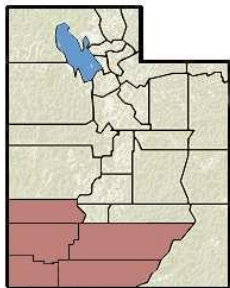


Five County report for the 2021 Utah CDBG Annual Action Plan

July 1, 2021 - June 30, 2022



Five County Association
of Governments

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Contents

Executive Summary..... 3

 Work Completed..... 3

 Outreach and Consultation..... 3

 Expected Resources and Allocation Priorities..... 3

 Housing 4

Outreach 5

 Consultation..... 5

 Citizen Participation..... 6

Expected Resources 8

 Leveraging Funds 9

Goals & Objectives 10

Allocation Priorities..... 11

 Rating and Ranking Criteria..... 11

 Regional Priorities 11

 Projects to be Rated and Ranked..... 13

 LMI Communities..... 13

Public Housing..... 15

 Five County Region Housing Authorities 15

Barriers to Affordable Housing 18

 Moderate Income-Housing Plans..... 18

 Common Barriers to Affordable Housing..... 19

Other 22

 Appendix A: Consultation Form 23

 Appendix B: Public Hearing Notice Posting 28

 Appendix C: FCAOG Fiscal Year 2021 Rating and Ranking Criteria 29

 Appendix D: Capital Improvements Plan 48

Executive Summary

The Five County report for the 2021 Utah Annual Action Plan describes activities completed in the past year and offers the region an opportunity to review and update goals year to year. The progress made in the last year is complemented by an understanding of the expected funds for the upcoming fiscal year and a discussion of the projects to be rated and ranked in the coming year. As a result of writing this report, Five County staff have reviewed the challenges to economic development, housing, and CDBG activities that exist in the region and can take action to address these challenges. Such actions could include adjustments to rating and ranking criteria, regional priorities, workshops and meetings, and engagement with jurisdictions in the region.

This document is the Five County Association of Governments contribution to the 2021 Utah Annual Action Plan assembled by the State of Utah's Housing and Community Development office, which reports on Community Development Block Grant activities statewide.

Work Completed

The Five County Association of Governments Community and Economic Development staff provide technical planning assistance to Low-and Moderate-Income communities in the region. Our efforts also support those communities in completing Community Development Block Grant applications for funding to complete projects in the region. During the 2021 Fiscal year, the FCAOG staff activities include:

- Completion of 4 Moderate-Income Housing Plans.
- Revision of FCAOG CDBG Rating and Ranking Criteria.
- How to Apply Workshops for the 2021 application cycle.

Outreach and Consultation

The public has been offered several opportunities to engage and provide comment on AOG CDBG activities, plans, and policies. In this fiscal year, there have been no comments from the public. In contrast, AOG contacts, organizations, municipalities, counties, special service districts, and nonprofits regularly communicate their needs and challenges. Meetings and communication for various planning processes support ongoing relationships with organizations throughout the region. This provides staff with an improved understanding of the community need, ongoing projects, and actions the AOG can take to support these organizations in addressing identified problems.

Expected Resources and Allocation Priorities

The Five County region is expecting to receive \$907,269 in CDBG funding, with \$0 remaining from the previous year's funding and program income. These dollars will be used throughout the region to address community challenges and needs. The region has identified allocation priorities for this funding by evaluating community development capital projects, requested from individual community, county, and special service district One-Year Capital Improvement Plans. Priorities include: 1) Public Utility Infrastructure; 2) Public Safety Activities; 3) Community Facilities; 3) LMI Housing activities; 4) Projects

to remove Architectural Barriers; and 6) Parks and Recreation. Priorities are reflected in the regional Rating and Ranking Criteria.

Housing

The Five County Association of Governments assists communities in drafting Moderate-Income Housing Plans to improve the understanding and remove barriers to affordable housing in the community. The AOG has prioritized assisting LMI communities or communities with limited planning staff.

An element of the Moderate-Income Housing Plans includes assessing the barriers that exist in a community to developing affordable housing options. These can include zoning and land use policies, requirements in the development process, available buildable land, among other barriers. This report discusses common barriers experienced in the region with potential strategies to address or reduce the barrier.

There are three Public Housing Agencies in the Southwestern Utah region, which assist LMI households with housing accommodation and aid: Beaver Housing Authority, Cedar City Housing Authority, and St. George Housing Authority. The Beaver Housing Authority is the only Public Housing Agency that owns public housing in the non-entitlement area. Regular communication with the housing authorities has contributed to consistent prioritization of affordable housing in the Rating and Ranking Criteria for CDBG funding in the Five County Region. Consultation with housing authorities further informs AOG staff of the challenges and needs that communities have regarding affordable housing.

Outreach

The Five County Association of Governments regularly engages with the public and jurisdictions in the region to identify priorities, challenges, and needs within the region. This section reviews the consultation and citizen participation efforts for the Five County Report for the 2021 Utah Annual Action Plan and identifies findings to inform AOG practices and priorities.

Consultation

The Five County Association of Governments continued consultation and coordination with agencies in this region and invited the public to participate in the development of this one-year action plan. 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 to prepare the Five County report for the 2021 year, include:

- Collaboration with the Five County Community Action Partnership to identify housing and homeless needs and create goals.
- Monthly reports from congressional staff as a standing agenda item at Steering Committee meetings to keep local officials informed of congressional actions, including housing and urban development initiatives.
- Representation on the Utah Small Cities CDBG Policy Committee, which develops policy for the implementation of the Utah Small Cities CDBG program.
- Identification of the region's vision and goals.
- Outline the strategic direction of the action plan.
- Identification of priority projects for implementation.

The following organizations and groups were consulted from the Five County Region for the report:

- The Five County Association of Governments Rating and Ranking Committee.
- County, City, and Town jurisdictions
- Special service districts
- Non-profits
- Housing Authorities

The Rating and Ranking Committee for the Five County Region has the responsibility for setting policy and directing CDBG efforts. Presentations are made to members throughout the year, outlining Consolidated Plan and Annual Action Plan requirements and updates, Rating and Ranking Criteria input and approval, as well as requesting input on plan elements. This committee is responsible to formally approve the Five County report for the statewide Consolidated and Annual Action Plan updates.

Jurisdictions were contacted to provide capital investment list updates to include in this report. Jurisdictions included communities (mayors & clerks of 38 cities/towns), counties (commissioners,

clerks, & administrators of five counties), special service districts, housing authorities, and economic development professionals throughout the region. Many jurisdictions were contacted directly by AOG staff to assist in completing required information. Community and Economic Development staff will meet with local elected officials and/or staff throughout the region to discuss the community development needs indicated in their jurisdiction's updated capital improvements lists during the 2021 year, to assist in the completion of capital improvement projects throughout the region. Assistance from the AOG staff include, but are not limited to; planning assistance, environmental review assistance, site mapping, support in strategizing and understanding funding sources, and assistance in completing CDBG applications.

Other groups that Five County staff consult with on an ongoing basis that directly and indirectly contribute to the Five County report for the 2021 Utah Annual Action Plan update include, Cedar City Housing Authority, Beaver Housing Authority, Sun Country Home Solutions (NeighborWorks Mountain Country Home Solutions). Consultation with Housing Authorities shares the successes, challenges, and needs of the organizations providing affordable housing assistance to communities. The AOG addresses these conversations in the rating and ranking policies and procedures and planning activities that prioritize funding and connect communities to information about affordable housing.

Results

Consulting with organizations and agencies throughout the Five County Region offers AOG staff an understanding of the region's affordable housing and community development priorities. With this information, the AOG staff can relay data-driven recommendations, plans, and resources to local entities to make appropriate goals for CDBG program execution. Consultation informs the content discussed in this document.

Citizen Participation

A 30-day public comment period soliciting public input of the draft Five County report for the Utah 2021 Annual Action Plan opened on January 25, 2021 and extended through February 25, 2021. The public was encouraged to review the draft plan and leave staff with comments, concerns or questions. Staff would respond to comments made. Comments made, staff responses, and edits made are documented in the final draft of the report.

A copy of the report draft was available for public review during the 30-day comment period on the AOG website, attached to the Utah Public Meeting Notice website post, and at the Five County Association of Governments office: 1070 West 1600 South, Building B., St. George, UT 84770.

At the conclusion of the public comment period, a public hearing was held. The hearing was advertised on the State of Utah's Public Meeting Notice Website and on the Five County Association of Governments website. Appendix B shows the notice for the comment period and hearing. **The public hearing was held on Thursday, February 18, at 6 PM in a virtual format.** The document was presented and discussed.

Members of the Steering Committee and others in attendance were encouraged to visit the Five County AOG website to review the complete document and associated attachments. The AOG Rating and Ranking Committee approves the Five County report and capital improvements list.

Comments made during the comment period or at the public hearing will be recorded here:

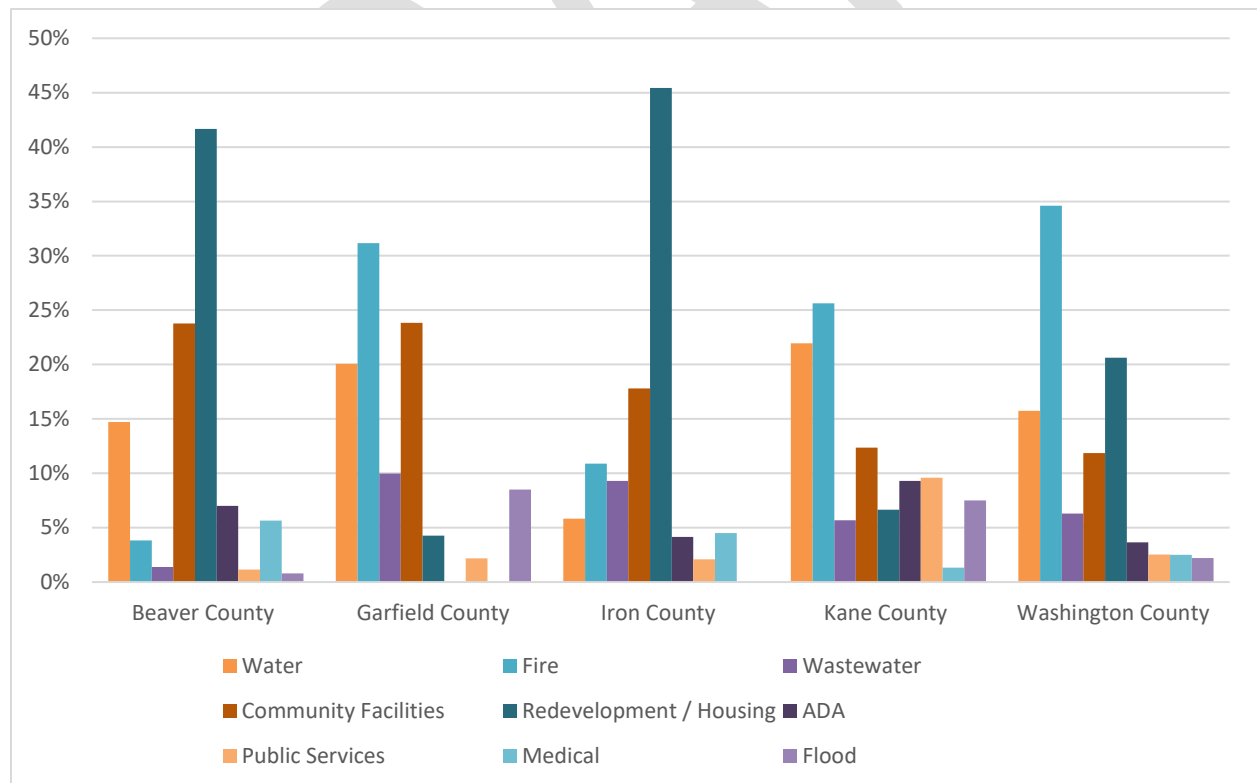
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Expected Resources

Annual Allocation	\$907,269 (expected)
Program Income	\$0
Prior Years Resources	\$0
CDBG-CV Balance	\$1,454,154
Total	\$2,361,423

Between 1982 and 2020, the five southwestern Utah counties have received \$22,874,859 of Community Development Block Grant funding for community development projects designed to improve living conditions for those who are of low-to-moderate income. This amount does not include allocations of CDBG funds for regional projects and funding that came directly to the AOG. Past CDBG projects funded include water, fire, wastewater, community facilities, redevelopment/ housing, ADA, public services, medical facilities/ambulances, and flood control related projects. Each county has had a variety of project types in the program history, showing the varying community development needs in the region. Figure 1 illustrates the past CDBG projects completed by county.

Figure 1: County CDBG funding allocations by project type.



The Five County Association of Governments is expected to receive \$907,269 in the 2021 program year. This value is calculated by applying an allocation formula approved by the State CDBG Policy Committee, using the estimated amount of dollars that the State of Utah will receive from the Small Cities CDBG Program.

The Five County AOG does not generate program income from the CDBG programs administered in the region. As of this writing, \$1,672,964 in CDBG-CV funding has been allocated to the region to assist Low- and Moderate-Income communities and persons respond to and recover from Covid-19 and other infectious diseases. While CDBG-CV funds are documented in the expected resources table, are not included in the total dollar value for the 2021 application cycle. These funds do not roll into the general pool of funds available for CDBG activities, as they are specific to Covid-19 relief and recovery.

Leveraging Funds

In the Five County region the maximum award for a single-year project is \$200,000. To maximize the limited CDBG funds in the Five County Region, it is critical that applicants leverage CDBG funds with other funding sources, such as CIB and local municipal funds. The CDBG Rating & Ranking criteria utilized a “Percent of Project Match” as rating & ranking metric to encourage applicants to leverage funds. Applicants with a greater percentage of non-CDBG funds in the budget are awarded points under the Percent of Project Match element. This metric is scaled based on jurisdiction population, to ensure equitable ranking for jurisdictions with lower populations in the region, granting equal points for a smaller share of matching funds in qualifying jurisdictions. See Appendix C for the Five County Rating and Ranking Policies and Criteria.

Goals & Objectives

Goals and objectives are based on anticipated resources, past performances, and submitted applications. Outcomes of the goals may vary depending on the actual allocations received. Additionally, the Five County AOG staff will write Moderate-Income Housing Plans for several communities. The Goals indicator worksheet does contain a field for such activities.

Goal Outcome Indicator	Quantity	Unit of Measurement
Public Facility or Infrastructure Activity other than low/moderate income housing benefit	5,587	Persons Assisted
Public Facility or Infrastructure Activities for low/moderate income housing benefit	0	Households Assisted
Public service activities other than low/moderate income housing benefit	4,841	Persons Assisted
Public service activities for low/moderate income housing benefit	0	Households Assisted
Facade treatment/Business building rehabilitation	0	Business
Rental units constructed	0	Household Housing Unit
Rental units rehabilitated	2	Household Housing Unit
Homeowner housing added	0	Household Housing Unit
Homeowner housing rehabilitated	0	Household Housing Unit
Direct financial assistance to homebuyers	0	Households Assisted
Homelessness prevention (Includes Short Term Rental Assistance)	0	Persons Assisted
Businesses assisted	40	Businesses Assisted
Jobs Created/retained	0	Jobs
Other	0	Other

One-year goals for the number of households supported through:	
Rental assistance	0
The production of new units	0
Rehab of existing units	0
Acquisition of existing units	2
Total	2

The Five County Association of Governments engaged in activities to respond and recover from the Coronavirus Pandemic. The AOG assisted 40 businesses with funding to respond to Covid-19 impacts, expanded meals on wheels capacity throughout the region, and equipped senior centers with tools to sanitize facilities and provide remote services to patrons.

With some funds remaining from the CDBG-CV allocation to the region, funds will be used to

Allocation Priorities

The Five County Association of Governments determines an allocation priority for the funding of CDBG applications through consultation and engagement with organizations, jurisdictions, and the public. AOG staff evaluate the Rating and Ranking Criteria, informed by consultations, to provide recommendations to the Rating and Ranking Committee to set priorities for the region. The Rating and Ranking Criteria are used to objectively select projects that will meet the region's priorities for funding. These criteria allow AOG staff to uniformly evaluate applications annually and allow for regional priorities to be reflected in the selection process.

Rating and Ranking Criteria

The Five County Association of Governments uses a comprehensive Rating and Ranking matrix to determine the priority for funding of all CDBG applications. The Rating and Ranking criteria used in the Five County Region assesses a jurisdiction's project priority, LMI population, Civil Rights compliance, application quality, and several other metrics. The criteria are approved by a group of local elected officials functioning as the Rating and Ranking Committee (RRC). Rating and Ranking Criteria benefit the Five County AOG and CDBG applicants with an objective process that considers project maturity, regional priorities, and the goals of the CDBG Small Cities Program in the selection process. The matrix and recommendations for FY 2021 application evaluation were presented to the Rating & Ranking Committee for prioritization in August of 2020. See Appendix C for a copy of the Fiscal Year 2021 Rating & Ranking Criteria, Policies, and Guidelines.

The Five County AOG held two How-to-Apply Workshops to support applicants to complete the CDBG application. All communities with a population of less than 50,000 people, many special service districts, and many non-profit organizations in the Five County region are annually informed of the regional CDBG How-to-Apply Workshops via email and mailed invitation. All eligible entities and sub-recipients can access application manuals and material on the Utah DWS website, at the Five County AOG office, at the How-to-Apply workshops, and by contacting the AOG Economic and Community Development staff.

Regional Priorities

Regional project priorities are identified through One-Year Capital Improvement Plans that AOG staff collects from individual community, county, and special service districts. Identifying the eligible CDBG projects on the capital improvement lists, determining which communities would like to utilize CDBG funds for their projects, and identifying other applicable funding sources for the projects contribute to local priority determination. Economic and Community Development staff and the Rating and Ranking Committee (RRC) use this data to determine local priorities. The 2021 Program year priorities in order are: 1) Public Utility Infrastructure; 2) Public Safety Activities; 3) Community Facilities; 3) LMI Housing activities; 4) Projects to remove Architectural Barriers; and 6) Parks and Recreation.

Community Development

A variety of community development activities can be accomplished utilizing CDBG funds. The following list of eligible CDBG activities includes a brief description of the project type, as well as regional efforts based on needs and priorities.

- **Public Housing** - 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, development of Moderate-Income Housing Plans, land acquisition or the actual construction of housing units for elderly, low-income and homeless individuals, housing rehabilitation.
- **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. Wastewater disposal projects are included in this category.
- **Public Safety** - Efforts will be concentrated on addressing projects related to protection of property, including flood control or fire protection improvements in a community. Priority should be given to developing additional fire protection in under-served areas.
- **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 category does not include facilities that are primarily recreational in nature.
- **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. The use of CDBG funds for these types of projects is extremely limited due to the nature and higher level of funding needed.
- **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. While parks are an important element in a community, the focus of funding in this Region is generally directed towards needed infrastructure, facilities, and affordable housing.
- **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** - Some 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. The Five County Economic Development District's Comprehensive Economic Development Strategy (CEDS) identifies the regional economic development priorities found in the CEDS document.

Geographic Distribution Based on Need

CDBG funding is allocated based upon an adopted rating and ranking process, regardless of the county, city, or town applying for funding. Although some geographic areas, such as Garfield County, typically have much higher unemployment rates than the rest of the Five County region, it is essential that each CDBG application is rated and ranked objectively. By doing so, funds are distributed throughout the region to the areas where needs fulfill the goals and objectives of the CDBG program.

Priority by Location or Type of Distress

The regional priorities are established by the elected officials in southwestern Utah who serve as the Rating and Ranking Committee. They have traditionally focused on brick-and-mortar projects, public safety, and housing related activities. These priorities are consistent with the identified needs of local communities and for the region as a whole: Housing rehabilitation, renovation, and or reconstruction, infrastructure and community facilities, public safety, water system improvements, etc.

Projects to be Rated and Ranked

The following communities are applying for CDBG in 2021. It is anticipated that the several of the projects will be fully or partially funded, with projects completed within HUD approved timelines, if the Five County region receives the anticipated amount of \$907,269.

- Cedar City on behalf of Cedar City Housing Authority – CDBG funds will be used to acquire 2-3 units to be used for low- and moderate-income housing.
- Washington County on behalf of the Angel Springs Special Service District – Water System upgrades.
- Beaver City- Street renovation to improve safety to the elementary school, cemetery, and several parks.
- Panguitch City – CDBG funds will be used to purchase a new water tank lid.
- Iron County—CDBG funds will be used to construct a building for the Newcastle Volunteer Fire Department trucks and community meeting space.
- Five County AOG - Consolidated Plan Planning, Administration, Rating and Ranking - AOG staff will aid communities by updating the regional Consolidated Plan, CDBG program administration, develop capital improvement lists, and conduct project Rating and Ranking.
- Five County AOG - CED staff will develop and update community Moderate Income Housing Plans, provide technical planning assistance, and conduct planning trainings to communities.

LMI Communities

The Utah State Housing and Community Development Office, which administers the State Small Cities CDBG Program throughout Utah utilizes a Pre-approved LMI Community List taken from the American Community Survey (ACS) to document concentrations of LMI population for towns and cities. The Pre-approved LMI communities on the list are Big Water, Cedar City, Hildale, and Parowan.

Eligibility as an LMI community can also be determined using the Housing and Urban Development LMI Mapping tool. This tool references data from the 2011-2015 American Community Survey. The list of counties and communities listed on the Low- and Moderate-Income Area Data can be found below:

- Iron County
- Garfield County
- Cedar City
- Enoch City
- Brian Head Town
- Panguitch City
- Hatch Town
- Boulder Town
- Henrieville Town
- Escalante Town
- Alton Town
- Glendale Town
- Hildale City
- La Verkin City

Communities not on the HUD Mapping Tool or the state preapproved list must conduct and certify an LMI survey to determine eligibility for CDBG funds. The determination of LMI status by surveys for community-wide or site-specific projects is for a limited period of eligibility only. In cases where the survey confirms a community's LMI percentage is 60 percent or greater, 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 59 percent, the results are valid for that year and the following two program years. Panguitch City is the only community in the Five County Region currently determined as LMI based on the results of a CDBG income survey, which is valid through the 2022 application cycle.

Awarding Funds

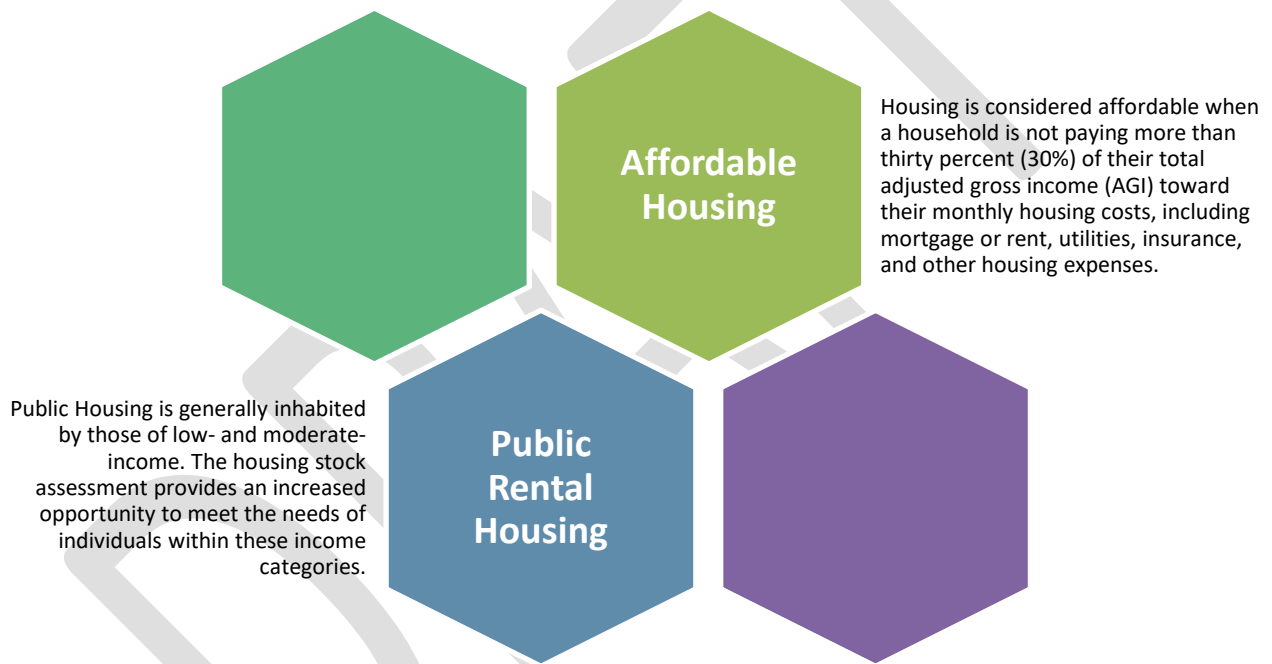
Applications which are complete by the submission date will be reviewed by the State Housing and Community Development CDBG staff for completion. Following this review, complete applications are Rated and Ranked by the Five County AOG Community and Economic Development Staff. Applicants will be notified by the state CDBG office of their approval for funding and of any necessary next steps to complete their application.

Public Housing

The Five County Association of Governments works with communities and organizations to better understand and enable the inclusion of public rental housing and affordable housing throughout the region. Affordable housing and Public Rental Housing are defined in Figure 2. 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.

Figure 2: Public Rental Housing and Affordable Housing Definitions



The AOG promotes their housing vision by working with communities to draft and update Moderate-Income Housing Plans to better understand the current housing stock and anticipate housing needs in future, especially for low-and moderate-income households. To regularly fund housing projects in the region, the Five County CDBG Rating and Ranking system criteria awards points to housing projects. The Five County Community and Economic Development staff regularly engages with the housing authorities in the region to discuss their needs and future projects.

Five County Region Housing Authorities

Beaver City Housing Authority and Cedar City Housing Authority are the two housing authorities operating within the non-entitlement areas of the Five County Region. St. George Housing Authority is the only housing authority in the entitlement area. The Five County Association of Governments

coordinates with local housing authorities through frequent, varying forms of communication. The AOG and housing authority connections result in an understanding of the successes and challenges that housing authorities face—direct knowledge that the AOG can incorporate into community plans to address affordable housing constraints.

Housing Authorities work with several programs to assist in affordable housing needs, including: Public Housing, Section 8 Vouchers, House Choice Voucher Homeownership, CROWN (Credits-to-Own) Homes, subsidized and tax credit housing. A description of both the Cedar City and Beaver City Housing Authority activities are described in this section.

Cedar City Housing Authority

The Cedar City Housing Authority aids those earning less than 80% of the area median income (AMI) in securing affordable housing. They administer 139 Section 8 vouchers and do not expect to receive additional vouchers in the coming year. It is estimated that 100 applicants are on the waitlist to receive Section 8 vouchers from the Housing Authority.

In addition to Section 8 Vouchers, the Cedar City Housing Authority owns several affordable units and connects renters to ownership options through Housing Choice Vouchers and CROWN units. The primary challenge the housing authority faces is the rapidly rising cost of housing.

Public Housing Statistics, 2021					
Agency	Public Housing Units	PH Waiting List	Section 8 Vouchers	Section 8 Waiting List	Other affordable housing units
Cedar City Housing Authority	0	0	139	100	101

Goal Outcome Indicator	Beaver Housing Authority
Rental Units to be constructed	0
Rental Units to be rehabilitated	0
Homeowner Housing to be added	0
Homeowner housing to be rehabilitated	0

Beaver City Housing Authority

The Beaver City Housing Authority’s assistance is targeted to families at or below 30% AMI. To date, the Housing Authority provides 18 public housing units, 12 Rural Development Farm Worker housing units, 37 single-family CROWN homes, 19 Section 8 vouchers, and 62 other housing authority owned units.

The Housing Authority indicates that the shortage of existing housing and high cost of construction is a barrier to affordable housing. More affordable housing and larger families are need of Section 8 vouchers. Further, the current housing stock (in their region) is old and dilapidated, illustrating an increased need for better housing targeted to low-and very low-income families. Beaver has expressed the need for Workforce Housing. Developers are not able to build the suitable, needed housing in the small market of Beaver City.

Public Housing Statistics, 2021					
Agency	Public Housing Units	PH Waiting List	Section 8 Vouchers	Section 8 Waiting List	Other affordable housing units
Beaver City Housing Authority	18	24	19	35	62

Goal Outcome Indicator	Beaver Housing Authority
Rental Units to be constructed	25
Rental Units to be rehabilitated	3
Homeowner Housing to be added	5
Homeowner housing to be rehabilitated	0

Barriers to Affordable Housing

Utah House Bill 259 requires municipalities with certain populations and all counties to plan for moderate-income housing growth as an element of their general plan. The purpose of this element is to assess the gaps and needs for affordable housing for LMI populations. In addition, Utah Senate Bill 34 requires that all cities within a set population range recommend implementing three or more affordable housing strategies in their General Plan housing element. A review of local general plans and land use ordinances for municipalities in this region has identified some provisions for affordable housing in the community's respective ordinances. Despite progress made to remove barriers to affordable housing, each city can take measures to improve opportunities to develop affordable housing.

Moderate Income-Housing Plans

The Five County Association of Governments has been working with and will continue to work with jurisdictions in our region to develop and update Moderate-Income Housing Plans. The purpose for developing these plans is to increase affordable housing opportunities for current and future residents. Moderate-Income Housing Plans include an analysis of the current supply of affordable housing in the community, the demand for affordable housing, need for rental or owned housing, etc. Moderate-Income Housing Plans are required to include an analysis of local housing barriers and achievable goals to address housing obstacles. Actions to remove or improve negative outcomes caused by barriers to affordable housing can be found in each jurisdiction's plan. Plans are housed at each respective jurisdiction, the Utah Department of Workforce Services Housing Division, and at the Five County Association of Governments.

Many Moderate-Income Housing Plans have been developed for communities throughout the region. Plans have been completed for Enoch City and Milford City in the 2020 year by the Five County Association of Governments. A workforce housing plan is underway for Brian Head Town and will be completed by the end of this program year. The AOG annually prioritizes the communities in need of Moderate-Income Housing Plans, considering the age of the existing housing plan, changes in state requirements, and access to planning staff. Priorities for developing Moderate-Income Plans and plan updates in the coming year are as follows: Hildale, Panguitch, Parowan, Toquerville, Kane County, Beaver City, Enterprise, Hurricane, Cedar City, Brian Head. The goal at the Five County AOG is to ensure that each jurisdiction has a Moderate-Income Housing Plan in compliance with Utah Code requirements.

In drafting Moderate-Income Housing Plans, our staff assesses the availability of the existing housing stock, average home prices, and zoning ordinances in effect which may be barriers to affordable housing in a jurisdiction. Some of the common findings from the Moderate-Income Housing Plans include:

- An adequate supply of housing is affordable to moderate-income households (100% AMI) or greater, while demand generally outpaces the supply for low-income (50% AMI) and very low-income households (30%).
- Manufactured and mobile homes help meet some of the need for low-income housing.

- Housing Authorities in the region are addressing some of the affordable housing need for low-income households but are unable to meet the needs of everyone requiring assistance. Cities should continue to support Housing Authorities to address low-income housing needs.
- Allowing smaller lot sizes, multi-family, and accessory dwelling units can help improve access to affordable housing in many communities in the region.
- Dense, centralized affordable housing has a lower impact than low-density, de-centralized development. Amending impact fees to better match the impact of the development would help increase housing affordability for low- to moderate-income households.

Common Barriers to Affordable Housing

There are 39 incorporated cities and towns, and five counties in the region that have varying codes, ordinances, policies, demographics, etc. that affect the type of housing barrier. An element of the Moderate-Income Housing Plan analyzes the existing zoning codes and land use policies in a community that can limit the development of Affordable Housing. The following are some barriers to affordable housing found in these analyses but is not a comprehensive list.

Affordable & Fair Housing Barrier and Strategies	
Barrier	Strategy
Development costs (impact fees) are passed onto the consumer	<ul style="list-style-type: none"> • Local governments can seek low-interest loans and/or grants to reduce development costs. • Continue to encourage jurisdictions to enact measures to reduce or waive such fees for projects that include affordable housing opportunities. • Enact graduated impact fees, which incentivize more central development with lower fees, thus more accurately pricing the development impact, and improving housing affordability.
Lack of ordinances which specifically mandate the provision of affordable housing	<ul style="list-style-type: none"> • Enacting inclusionary zoning to ensure that housing developments allocate a certain portion of the units to low- and moderate-income home buyers. • Continue to evaluate local land use ordinances to suggest amending regulations, where possible.
Costs of pre-development construction and on-site work is excessive	<ul style="list-style-type: none"> • Zone for higher densities to centralize services. • Encourage in-fill development and adaptive reuse. • Suggest implementation of mixed-use rehabilitation projects, i.e., retail ground level store fronts with low-income apartments on upper levels.
Historically the cost of property acquisition has affected housing affordability.	<ul style="list-style-type: none"> • Zone for higher densities and allow smaller building lots, multi-family housing, and accessory dwelling units. • Allow for flexibility in zoning ordinances for open space requirements, parking provisions, etc. on low-income housing

Affordable & Fair Housing Barrier and Strategies	
Barrier	Strategy
Large minimum lot sizes tend to inhibit the viability of building affordable housing.	<p>projects.</p> <ul style="list-style-type: none"> • Study pre-development cost reduction using community land trusts. • Partner with non-profits and/or Housing Authorities on low-income housing developments. • Encourage density bonuses for projects which provide affordable housing opportunities. • Consider a community land, where the homeowner purchases the house, and the trust purchases the land, trust as an option to reduce mortgage costs.
Not enough coordination between government programs and other funding sources	<ul style="list-style-type: none"> • Collaborate with other agencies and housing providers to network information, resources, and services. • Partner on projects with other housing providers and lenders to reduce costs to low-income consumers. • Provide educational program(s) to inform local governments on their role in the scope of participation with other entities. • Joint rapid-rehousing project between Five County AOG, Canyon Creek Women’s Crisis Center, and Dove Center. • Share data during LHCC meetings and strive to mutually assist other agencies in meeting the HUD performance standards which are being implemented for homeless providers. This will include greater collaboration and outreach to Head Start, Child Care, and Early Education providers.
Private sector developers may not be taking a sufficient role in the provision of affordable housing	<ul style="list-style-type: none"> • Work with local employers to establish employer assisted housing (EAH). Ultimately, EAH builds employee loyalty and reduces turnover by offering rental assistance.
Lack of rental assistance available	<ul style="list-style-type: none"> • Collaborate with local non-profits, clergy, and Housing Authorities to increase the availability of rental assistance programs, including Section 8 housing.
Low-income populations are sometimes unable to overcome personal hardships because a lack of knowledge and/or training	<ul style="list-style-type: none"> • Encourage low-income persons to participate in First Time Home Buyers education courses. • 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. • Follow fair housing laws to prevent discrimination against minority groups, the elderly, disabled, single parent households, and other protected classes.

Affordable & Fair Housing Barrier and Strategies	
Barrier	Strategy
Increasing utility costs	<ul style="list-style-type: none"> • Greater utilization of HEAT and Weatherization programs in housing stabilization plans for Section 8 vouchers, Rapid Re-housing, and Permanent Supportive Housing. • Increase CSBG funds available for one-time utility deposits. • Provide targeted smart-energy use education to housing clients (lowering thermostat by degrees, weatherizing housing, reporting energy usage problems early, etc.)
Low availability of rental units. This also includes units taken off the market for short-term vacation rentals	<ul style="list-style-type: none"> • Support non-profit developers such as NeighborWorks in increasing inventory. • Better outreach to developers regarding low-income tax credits. • Encouraging local municipalities to address zoning and enforcement issues related to vacation rentals.

DRAFT

Other

The Five County Association of Governments is a regional planning organization which provides technical assistance to local governments. AOG Staff will continue to work with local governments to identify and help them implement strategies identified in the local jurisdictions' zoning, subdivision and other land use ordinances and codes; general plans; housing plans; and other relevant planning documents and policies.

Five County AOG staff and the Rating and Ranking Committee have worked hard to determine CDBG priorities and CDBG Rating and Ranking Criteria that incentivize affordable housing projects. Community and Economic Development staff consistently look for opportunities to coordinate and collaborate with jurisdictions in the region, including meetings, workshops, and other forms of information sharing. The recent advent of the local planners meeting hosted by the AOG staff, has provided a venue for planners and local officials to discuss challenges and successes in community development locally. These meetings have led to collaboration on shared challenges among these local leaders. AOG Staff have identified areas for future consultation and strategies that can be applied throughout the region.

CDBG funds are used to develop Moderate-Income Housing Plans with the incorporated Cities and Counties in the region. AOG staff will continue developing these plans and work closely with the communities to maintain and encourages the development of affordable housing. Many communities housing plans indicate that there is limited housing stock available to meet the needs of low- to moderate-income households. The AOG advocates for: the rehabilitation of deteriorated housing stock and rental units to bring them into standard condition; the availability of safe and adequate rentals; availability of a variety of housing types for rental and ownership; seasonal rental housing to support the tourism industry; and the development of additional water and sewer capacity for housing development in higher growth rate areas.

The AOG will recommend leveraging available funding for infrastructure on a neighborhood scale, rather than assisting individual single-family properties. These projects can maximize impact of available funds as multiple households benefit from the project. The Association staff will continue to identify community barriers to housing affordability and cultivate strategies communities may use to address said barriers.

Five County staff work with the local housing authorities to improve coordination between public and private housing and social services in the region through regular meetings and discussion with providers. Five County AOG works to identify affordable housing gaps, and gaps in other services such as services for the homeless by working closely between the many departments housed at the AOG. Five County staff work closely with housing authorities, homeless shelters, local municipalities, and non-profits in the region to identify gaps and share knowledge. Staff at the Five County AOG will continue working with community organizations and entities to identify gaps in services and to create allocation policies that address identified needs.

Appendix A: Consultation Form

1. AOG: _____ Employee: _____

2. Name of Agency Consulted: _____ Date of Consultation: _____

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

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

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

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

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

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

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

1. **AOG:** *Five County Association of Governments*

Employee: *Alyssa Gamble, Community Planner*

2. **Name of Agency Consulted:** *Beaver Housing Authority*

Consultation Occurred: *December 2020/On-going*

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

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

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

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

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

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

Correspondence via email to obtain specific input for the Annual Action Plan related to the agency's programs and goals. This agency is also periodically consulted to understand short-term and long-term needs for low-income housing. The Five County Association of Governments staff has a long-standing relationship with the Beaver Housing Authority management.

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

We will be able to gauge the need for additional affordable housing in Beaver County in consultation with them and prioritize projects, based upon these needs.

DRAFT

1. **AOG:** *Five County Association of Governments*

Employee: *Alyssa Gamble, Community Planner*

2. **Name of Agency Consulted:** *Cedar City Housing Authority*

Consultation Occurred: December 2020

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

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

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

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

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

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

Correspondence via email and in-person meeting to obtain information about the low-income housing needs and challenges in Iron County.

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

We will be able to continue to gauge the need for additional affordable housing in Iron County in consultation with them and refer them to appropriate funding for specific projects.

1. **AOG:** Five County AOG

Employee: Tony Tuipulotu

2. **Name of Agency Consulted:** Dove Center

Consultation Occurred: On-going

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

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

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

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

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

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

The Executive and Human Services Directors of the Dove Center and the CAP office of FCAOG meet quarterly to discuss financials, the summary of COC and problem solve. The Case workers for both the Dove Center and FCAOG meet monthly.

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

Greater awareness of point-in-time data, better strategies for strengthening CSBG subcontract with Dove Center, ways to have Five County AOG support rapid re-housing and supportive services for Dove Center and Canyon Creek Women’s Crisis Center, better integration of domestic violence providers into homeless coordinated assessment process, and COC funding for the Five County area for rapid re-housing.

Appendix B: Public Hearing Notice Posting

Five County Association of Governments:

[Search again](#)

Five County CDBG Regional Review Committee (RRC)

Entity: Five County Association of Governments

Body: [Five County CDBG Regional Review Committee \(RRC\)](#)

Subject: Publications

Notice Title: Public Hearing & 30-day Public Comment Period for the 2021 Annual Action Plan draft update

Notice Type: Hearing

Event Start Date & Time: February 18, 2021 06:00 PM

Description/Agenda:

The Five County Association of Governments (FCAOG) has completed a draft update of the Five County report for the 2021 Utah Annual Action Plan. This report describes the Five County community development and planning efforts, priorities for the upcoming fiscal year, and identified needs in the region. It details community engagement and outreach efforts conducted by the FCAOG to move community development projects forward. The report prepared by Five County staff will be used by the State Housing and Community Development Office to compile a statewide Annual Action Plan. A thirty-day public comment period commences on January 25, 2021 and will end February 25, 2021. The Plan details this Region's community development and housing needs and priorities, as well as strategies to meet those needs and priorities. Drafts of the Five County report will be available to the public during the public comment period and thereafter. The 2021 State of Utah Annual Action Plan will be available for review and comment in the Spring of 2021.

Review of the updated draft plan is available at the FCAOG office located at 1070 W. 1600 S., Bldg. B, St. George, UT 84770, from 8:00 AM to 5:00 PM, Monday through Friday and on the FCAOG website, linked here: <http://www.fivecounty.utah.gov/>.

A public hearing for the Five County report for the 2021 Utah Annual Action Plan will be held virtually on Thursday, February 18, 2021 at 6:00 PM using the following link: <https://global.gotomeeting.com/join/139535381>

Further information may be obtained by contacting Alyssa Gamble, Community Planner 435-673-3548, ext. 117.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this hearing should notify Bryan D. Thiriot at 435-673-3548 or at 1070 W. 1600 S. Bldg. B, St. George, UT 84770 at least three days prior to the public hearing. Individuals with speech and/or hearing impairments may call the Relay Utah by dialing 711, Spanish Relay Utah: 1-888-346-3162

Notice of Special Accommodations:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Nate Wiberg, Senior Planner, Five County Association of Governments; 1070 West 1600 South, Building B, St. George, Utah; Phone # (435) 673-3548 extension 105; e-mail: nwiberg@fivecounty.utah.gov; FAX# (435) 673-3540; at least three working days prior to the meeting.

Notice of Electronic or telephone participation:

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/139535381> You can also dial in using your phone. United States: +1 (872) 240-3412 Access Code: 139-535-381 New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/139535381>

Other Information

This notice was posted on: January 12, 2021 09:55 AM

This notice was last edited on: January 12, 2021 09:55 AM

Meeting Location:

1070 W 1600 S Bldg. B
St. George UT, 84770

[Map this!](#)

Contact Information:

Nate Wiberg
nwiberg@fivecounty.utah.gov
(435)673-3548

Audio File Address

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Appendix C: FCAOG Fiscal Year 2021 Rating and Ranking Criteria

FIVE COUNTY ASSOCIATION OF GOVERNMENTS COMMUNITY DEVELOPMENT BLOCK GRANT GENERAL POLICIES

1. Weighted Value utilized for Rating and Ranking Criteria: The Rating and Ranking Criteria utilized by the Five County Association of Governments contains a weighted value for each of the criteria. Point values are assessed for each criteria and totaled. In the right hand columns the total points received are then multiplied by a weighted value to obtain the total score. These weighted values may change from year to year based on the region's determination of which criteria have higher priority.
2. Five County AOG staff may require a visit with each applicant for an onsite evaluation/review meeting.
3. All applications will be evaluated by the Five County Association of Governments Community and Economic Development staff using criteria approved by the Steering Committee.
4. Staff will present prioritization recommendations to the RRC (Steering Committee) for consideration and approval. Membership of the Steering Committee includes two elected officials (mayor and commissioner) and a school board representative from each of the five counties. Appointments to the Steering Committee are reviewed and presented annually in February for the two elected officials of each county as well as the county school boards.
5. Maximum amount per year for a single-year project is \$200,000.
6. Maximum years for a multi-year project is 2 years for a total amount of \$300,000 (year 1 @ \$200,000 and year 2 @ \$100,000). Applicants undertaking HUD eligible construction activities cannot apply for multi-year funding. (See eligible activities section of the Policies & Procedures manual for construction activities)
7. All applications must have a complete budget and budget breakdown for each year of funding.
8. Applications on behalf of sub-recipients (i.e., special service districts, non-profit organizations, etc.) are encouraged. However, the applicant city or county must understand that even if they name the sub-recipient as project manager the city/county is still responsible for the project's viability and program compliance. The applying entity must be willing to maintain an active oversight of both the project and the sub-recipient's contract performance. An inter-local agreement between the applicant entity and the sub-recipient must accompany the CDBG final application. The inter-local agreement must detail who will be the project manager and how the sponsoring entity and sub-recipient will coordinate work on the project.
9. Applicant Deadlines to the AOG

- **Capital Improvements Lists (CIL)**- The project applied for must be included in the prioritized capital improvements list (CIL) that the entity submitted for inclusion in the Consolidated Plan. Your jurisdiction's CIL is due no later than Friday, January 8, 2021 at 5:00 p.m. If your CIL list containing your project is not submitted by the deadline, your project application will not be rated and ranked. You may not amend your list after the deadline.
- **Income Surveys** – Surveys must be conducted and submitted to the AOG for tabulation no less than 30 days prior to the initial State application deadline. If surveys have been conducted incorrectly they can be re-conducted and submitted to the AOG for tabulation no less than 15 days prior to the initial State's application deadline. Applicants that do not meet this requirement will not be eligible for CDBG funding.
- **Applications Submitted in WebGrants** - In order for Five County CED staff to provide appropriate administrative support to applicants and draft the Annual Action Plan, applicants must have their complete application(s) submitted in WebGrants no less than 15 days prior to the State's application deadline. Applicants that do not meet this requirement will not be eligible for CDBG funding.

10. Pre-approved funding:

- \$97,000 to Five County AOG (Administration, Consolidated Plan Planning, Rating & Ranking, Planning Assistance, Affordable Housing Planning, and Economic Development TA)

11. Set-aside Funding:

- None.

12. Emergency projects may be considered by the Regional Review Committee (FCAOG Steering Committee) at any time. Projects applying for emergency funding must still meet a national objective and regional goals and policies.

Projects may be considered as an emergency application if:

- Funding through the normal application time frame will create an unreasonable risk to health or property.
- An appropriate third-party agency has documented a specific risk (or risks) that; in their opinion; needs immediate remediation.

If an applicant wishes to consider applying for emergency funds, they should contact the Five County Association of Governments CDBG Program Specialist as soon as possible to discuss the state required application procedure as well as regional criteria. Emergency funds (distributed statewide) are limited on an annual basis to \$500,000. The amount of any emergency funds distributed during the year will be subtracted from the top of the appropriate regional allocation during the next funding cycle.

13. Public service providers, traditionally non-profit organizations, may apply for CDBG funds for capital improvement and major equipment purchases. Examples are delivery trucks, furnishings, fixtures, computer equipment, construction, remodeling, and facility expansion. State policy guidelines prohibit the use of CDBG funds for operating and maintenance expenses. This includes paying administrative costs, salaries, etc. No more than 15 percent of the state's yearly allocation of funds may be expended for public service activities.
14. State policy has established the minimum project size at \$30,000. Projects less than the minimum size will not be considered for rating and ranking.
15. In accordance with state policy, grantees with open grants from previous years who have not spent 50 percent of their previous grant prior to rating and ranking are not eligible to be rated and ranked, with the exception of housing rehabilitation projects.
16. It is the policy of the Five County Association of Governments RRC (Steering Committee) that CDBG funding of housing related projects shall be directed to:
 - The development of infrastructure supporting affordable housing, and/or eligible limited clientele housing.
 - Rehabilitation of rental housing managed by a public housing authority, or another entity showing documentation that they can carry out the project within HUD's allotted timeline.
 - Acquisition of real property for affordable housing that will be managed by a public housing authority.

CDBG funds in this region shall not be utilized for LMI rental assistance or direct housing assistance payments.

17. It is the policy of the RRC (Steering Committee) that lots for single family homes may not be procured with CDBG funding in the Five County region, unless the homes remain available as rental units under the auspices of a public housing authority.
18. In the event of a tie for the last funding position, the following will be awarded one (1) point for each criteria item listed below answered affirmatively:
 - The project that has the Highest percentage of LMI;
 - The project that has the most Local funds leveraged;
 - The project with the most other funds leveraged;
 - The largest Geographical area benefitted;
 - The project with the Largest number of LMI beneficiaries;

If a tie remains unbroken after the above-mentioned tie breaker, the members of the RRC will vote and the project that receives the majority vote will be ranked higher.

19. After all projects have been fully funded in the order of their Rating and Ranking prioritization and a balance remains insufficient for the next project in priority to complete a project in the

current year, the funds will be first applied to the highest scoring multi-year project. This will prepay the funding to that multi-year project that would have been allocated out of the upcoming program year's funding. If there are no multi-year projects the balance will be divided proportionately to the cost of each funded construction project, and those grantees will be directed to place that amount in their budget as "construction contingency". After completion of those projects, if the dollars are not needed as contingency, they are to be released back to the state to be reallocated in the statewide pool.

20. Grantees who are contracted to be awarded CDBG funding, and choose to not undertake the project in a timeframe that will allow for redistribution of funds toward another project in the Five County region, during the same program year, will be prohibited from re-applying in the future for the same project. Additionally, grantees who choose not to follow through on their project within the said timeframe, will not be permitted to apply for CDBG in the CDBG program year immediately following the date they decided not to undertake that project. A request for an exception to this policy may be considered by the Rating & Ranking Committee (R&RC) if a project circumstantially could not be completed (E.g. environmental conditions do not permit). Cost overruns and overbidding are unacceptable circumstances for not undertaking the project and shall not be considered by the R&RC, as grantees should plan for such events.

**FIVE COUNTY ASSOCIATION OF GOVERNMENTS
CDBG HOW-TO-APPLY APPLICATION WORKSHOP
ATTENDANCE POLICY**

Attendance at one workshop within the region is mandatory by all prospective applicants or an official representative of said applicant. [State Policy]

Attendance at the workshop by a county commissioner, mayor, city council member, county clerk, city manager, town clerk, or county administrator also satisfies this attendance requirement.

Attendance by prospective eligible “sub-grantees”, which may include non-profit agencies, special service districts, housing authorities, etc. is strongly recommended so that they may become familiar with the application procedures. If a city/town or county elects to sponsor a sub-grantee it is the responsibility of that jurisdiction to ensure the timely and accurate preparation of the CDBG application on behalf of the sub-grantee.

Jurisdictions may formally designate a third-party representative (i.e., other city/county staff, consultant, engineer, or architect) to attend the workshop on their behalf. Said designation by the jurisdiction shall be in writing. The letter of designation shall be provided to the Five County Association no later than the beginning of the workshop.

Extraordinary circumstances relating to this policy shall be presented to the Executive Director of the Five County Association of Governments for consideration by the Regional Review Committee (Steering Committee).

**FIVE COUNTY ASSOCIATION OF GOVERNMENTS
CDBG RATING AND RANKING PROGRAM YEAR 2021
DATA SOURCES**

1. **CAPACITY TO CARRY OUT THE GRANT:** The grantee must have a history of successful grant administration to receive full points in this category. First time grantees or grantees who have not applied in more than 5 years are presumed to have the capacity to successfully carry out a project and will receive a default score of 3 points. To adequately evaluate grantee performance, the RRC must consult with the state staff. State staff will rate performance on a scale of 1-5 (Five being best). A grantee whose performance in the past was poor must show improved administration capability through third party administration contracts with AOG's or other capable entities to get partial credit.
2. **GRANT ADMINISTRATION:** Those making a concerted effort to minimize grant administration costs taken from CDBG funds will be awarded extra points.
3. **UNEMPLOYMENT:** "Utah Economic and Demographic Profiles" (most current issue available prior to rating and ranking), provided by Utah Office of Planning and Budget or The Kem Gardner Policy Institute; or "Utah Labor Market Report" (most current issue with annual averages), provided by Department of Workforce Services.
4. **FINANCIAL COMMITMENT TO COMMUNITY DEVELOPMENT (Self-Help Financing):** Figures provided by applicant in grant application. Documentation of the source(s) and status (whether already secured or not) of any and all proposed "matching" funds must be provided prior to the rating and ranking of the application by the RRC. Any changes made in the dollar amount of proposed funding, after rating and ranking has taken place, shall require reevaluation of the rating received on this criteria. A determination will then be made as to whether the project's overall ranking and funding prioritization is affected by the score change.

Use of an applicant's local funds and/or leveraging of other matching funds is strongly encouraged in CDBG funded projects. This allows for a greater number of projects to be accomplished in a given year. Acceptable matches include property, materials available and specifically committed to this project, and cash. Due to federal restrictions unacceptable matches include donated labor, use of equipment, etc. All match proposed must be quantified as cash equivalent through an acceptable process before the match can be used. Documentation on how and by whom the match is quantified is required. "Secured" means that a letter or applications of intent exist to show that other funding sources have been requested as match to the proposed project. If leveraged funds are not received, then the points given for that match will be deducted and the project's rating reevaluated.

A jurisdiction's population (most current estimate provided by the Census, ACS or Kem C. Gardner Policy Institute.) will determine whether they are Category A, B, C or D for the purposes of this criteria. A jurisdiction is defined as an incorporated city, town, county, or a defined

special service district area. All public housing authorities or similar non-profits shall be considered a 4B jurisdiction for this criteria.

5. **CDBG DOLLARS REQUESTED PER CAPITA:** Determined by dividing the dollar amount requested in the CDBG application by the beneficiary population.
6. **LOCAL JURISDICTIONS COMMUNITY DEVELOPMENT OBJECTIVES: THRESHOLD CRITERIA:** Every applicant is required to document that the project for which they are applying is consistent with that community's and the Five County District Consolidated Plan. The project, or project type, must be a high priority in the investment component (Capital Investment Plan (CIP) One-Year Action Plan). The applicant must include evidence that the community was and continues to be a willing partner in the development of the regional (five-county) consolidated planning process. (See CDBG Application Guide.)
7. **COUNTY'S COMMUNITY DEVELOPMENT GOALS AND POLICIES:** Prioritization will be determined by the three (3) appointed Steering Committee members representing the county in which the proposed project is located. The three (3) members of the Steering Committee include: one County Commission Representative, one Mayor's Representative, and one School Board Representative. (Note: for AOG applications, determination is made by the Steering Committee Chair, in consultation with the AOG Executive Committee.)
8. **REGIONAL COMMUNITY DEVELOPMENT GOALS AND POLICIES:** Determined by the Executive Director with consultation of the AOG Finance Committee members. The Finance Committee is comprised of one County Commissioner from each of the five counties.

#1 priority	6 points X 2.0 (weighting) =	12.0 points
#2 priority	5 points X 2.0 (weighting) =	10.0 points
#3 priority	4 points X 2.0 (weighting) =	8.0 points
#4 priority	3 points X 2.0 (weighting) =	6.0 points
#5 priority	2 points X 2.0 (weighting) =	4.0 points
#6 priority	1 points X 2.0 (weighting) =	2.0 points

Regional Prioritization

Justification

#1 **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. Adjusting water rates are a usual funding source. Other agencies also fund this category. Includes wastewater disposal projects.

#2 **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 that most communities cannot fund without additional assistance. Grants help lower indebted costs to jurisdiction. Fire

Protection is eligible for other funding i.e., PCIFB and entities are encouraged to leverage those with CDBG funds.

#3 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. Includes community centers that are not primarily recreational in nature.

#4 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 buyer's 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.

#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.

#6 Parks and Recreation

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

Note: The Executive Director, in consultation with the Finance Committee members, reviewed and obtained approval of this regional prioritization for the CDBG program FY2021.

- 9. IMPROVEMENTS TO, OR EXPANSION OF, LMI HOUSING STOCK, OR PROVIDING AFFORDABLE HOUSING ACCESSIBILITY TO LMI RESIDENTS:** Information provided by the applicant. Applicant must be able to adequately explain reasoning which supports proposed figures, for the number of LMI housing units to be constructed or substantially rehabilitated with the assistance off this grant. Or the number of units this grant will make accessible to LMI residents through loan closing or down payment assistance.

10. **AFFORDABLE HOUSING PLAN IMPLEMENTATION:** The CDBG State Policy Committee adopted the following rating and ranking criteria to be used by each regional rating and ranking system: *“Applications received from cities and counties which have complied with Utah code regarding the preparation and adoption of an affordable housing plan, and who are applying for a project that is intended to address element(s) of that plan will be given additional points.”* Projects which actually demonstrate implementation of a jurisdiction’s Affordable Housing Plan policies will be given points. Applicants must provide sufficient documentation to justify that their project complies with this criteria. Towns applying for credit under this criteria may either meet a goal in its adopted Affordable Housing Plan or the project meets a regional affordable housing goal in the Consolidated Plan.
11. **GEOGRAPHIC EXTENT OF PROJECT'S IMPACT:** The actual area to be benefitted by the project applied for.
12. **PROPERTY TAX RATE FOR JURISDICTION:** Base tax rate for community or county, as applicable, will be taken from the "Statistical Review of Government in Utah", or most current source using the most current edition available prior to rating and ranking. Basis for determining percent are the maximum tax rates allowed in the Utah Code: 0.70% for municipalities, and 0.32% for counties.
13. **PERCENTAGE OF APPLICANT'S JURISDICTION WHO ARE LOW TO MODERATE INCOME:** The figures will be provided from the results of a Housing and Community Development Division (HCDD) approved income survey conducted by the applicant of the project benefit area households, or pre-approved LMI communities list in the Policies and Procedures book, or the HUD LMI Map Application Tool.
14. **EXTENT OF POVERTY:** The percentage of the total population of the jurisdiction or project area who are Low Income (LI: 50% of AMI) or below directly benefitting from the project. The AOG staff will use the income surveys (for those who conducted a survey) and HUD income list (for those who were on the HUD pre-approved list) provided by the state to find these numbers.
15. **LIMITED CLIENTELE GROUP:** Applicant will provide information as to what percent of the proposed project will assist a presumed LMI group as defined in the current program year CDBG Application Guide handbook.
16. **Civil Rights Compliance:** Applicants (City/County) will receive points for compliance with federal laws, executive orders and regulations related to civil rights. (Checklist and templates available from State CDBG staff.) An entity can be awarded a maximum of two points for this criteria
 - 1 Point** – Complete “ADA Checklist for Readily Achievable Barrier Removal” for city/county office.
 - 1 Point** – City/County has adopted the following policies – Grievance Procedure under the Americans with Disabilities Act, Section 504 and ADA Effective Communication Policy, Language Access Plan and Section 504 and ADA Reasonable Accommodation Policy.

- 17. PRO-ACTIVE PLANNING:** The State of Utah emphasizes the importance of incorporating planning into the operation of city government. Communities that demonstrate their desire to improve through planning will receive additional points in the rating and ranking process.

In the rating and ranking of CDBG applications, the region will recognize an applicant's accomplishments consistent with these principles by adding additional points when evaluating the following:

- ** Demonstration proactive land use planning in the community;**
- ** Development of efficient infrastructure including water and energy conservation;**
- ** Incorporation of housing opportunity and affordability into community planning; and**
- ** Protection and conservation plan for water, air, critical lands, important agricultural lands and historic resources.**
- ** Removal of barriers to accessibility of programs and facilities for all persons**

Worksheet #17 will be used in the rating and ranking process for applicants who have taken the opportunity to provide additional information and documentation in order to receive these additional points.

- 18. Application Quality:** Quality of the Pre-Application is evaluated in terms of project problem identification, justification, well-defined scope of work likely to address identified problems, and a detailed architectural/engineering report.
- 19. Project Maturity:** Funding should be prioritized to those projects which are the most "mature". For the purposes of this process, maturity is defined as those situations where: 1) the applicant has assigned a qualified project manager; 2) has selected an engineer and/or architect; 3) proposed a solution to the problem identified in the Scope of Work and is ready to proceed immediately; and 4) identifies all funding sources and funding maturity status. Projects that are determined to not be sufficiently mature so as to be ready to proceed in a timely manner, may not be rated and ranked.

**FIVE COUNTY ASSOCIATION OF GOVERNMENTS
FY 2021 CDBG RATING AND RANKING CRITERIA and APPLICANT'S PROJECT SCORE SHEET**

The Five County Association of Governments Steering Committee (RRC) has established these criteria for the purpose of rating and ranking fairly and equitably all Community Development Block Grant applications received for funding during FY 2021. Only projects which are determined to be threshold eligible will be rated and ranked. Eligibility will be determined following review of the submitted CDBG application with all supporting documentation provided prior to rating and ranking. **Please review the attached Data Sources Sheet for a more detailed explanation of each criteria.**

Applicant:		Requested CDBG \$'s		Ranking:		of		Total Score:	
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CDBG Rating and Ranking Criteria Description Five County Association of Governments		Data	Data Range/Score (circle only one for each criteria)					Score	X Weight	Total Score
1	Capacity to Carry Out The Grant: Performance history of capacity to administer grant. Scores comes from State CDBG Staff. (First-time & <5-yr grantees: default is 2.5 points)		Excellent 5 points	Good 4 points	Fair 3 points	Deficient 2 point	Poor 1 point		0.4	
2	Grant Administration: Concerted effort made by grantee to minimize grant administration costs.		0% CDBG Funds 3 points	1 - 5% 2 points	5.1 - 10% 1 point				1.0	
3	Unemployment: What percentage is applicant County's unemployment percentage rate above State average percentage rate?	%	4.1% or greater above state average 3.0 points	3.1% - 4.0% above state average 2.5 points	2.1% - 3.0% above state average 2.0 points	1.1% - 2.0% above state average 1.5 points	0.1% - 1.0% above state average 1.0 point	Up to state average 0 points	1.5	
4 A	Financial Commitment to Community Development (Self-help Financing) - (Jurisdiction Population <500) Percent of non-CDBG funds invested in total project cost.	%	> 10% 5 points	7.1 % - 10% 4 points	4.1% - 7% 3 points	1% - 4% 2 points	< 1% 1 point		2.0	
4 B	Financial Commitment to Community Development (Self-help Financing) - (Jurisdiction Population 501 - 1,000) Percentage of non-CDBG funds invested in total project cost.	%	> 20% 5 points	15.1 - 20% 4 points	10.1 - 15% 3 points	5.1 - 10% 2 points	1 - 5.0% 1 point		2.0	
4 C	Financial Commitment to Community Development (Self-help Financing) - (Jurisdiction Population 1,001 - 5,000) Percentage of non-CDBG funds invested in total project cost.	%	> 30% 5 points	25.1 - 30% 4 points	20.1 - 25% 3 points	15.1 - 20% 2 points	1 - 15% 1 point		2.0	

CDBG Rating and Ranking Criteria Description Five County Association of Governments		Data	Data Range/Score (circle only one for each criteria)					Score	X Weight	Total Score
4	Financial Commitment to Community Development (Self-help Financing) - (Jurisdiction Population >5,000) Percentage of non-CDBG funds invested in total project cost.	%	> 40% 5 points	35.1 - 40% 4 points	30.1 - 35% 3 points	25.1 - 30% 2 points	1 - 25% 1 point		2.0	
5	CDBG funds Requested Per Capita: CDBG funds requested divided by # of beneficiaries.		\$1 - 100 5 points	\$101-200 4 points	\$201- 400 3 points	\$401 - 800 2 points	\$801 or > 1 point		1.0	
6	Jurisdiction's Project Priority: Project priority rating in Regional Consolidated Plan, (<u>Capital Investment Plan - One-Year Action Plan</u>)		High # 1 6 points	High # 2 5 points	High # 3 4 points	High # 4 3 points	High # 5 2 points	High # >5 1 point	2.0	
7	County's Project Priority: Prioritization will be determined by the three (3) appointed Steering Committee members representing the county in which the proposed project is located. The three (3) members of the Steering Committee include: one County Commission Representative, one Mayor's Representative, and one School Board Representative. (Note: for AOG application, determination is made by the Steering Committee Chair, in consultation with the AOG Finance Committee.)		# 1 6 points	# 2 5 points	# 3 4 points	# 4 3 points	# 5 2 points	#6 or > 1 point	2.0	
8	Regional Project Priority: Determined by the Executive Director with consultation of the AOG Finance Committee members. The Finance Committee is comprised of one (1) County Commissioner from each of the five counties.		# 1 Public Safety Activities 6 points	# 2 Community Facilities 5 points	# 3 LMI Housing Activities 4 points	# 4 Public Utility Infrastructure 3 points	# 5 Remove Architectural Barriers (ADA) 2 points	#6 or > Parks and Recreation 1 point	2.0	
9	LMI Housing Stock: Infrastructure for the units, rehabilitation of units, and/or accessibility of units for LMI residents.		> 20 Units 8.5 points	15 - 20 Units 7 points	10 - 14 Units 5.5 points	5-9 Units 4 points	3-4 Units 2.5 points	1-2 Units 1 point	1.0	
10	Affordable Housing Plan Implementation: City has adopted an Affordable Housing Plan and this project demonstrates implementation of specific policies in the Plan. Towns applying for credit under this criteria may <u>either</u> meet a goal in their adopted Affordable Housing Plan or the project meets a regional affordable housing goal in the Consolidated Plan.		YES 3 points	No 0 points					1.0	
11	Project's Geographical Impact: Area benefitting from project.		Regional 3.5 points	Multi-county 3.0 points	County-wide 2.5 points	Multi-community 2.0 points	Community 1.5 points	Portion of Community 1 point	1.5	

CDBG Rating and Ranking Criteria Description Five County Association of Governments		Data	Data Range/Score (circle only one for each criteria)						Score	X Weight	Total Score
12	Jurisdiction's Property Tax Rate: In response to higher demand for services, many communities have already raised tax rates to fund citizen needs. The communities that maintain an already high tax burden (as compared to the tax ceiling set by state law) will be given higher points for this category. Property tax rate as a percent of the maximum allowed by law (3 point default for non-taxing jurisdiction).	%	> 50% 5 points	40.1 - 50% 4 points	30.1 - 40% 3 points	20.1 - 30% 2 points	10.1 - 20% 1 point	< 10% 0 points		1.0	
13	Jurisdiction's LMI Population: Percent of residents considered 80 percent or less LMI.	%	91 - 100% 5 points	81 - 90% 4 points	71 - 80% 3 points	61 - 70% 2 points	51 - 60% 1 point			1.0	
14	Extent of Low-Income Population: The percentage of the total population of the jurisdiction or project area who are Low Income (LI: 50% of AMI) or below, directly benefitting from the project.	%	20% or More 5 points	15 - 19% 4 points	10 - 14% 3 points	5 - 9% 2 points	1 - 4% 1 point			0.5	
15	Limited Clientele Groups: Project specifically serves CDBG identified LMI groups, i.e. elderly, disabled, homeless, etc., as stipulated in the state of Utah Small Cities CDBG Application Policies and Procedures.	%	100% 4 points	51% 2 points						1.0	
16	Civil Rights Compliance: Applicants (City/County) will receive points for compliance with federal laws, executive orders and regulations related to civil rights. 1 Point – Complete “ADA Checklist for Readily Achievable Barrier Removal” for city/county office. 1 Point – City/County has adopted the following policies – Grievance Procedure under the Americans with Disabilities Act, Section 504 and ADA Effective Communication Policy, Language Access Plan and Section 504 and ADA Reasonable Accommodation Policy.		Complete both parts 2 points	Adopt grievance procedure with ADA 1 point	Complete ADA Checklist 1 point					1.0	
17	Pro-active Planning: Reflects on communities who pro-actively plan for growth and needs in their communities; coordination and cooperation with other governments; development of efficient infrastructure; incorporation of housing opportunity and affordability in community planning; and protection and conservation plan for water, air, critical lands, important agricultural lands and historic resources. Score comes from Worksheet #17.		Very High 4 points	High 3 points	Fair 2 points	Low 1 point				0.5	

CDBG Rating and Ranking Criteria Description Five County Association of Governments		Data	Data Range/Score (circle only one for each criteria)					Score	X Weight	Total Score	
18	Application Quality: Application identifies the problem, contains a well-defined scope of work and is cost effective, demonstrates that it will be completed in a timely manner, demonstrates that it does not duplicate existing services, and provides an architectural/engineering report. Score comes from Worksheet #18.		Excellent 5 points	Very Good 4 points	Good 3 points	Fair 2 points	Acceptable 1 point	Poor 0 points		1.5	
19	Project Maturity: Project demonstrates capacity to be implemented and/or completed in the allotted contract period and is clearly documented. Score comes from Worksheet #19.		Excellent 5 points	Very Good 4 points	Good 3 points	Fair 2 points	Acceptable 1 point	Poor 0 points		2.0	

PLEASE NOTE: Criteria marked with a T* is a THRESHOLD eligibility requirement for the CDBG Program. < = Less Than > = More Than
Previously Allocated Pre-Approved Funding: \$90,000 to Five County AOG for Administration, Consolidated Plan, Rating & Ranking, RLF Program
Delivery, Economic Development Technical Assistance and Affordable Housing Plan Development and Updates

CRITERIA 17 WORKSHEET

PRO-ACTIVE PLANNING		
Criteria	Support Documentation Provided	Score (4 Points Total)
1. Has the applicant provided information about the local jurisdiction which demonstrates pro-active planning and land use in their community in coordination and cooperation with other governments ?	Yes___ 0.5 point No___ 0 points	
2. Has the applicant documented that the project is in accordance with an applicable adopted plan (E.g., water facilities master plan, etc.)	Yes___ 1.5 point No___ 0 points	
3. Has the applicant documented incorporation of housing opportunity and affordability into community planning (E.g. General Plan housing policies , development fee deferral policies , etc.)	Yes___ 0.5 point No___ 0 points	
4. Has the applicant documented adopted plans or general plan elements addressing protection and conservation of water, air, critical lands, important agricultural lands and historic resources?	Yes___ 0.5 point No___ 0 points	
5. Has the applicant documented information about the local jurisdiction which demonstrates pro-active planning for the removal of barriers to accessibility of programs and facilities for all persons?	Yes___ 0.5 point No___ 0 points	
6. Has the applicant provided information about the local jurisdiction which demonstrates the development of efficient infrastructure including water and energy conservation.	Yes___ 0.5 point No___ 0 points	
Very High = 3.5 - 4 Points High = 2.5 - 3 Points Fair = 1.5 - 2 Points Low = 0.5 - 1 Point		Total Points: Rating: (Very High, High, Fair, Low)

CRITERIA 18 WORKSHEET

Application Quality			
Criteria	Support Documentation Provided		Score (7 Points Total)
1. Problem Identification	Yes___ 1 point	No___ 0 points	
2. Is proposed solution well defined in the Scope of Work? In other words, is the solution likely to solve the problem?	Yes___ 1 point	No___ 0 points	
3. Does the application give a concise description of how the project will be completed in a timely manner?	Yes___ 1 point	No___ 0 points	
4. Does the proposed project duplicate any existing services, programs, or activities already available to the beneficiaries in the jurisdiction? I.e. those locally or regionally based. Applicant must provide documentation.	Yes___ 0 point	No___ 1 points	
5. Detailed Architectural/Engineering Report, design/plans prepared? Projects that do not require an Architect/Engineer will receive full points if build specification documents are provided when applicable. (E.g. Fire trucks have build specification documents, while acquisition of real property will not have pertinent documents.)	Yes___ 3 point	No___ 0 points	
Excellent = 7 Points Acceptable = 3 Points Very Good = 6 Points Poor = ≤ 2 Points Good = 5 Points Fair = 4 Point			Total Points _____ Rating _____

CRITERIA 19 WORKSHEET

PROJECT MATURITY		
Criteria	Status	Score (7 Points Total)
1. Architect/Engineer already selected and is actively involved in the application process	Yes ___ 1 point No ___ 0 points	
2. Has the applicant provided evidence that the project manager has the capacity to carry out the project in a timely manner?	Yes ___ 1 point No ___ 0 points	
3. Is the proposed solution to the problem identified in the Scope of Work ready to proceed immediately ?	(Well Defined) Yes ___ 2 points No ___ 0 points	
4. Funding Status (Maturity)	Is CDBG the only funding source for the project? Yes ___ 1 point No ___ 0 points (or) Other project funding was applied for but not committed. Yes ___ 2 points No ___ 0 points (or) All other project funding is in place for immediate use. Yes ___ 3 points No ___ 0 points	
Excellent = 7 Points Very Good = 6 Points Good = 5 Points	Fair = 4 Points Acceptable = 3 Points Poor = ≤ 2 Points	Total Points: _____ Rating: _____ (Excellent, Very Good, Good, Fair, Acceptable, Poor)

Appendix D: Capital Improvements Plan

1-Year Capital Improvements List 2021						
Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source or Type	Funding Amount	Year to Apply
Beaver County						
Beaver County		No Project				2021
Beaver City	H1	Bear Canyon Spring Development Project	\$1,036,000	CIB Grant	\$493,000	2021
				CIB Loan	\$493,000	
				City Match	\$50,000	
Beaver City	H2	Hydro #4 Penstock Replacement Project	\$1,500,000	CIB/Other	\$650,000	2021
				City Match	\$100,000	
				Water Smart Grant	\$750,000	
Beaver City	H3	600 East and 300 North Reconstruction Project	\$220,000	CDBG	\$200,000	2021
				City Match	\$20,000	
Milford		No Project				2021
Minersville		No Project				2021
Garfield County						
Garfield County		No Projects				2021
Antimony		No Projects				2021
Boulder		No Projects				2021
Bryce Canyon City		No Projects				2021
Cannonville		No Projects				2021
Escalante		No Projects				2021
Hatch		No Projects				2021
Henrieville		No Projects				2021
Panguitch	H1	Fire Truck/Back up generator	\$600,000	County		2021
				CDBG		
				City Match		
Panguitch	H2	Water Tank Lid	\$200,000	CDBG	\$50,000	2021
				City	\$150,000	
Panguitch	H3	Blight Clean-up	\$100,000	CDBG	\$75,000	2021
				City	\$25,000	
Tropic		No Project				2021

Paunsaugunt Cliffs SSD		No Project				2021
Iron County						
Iron County	H1	Newcastle Fire Station Building	\$600,000	CDBG	\$200,000	2021
				County Match	\$100,000	
				CIB	\$300,000	
Brian Head		No Project				2021
Cedar City	H1	Acquire and Rehab (if necessary) units for Low Income	\$350,000	CDBG	\$300,000	2021
				Cedar City HA Match	\$50,000	
Cedar City	H1	Section 8	\$1,138,956	HUD	\$1,138,956	2021
Cedar City	H1	Cedar City Housing Authority rental assistance	\$378,000	USDA	\$378,000	2021
Cedar City	H1	Acquisition of LMI Housing expiring projects	\$1,500,000	USDA	\$378,000	2021
				Cedar City HA Match	\$200,000	
				HTC/FHLB/OLHTF/CDBG	\$550,000	
Cedar City	H2	Fire Station #2 remodel/relocate	\$2,200,000	CIB grant	\$1,000,000	2021
				CIB loan	\$1,200,000	
Cedar Highlands		No Project				2021
Enoch	H1	New and/or upgraded wells	\$1,500,000	CIB Grant	\$750,000	2021
				City	\$750,000	
Enoch	H2	Two New 40K Gallon Tanks	\$105,000	CIB Grant	\$30,000	2021
				CDBG	\$55,000	
				City	\$20,000	
Enoch	H3	Fire Station Building Property	\$220,000			2021
Enoch	M1	Security Fencing for Water Utilities	\$50,000			2021
Enoch	M2	Half Mile Road Improvements	\$60,000			2021
Enoch	M3	NRCS Storm Drain Completion	\$500,000			2021
Kanarraville		No Projects				2021
Paragonah	H1	Culinary Water Distribution System Improvements	\$1,138,000	CIB Grant	\$500,000	2021
				DDW Loan/Grant	\$538,000	
				City Funds	\$100,000	
Paragonah	H2	Town Hall Addition	\$60,000	CIB Grant	\$30,000	2021
				City Funds	\$30,000	
Parowan		No Projects				2021
Central Iron County	H1	Pine Valley Water Supply Project Planning Assistance	\$650,000	CIB	\$150,000	2021
				CICWCD	\$500,000	

Water Conservancy District						
Central Iron County Water Conservancy District	M1	Three Bay Maintenance Facility	\$300,000	CIB	\$1,500,000	2021
				CICWCD	\$150,000	
Kane County						
Kane County		No Projects				2021
Alton		No Projects				2021
Big Water		No Projects				2021
Glendale		No Projects				2021
Kanab		No Projects				2021
Orderville		No Projects				2021
Washington County						
Washington County	H1	Angell Springs SSD Water System Improvement	\$64,800	CDBG	\$47,850	2021
				SSD Match	\$16,950	
Apple Valley		No Projects				2021
Enterprise		No Projects				2021
Hildale		No Projects				2021
Hurricane		No Projects				2021
Ivins		No Projects				2021
LaVerkin		No Projects				2021
Leeds		No Projects				2021
New Harmony		No Projects				2021
Rockville		No Projects				2021
Santa Clara		No Projects				2021
Springdale		No Projects				2021
Toquerville		No Projects				2021

Virgin		No Projects				2021
Washington City		No Projects				2021
Angel Springs SSD	H1	Angell Springs SSD Water System Improvement	\$64,800	CDBG	\$47,850	2021
				SSD Match	\$16,950	
DOVE Center		No Projects				2021
Five County AOG	H1	Administration, Consolidated Plan, Rating & Ranking (\$50,000) - Community Planning Assistance, Moderate Income Housing Planning (\$47,000)	\$97,000	CDBG	\$97,000	2021