & Share, Kanab Care and Share, Dixie Care and Share, the DOVE Center, Canyon Creek Women's Crisis Center, Washington County Youth Crisis Center, Iron County Youth Services Center, Job Corps, Veterans Administration, Department of Workforce Services Western Regional Council and Salvation Army Soup Kitchen - St. George in regard to homeless services coordination. The above referenced organizations assisted in the development of this one year action plan by providing statistical and service related data, program information summaries and technical support on issues affecting the southwest regions homeless population in support of and in coordination with ongoing regional planning efforts.

2. **Other Groups**

Information and data from other non-profit organizations and groups which provide services to low-income clientele were utilized in development of this Action Plan. These include: Area Agency on Aging Services who provided information on the needs and programs of the senior populations; Southwest Utah Mental Health Authority; Erin Kimball Foundation; Cedar City Housing Authority; Beaver City Housing Authority; Paiute Indian Tribe Housing Authority; St. George Housing Authority; Color Country Community Housing, Inc., who gave technical support and data on developing affordable housing; the Human Services Council, including coordination with local Emergency Food and Shelter Board program efforts provided in the Five County Region; Youth Corrections; Division of Child and Family Services; Elderly Care Facilities and Providers; and the City of St. George Community Development Staff in regard to entitlement funding received from the Community Development Block Grant program.

3. **Steering Committee**

The Steering Committee has the responsibility for setting policy and directing the efforts of the Association. The Steering Committee consists of one commissioner from each of the five county commissions, a mayor representing the incorporated

communities in each county, and a representative of each of the five school districts within the region. In addition, representatives from Southern Utah University and Dixie State College, as well as State Legislators serve as ex-officio members. The Steering Committee meets monthly on a rotating basis at various locations in each county. A presentation was made to members outlining consolidated plan requirements, focus for the 2009 plan update, rating and ranking criteria input and approval, as well as requesting input on the community development element of the plan. This committee is responsible to formally approve and adopt the Consolidated Plan.

4. Jurisdictions

Information packets were provided to jurisdictions requesting updated information for the needs assessment updates, housing stock condition surveys and capital investment lists. These jurisdictions included communities (mayors, clerks), counties (commissioners, clerks, administrators), special service districts, housing authorities, school districts, and economic development professionals. Packets contained the previous year's information contained in the Community Development section, which the jurisdictions were asked to update. In addition, many of the jurisdictions were contacted directly by AOG staff to assist in completing required information. During calendar year 2009, Community and Economic Development staff traveled to the following jurisdictions to meet with local elected officials and staff to discuss community development needs of the jurisdiction and development of their updated capital improvements lists: **Beaver County:** Milford City, Beaver City; **Garfield County:** Hatch Town; **Iron County:** Enoch City; **Kane County:** Alton Town; **Washington County:** LaVerkin City, Leeds Town, Ivins City, Toquerville City. Staff also visited each of the jurisdictions in the Five County region to field verify housing stock condition updates provided by communities.

5. Association of Governments Newsletter

The newsletter is published on a quarterly basis and distributed to a large mailing list including jurisdictions, agencies, and special interest groups throughout the five county area. The newsletter highlights activities of the Association, including activities associated with the Consolidated Plan, Human Services Public Forums, and CDBG program and is also posted on the AOG website. The newsletter is provided to various state and federal agencies as a means of coordination. An article will be provided in the 4th Quarter newsletter in regard to the Consolidated Plan update and 30-day comment period. Please reference Appendix F which includes a copy of the AOG Newsletter and Public Hearing notice. To access the current Five County AOG newsletter as well as an archive of all previous editions, please follow this link: <http://www.fcaog.state.ut.us/info/newsletter/index.php>

B. COORDINATION

1. Business Community

The Consolidated Plan process incorporates a wide variety of existing public involvement processes across southwest Utah. Many involve private sector business owners. Examples of such involvement during the preparation of the 2009 Annual Action plan include:

- Addition of a livestock operator (Henrie's Herefords) and tourism and hospitality facility manager (Ruby's Inn) to the Comprehensive Economic Development Strategy Committee pursuant to US Department of Commerce, Economic Development Administration guidelines. These representatives assisted in the development of regional economic development priorities.
- Private sector representation on numerous advisory committees:
 - Wells Fargo Bank, Village Bank, Lang & Company, Cedar Builders Supply (Revolving Loan Fund Board - Assist in the approval and servicing of loans to businesses that commit to the creation of jobs for low or moderate income individuals)
 - Applegate Home Health, Emerald Point Assisted Living, Southern Utah Home Care, Zions Way Hospice, Home Instead Prime Senior Services (Caregiver Advisory Council - Assist in the delivery of in-home case management services to Medicaid-eligible clients)
 - Learning Ladder, Gentle Jungle (Child Care Resource & Referral Advisory Board - Assist in training qualified child care providers and connecting families with quality child care providers)
 - Savage, Esplin & Radmall CPAs, PayPal (Senior Corps Advisory Councils - Assist in the delivery of Senior Corps volunteer programs across the region)
- Pro Bono legal services to DAWHAC from the Southern Utah Bar Association
- Presentations to the St. George Area Chamber of Commerce and Southern Utah Homebuilders Association regarding the Association of Governments, including the consolidated planning process.

2. Other Agencies

A primary purpose of the Association of Governments is to coordinate federal, state and local programs across southwest Utah. Much of this coordination involves aspects of the consolidated planning process. Efforts made during the preparation of the 2009 Annual Action Plan include:

- Monthly reports from congressional staff as a standing agenda item at Steering Committee meetings. These reports keep local officials informed of on-going congressional actions, including housing and urban development initiatives.
- Reports from Utah State University Extension Services as an occasional agenda item at Steering Committee meetings.

- Reports from Southern Utah University Regional Services as a standing agenda item at Steering Committee meetings. Regional Services has initiated a new effort to sponsor a Business Resource Center that will serve all of southwest Utah.
- Representation as an ex-officio member of the Kanab Center for Education, Business and the Arts (CEBA) Board of Directors.
- Ex-officio membership on the Color Country Resource, Conservation and Development (RC&D) Council. The RC&D Council provides natural resource-based technical assistance to local governments and other entities, as well as sponsoring small seed grants for community projects.
- Representation as a member of the Southern Utah Planning Authorities Council (SUPAC). SUPAC is chartered to provide a forum where state cabinet-level agency heads or their representatives interact with federal land management agency directors and local officials to coordinate land management activities.
- Representation as a member of the Canyon Region Economic Development Alliance (CREDA). CREDA is a local initiative to expand economic development collaboration across the Utah-Arizona state line into the Arizona Strip.
- Participation with the Governor's Rural Partnership Board. The Board is the major rural policy-making entity that works with the Governor and Legislature to champion rural issues.
- Membership in the Utah Economic Development Alliance. The Alliance allows economic development professionals to meet regularly to discuss training opportunities and coordinate stances of local professionals.
- Representation on the Utah Small Cities CDBG Policy Committee. The committee develops policy for the implementation of the small cities CDBG program.
- Participation with the southwestern Utah Interagency Council. This council meets regularly to coordinate program outreach to low income clientele across the region.
- Participation with the Forest Restoration Partnership Group. This group of federal, state and local land managers and officials is working to establish a coordinated approach to restoring the health of landscapes across jurisdictional boundaries.
- Membership on the Rural Life Foundation Board. The Rural Life Foundation is a non-profit entity intended to foster land stewardship activities that improve the landscape and offer new opportunities for business creation.

- Chapter 5 of the Consolidated Plan is the EDA- mandated Comprehensive Economic Development Strategy. EDA has accepted the concept of combining the two efforts into a truly consolidated planning approach.

3. **General Public Involvement**

Public Forums

The largest and most comprehensive public involvement tool used in the region is the annual Public Forums. These forums are conducted in the spring of each year with a session held in each of the five counties. Staff from both human services and community and economic development facilitate the sessions which are designed to identify the most pressing needs as expressed by local officials and residents. Information was presented at the forums and input solicited for the Consolidated Plan update in community development efforts. Extensive efforts are employed to bring out not only agency staff, but also clientele of social service agencies and programs and residents with no particular connection beyond their interest in local programming.

Over 150 persons attended the six Public Forum meetings held between March 31st and April 9th. The meetings were conducted by a member of the Five County Human Services Council. An estimated 30% of the general public attending were Community Services Block Grant (CSBG) program consumers. At least twenty-five state and community based agencies from across the region were represented. There was strong support given by public officials including Mayors, County Commissioners, and local School Board representatives. A State Legislator attended the St. George meeting. Local staff representatives from our U. S. Congressional delegates were also in attendance.

Topics of concern discussed at the forums include a range of needs and problems including:

- **Beaver County**-- jobs that pay a living wage, more child care options, affordable rental units, housing support to purchase homes, adequate housing conditions, need for more medical care....affordable prescriptions, Horizon House has unmet needs, substance abuse assistance, meth abuse (including mothers), adult literacy and ESL, employment with health insurance, resource information need public transportation resources, get additional qualified senior drivers for bus, need volunteers (including CASA), youth programs/community center, need adult day care for elderly, encourage more seniors to participate in available services, information and referral, and energy (utility) resource development.
- **Garfield County**-- Clean yards & communities, housing that is affordable, need more rental units, hold national fishing contests & make more trails for hiking, more economic development, rebuild Escalante Clinic, substance abuse assistance, public education, literacy program, support for persons with disabilities & handicap accessibility, need more volunteers, continued senior drive/walk way snow removal, need more recreational choices for youth, power line to Ticaboo, economic development, support and accessibility for persons with disabilities, increase library services, increase services to seniors, make information more available, improvements in youth recreation activities, increase transportation accessibility

- **Iron County**-- Improve child care resources, affordable single apartments, improved rental properties, transitional housing, Head Start public awareness, employment (seniors too), day labor jobs without discrimination, crisis intervention training, affordable health insurance for seniors, teen drug & alcohol prevention, public transportation between Enoch/Parowan & Cedar, provide bus passes, disability access to businesses, facility improvements for senior citizens center, tuition assistance and scholarships, housing in Place (Plan 9) awareness, disaster planning, and. jobs that pay a living wage, drug and alcohol abuse prevention and awareness programs, improve public transportation, need affordable recreation opportunities.

- **Kane County**-- Better financial management, jobs that pay living wage, comprehensive health care, need information about resources, access to public transportation, need funding to support transportation for disabled persons, better road access through Zion National Park, need more volunteers, youth recreation, summer parks and recreation programs, more promotion of Utah Saves, affordable housing, economic development, improved mental health program, provide tele-medicine services, a larger senior center and need funding to support transportation for people with disabilities and seniors.

- **Washington County**-- Housing that is affordable, housing for elderly/disabled, transitional housing, Human Service Program funding, health care for uninsured, HIV awareness & testing, increased emergency food, more drug treatment and prevention, more public transportation, more services for persons who are disabled, more self advocacy, volunteer project data base, and youth programs, health care for uninsured, increased employment with living wage and insurance, increase services to help senior and people with disabilities live in the community, improve public transportation, and information outreach.

The top ten community need prioritization list agreed upon by the Human Services Council is as follows:

Priority # 1a: Energy Development

Priority # 1b: Economic/Industrial Development

Priority # 3a: Jobs/Employment - Wages

Priority # 3b: Education

Priority # 5: Seniors

Priority # 6: Affordable Housing

Priority # 7: Substance Abuse (Prescriptions)

Priority # 8: Public Awareness/ Community Involvement

Priority # 9: Health Care

Priority #10: Transportation

Public Availability of Plan and 30-day Comment Period

A 30-day comment period soliciting public input of the draft document will commence January 1, 2010 and extended through January 31, 2010. The Plan is available for public review during the 30-day comment period at the Five County Association of Governments offices: 1070 West 1600 South, Building B., St. George, UT and 88 East Fiddlers Canyon Drive, Cedar City. The public is encouraged to review the Plan at one of the AOG offices listed above or to access the document on the AOG website (<http://fivecounty.utah.gov>). An open house/public forum on the draft Consolidated Plan is also scheduled for Wednesday, January 20, 2010 at the Association of Governments St. George Office.

A public notice advertising availability of the Plan for public comment is scheduled for publication in The Spectrum newspaper on Sunday, December 27, 2009. In addition, an article was included in the November/December 2009 edition of the Association's newsletter soliciting comment on the draft document. The updated document, including the 2010 Action Plan, will be presented to the Steering Committee on January 20, 2010 for adoption.