

*Utah Division of Housing and Community Development
Department of Community and Culture
2010-2015 Consolidated Plan (format 1.3)*



Utah's Consolidated Plan is used in requesting and allocating U.S. Department of Housing and Urban Development funds.

This format has been developed by the Utah Division of Housing and Community Development, in consultation with Utah's Associations of Governments planners. This format facilitates the development of local area Consolidated Plans and the State of Utah's state-wide Consolidated Plan. It should be used for preparing 5-year Consolidated Plans as well as annual local/area and state-wide Consolidated Plan updates and action plans. The format also allows for readily reporting accomplishments each spring as part of the Consolidated Annual Performance and Evaluation Report (CAPER).

For the most part, Table 2C with actionable items listed serves as each year's Action Plan. Other actionable items related to impediments to fair housing are included in the Analysis of Impediments.

Local agencies are encouraged to utilize primary or best available data in preparing their plan and any annual updates/action plans. In assembling data for the tables, agencies should work with local municipal officials for help with projections, needs, priorities, and plans. Local municipalities are encouraged to use the housing planning software available at: <http://housing.utah.gov/OWHLF/documents> to assist with population and needs projections. DHCD uses the data from area Consolidated Plans to 'roll up' to the state plan.

An EXCEL-based worksheet and guidance document accompanies this plan and populates the tables herein. The document also includes links to various HUD reference documents for agency reference in preparing their Consolidated Plan.

Executive Summary

Please provide a clear, concise narrative that includes the key objectives and outcomes identified in the plan and a brief evaluation or overview of past performance.

Consolidated Plan Narrative

This 2011 edition of the Five County District's Consolidated Plan marks the fourth five-year rewrite of the original plan which was first adopted in 1995 when the U.S. Department of Housing and Urban Development initiated the consolidated planning process for federal and state funding programs. Each year thereafter, until the next five-year rewrite, the plan will be updated in an Action Plan document with key information to perpetuate the strategic planning process.

Combining the concerns of large and small communities in the Five County District yields a number of regional goals and objectives. These goals and objectives are for communities in the region to:

- Implement effective planning processes;
- Meet the needs and demands of a growing population;
- Provide a diversified economy;
- Promote economic opportunities for low-to-middle income populations;
- Preserve cultural and historical heritage;
- Protect agricultural lands and local land use traditions; and
- Maintain a high quality of life in clean, safe, and attractive surroundings.

Goals of the Comprehensive Economic Development Strategy Committee

The Comprehensive Economic Development Strategy Committee of the Five County Association of Governments was reorganized in 2006 to meet the organization requirements of EDA regulations and policies. The reorganized group met to review and re-direct regional economic development efforts. The following major objectives were approved:

- 1) Provide regionally-focused services that

CAPER Narrative

complement county and community economic development programs. Specific services include:

- Revolving Loan Fund marketing and administration across the region, rather than establishing other county or community-scale loan programs.
- Preparation of project-level Environmental Assessments within the capacity of available staff resources.
- Delivery of technical planning assistance regarding workforce housing design and construction.
- Development and delivery of up-to-date land use planning training modules.
- Author planning and feasibility studies for projects that transcend county or community boundaries as directed by the Steering Committee. Examples include scenic byway corridor management plans, regional hazard mitigation plans, and the regional Consolidated Plan.
- Maintain a dynamic and informative Internet web page.
- Continue to provide high quality grant writing and technical assistance to jurisdictions in southwestern Utah.

2) Focus efforts on jurisdictions that do not have internal staff support to provide day-to-day economic development outreach. Specific activities include:

- Respond to leads from the Economic Development Corporation of Utah.
- Add information to the Sure Sites

<p>program.</p> <ul style="list-style-type: none"> • Participate in regional and state-wide initiatives such as Utah Small Cities, Inc., Utah Economic Alliance, Governor's Rural Partnership Board, etc. <p>3) Represent southwestern Utah interests at forums such as:</p> <ul style="list-style-type: none"> • Western Region Workforce Services Council • Color Country RC&D Council • Heritage Highway 89 Alliance • Scenic Byway 12 Committee • Nature's Patchwork Parkway (Highway 143) Committee • Canyon Region Economic Development Alliance • Grand Staircase-Escalante National Monument Advisory Committee • County and community-level Economic Development Boards. • Forge closer ties between economic development and public/higher education initiatives in the region. <p>4) Champion regional projects that foster economic development, such as:</p> <ul style="list-style-type: none"> • Extending commercial power capacity to Ticaboo/Bullfrog • Provide IT/Broadband redundancy across the region • Establishing access to land banking, 	
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secondary financing, and other activities that foster access of affordable workforce housing.

- Provide public lands planning expertise and capacity to local officials.

Past Goals and Policies Still in Effect

- 1) Encourage a Business Climate that will Continue to Attract Diverse Non-Polluting Industries.
- 2) Diversity the Economic Base so that Adverse Economic Conditions Affecting One Industry will not Significantly Impact the Local Economy as a Whole.
- 3) Provide the Types of Employment that will Stem Out-Migration and will Stimulate Re-Migration.
- 4) Develop the Region's Natural Resources, Especially Timber, to the Extent Possible while Encouraging the Employment of Local Citizens and the Establishment of Permanent Facilities which will Increase the Tax Base.
- 5) Retain the Agricultural and Grazing Sectors as Necessary Elements of the Region's Economy.
- 6) Continue to Develop and Expand the Recreation and Tourist Industries.
- 7) Utilize the Movie Industry to an Advantage by Encouraging the Location of Fixed Facilities for Movie Production and Hiring Local Residents to the Maximum Extent.
- 8) Assist and Encourage Firms to Locate in Established Industrial Parks and Areas that would use Municipal Services, Transportation Access, etc. Aggressively Pursue the Development of Potential Industrial Parks/Areas for Communities of Beaver,

<p>Kanab and Panguitch.</p> <p>9) Continue the Increase in Manufacturing Employment in the Region.</p> <p>10) Continue the Support of Existing and New Industrial Development Boards at Local and Regional Levels to Guide Development Actions and to Insure Policy Input from Elected Officials and Citizens.</p> <p>11) Provide an Effective Communications Process Among all Boards and Citizen Groups in the Region.</p> <p>12) Industrial Development Efforts in the Region should be Carefully Coordinated to Maximize Related Efforts and to Eliminate Duplication or Unnecessary Competition Among Boards or Communities.</p> <p>13) Data Collection and Analysis Must Focus on Review and Reorganization of Existing Information when Possible Rather than Wasting Resources on New Studies.</p> <p>14) Data on the Five County Region will be Analyzed to Identify Possible Target Industries. Refined Data will be Submitted to the Respective County Economic Development Board for Screening and Determination of the Best Economic Fit.</p> <p>15) Each Targeted Industry should have an Identification Market Plan Developed that Details the Local Strategy for Industrial Expansion Related to that Industry.</p> <p>The regional priorities of the Five County Association of Governments relating to housing include the administration of down payment assistance programs, rehabilitation of deteriorated housing stock, rehabilitation of existing rental units, providing better availability of safe and adequate affordable rentals, providing seasonal rental housing to</p>	
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<p>support the tourism industry, and developing more water and sewer capacity for housing development in high growth areas.</p> <p>In coordination with the State of Utah's Ten Year Plan to End Homelessness, by the year 2014, the Five County area agrees that the goal is "every person within southwest Utah will have an equal opportunity to access safe, decent, affordable housing with the needed resources and support for self-sufficiency and well-being." The "Housing First" approach for most families is the most advantageous solution for homelessness. The focus in this approach is to provide homeless individuals and families a prompt, accessible pathway into housing and connections with appropriate mainstream services. This process reduces the amount of time an individual or family is homeless to an absolute minimum.</p> <p>The priorities established historically by the elected officials in southwestern Utah who serve as the rating and ranking committee have focused almost exclusively on brick and mortar type projects and housing related activities. This appears to be quite consistent with the identified needs of communities: Housing rehabilitation, renovation, and or reconstruction as well as basic infrastructure and community facilities, i.e. fire stations, etc.</p>	
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Citizen Participation

Please provide a concise summary of the citizen participation process, a summary of any citizen comments or views on the plan, and efforts made to broaden public participation in the development of the Consolidated Plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities. The summary of citizen comments must include a written explanation of comments not accepted and the reasons why these comments were not accepted. The narrative should also address citizen input into the funding priority decision making process.

<p><i>Consolidated Plan Narrative</i></p> <p>The Five County Association of Governments consulted with numerous organizations and groups in development of the Five Year</p>	<p><i>CAPER Narrative</i></p>
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Consolidated Plan and the 2011 Action Plan to evaluate needs and accomplishments.

Information is disseminated to over 300 individuals utilizing the AOG's newsletter, post cards are mailed to various agencies and individuals seeking comment as well as an advertised public hearing held in conjunction with the January Steering Committee meeting.

A primary purpose of the AOG is to coordinate federal, state and local programs across southwest Utah regarding the AOG, including the consolidated planning process.

The largest and most comprehensive public involvement tool used in the region is the annual Public Forums which are held in the spring of each year. A session is conducted in each of the five counties. Staff from both the human services and community and economic development conduct the sessions designated to elicit the most pressing needs of local officials and the public.

Information was presented and input solicited for the Consolidated Plan in community development and housing efforts. Extensive efforts are employed to bring out not only agency staff, but also clientele of social service agencies and programs and residents with no particular connection beyond their interest in local programming.

Topics of these forums cover approximately 40 categories, including adequate and/or affordable housing, community development, economic development, health care needs, transportation, special needs issues for disabled and elderly individuals, emergency food distribution, substance abuse, energy and technology, etc.

Other Agencies Consulted

List other public/private entities that were consulted in developing this plan.

<i>Consolidated Plan Narrative</i>	<i>CAPER Narrative</i>
<p>Information and data from non-profit organizations which provide services to low-income clientele were utilized in development of the Consolidated Plan. These include:</p> <ul style="list-style-type: none">• Area Agency on Aging services who provided information on the needs and programs of the senior populations;• Southwest Utah Mental Health Authority;• Erin Kimball Foundation;• Cedar City Housing Authority;• Beaver City Housing Authority;• Paiute Indian Tribe Housing Authority;• St. George Housing Authority;• Color Country Community Housing, Inc., who provided technical support and data on developing affordable housing;• The Five County Human Services Council, including coordination with local emergency food and shelter board program efforts provided in the Five County region;• Youth Corrections;• Division of Child and Family Services;• Elderly care facilities and providers;• The city of St. George Community Development Staff in regard to entitlement funding received from the Community Development Block Grant program.• Data was also gathered from the Continuum of Care, Balance of State. Various packets were distributed to jurisdictions in the Five County region for assistance in updating their capital improvements lists, housing stock condition survey, and community assessments.	

Table 1- Housing, Homeless and Special Needs Assessment (Required for Consolidated Plan)

*Using the local Affordable Housing Plan(s) and other available data, please complete the HUD-required Table I in the attached EXCEL-based document. **That EXCEL-based document automatically populates the table below.***

Once you are within the EXCEL-based document, HUD information for completing Table I is available by clicking on the box labeled "Table 1 Housing, Homeless and Special Needs Assessment". Software for projecting affordable housing needs is available through the Division of Housing and Community Development at: <http://housing.utah.gov/owhlf/reports.html> Information on homeless populations can be derived from local homeless coordinating committee's projections and data.

Table 1 Housing, Homeless and Special Needs Assessment (Required for Consolidated Plan)							
A. Table I - Housing Needs							
Household Type	Elderly Renter (1&2 person household, either person 62 years old or older)	Small (2-4 members)	Large (5+ members)	All Other	Total Renter	Owner	Total Households
0 –30% of MFI							
	403	844	303	671	2,221	1,663	3,884
%Any housing problem	56.0	73.6	100.0	59.3	288.9	72.2	361.1
%Cost burden > 30%	52.9	72.2	76.7	52.3	254.1	71.0	325.1
%Cost Burden > 50%	33.6	46.4	50.8	42.4	173.2	50.5	223.7
31 - 50% of MFI							
	283	1,116	373	636	2,422	3,250	5,672
%Any housing problem	47.4	69.8	74.2	41.7	233.1	48.7	281.8
%Cost burden > 30%	47.4	65.9	31.8	37.6	182.7	45.5	228.2
%Cost Burden > 50%	19.9	13.3	12.1	16.3	61.6	25.6	87.2
51 - 80% of MFI							
	365	1,758	585	827	3,535	6,567	10,102
%Any housing problem							170.4

	15.6	24.2	46.7	43.6	130.1	40.3	
%Cost burden > 30%	14.1	13.2	11.9	34.9	74.1	36.6	110.7
%Cost Burden > 50%	3.0	0.4	0.2	4.4	8.0	10.0	18.0
B. Table I - Homeless Continuum of Care: Housing Gap Analysis Chart							
		Current Inventory	Under Development	Unmet Need/Gap			
Individuals							
Beds	Emergency Shelter	39	32	48			
	Transitional Housing	85	-	60			
	Permanent Supportive Housing	11	-	60			
	Total	135	32	168			
Persons in Families With Children							
Beds	Emergency Shelter	58	-	46			
	Transitional Housing	76	-	40			
	Permanent Supportive Housing	5	-	40			
	Total	139	-	126			

C. Table I - Continuum of Care: Homeless Population and Subpopulations Chart							
Part 1: Homeless Population	Sheltered		Unsheltered	Total			
	Emergency	Transitional					
Number of Families with Children (Family Households)				-			
1. Number of Persons in Families with children	340			340			
2. Number of Single Individuals and Persons in Households without Children	284		32	316			
(Add lines Numbered 1 & 2 Total Persons)	624	-	32	656			
Part 2: Homeless Subpopulation	Sheltered		Unsheltered	Total			
	Emergency	Transitional					
a. Chronically Homeless	52	4	32	88			
b. Seriously Mentally Ill	25			25			
c. Chronic Substance Abuse	26			26			
d. Veterans				-			
e. Persons with HIV/AIDS				-			
f. Victims of Domestic Violence				-			
g. Unaccompanied Youth (Under 18)				-			
D. Table 1 - Housing, Homeless and Special Needs							

Special Needs (Non-Homeless) Subpopulations	Unmet Need (renters and owners)						
1. Elderly							
2. Frail Elderly							
3. Severe Mental Illness							
4. Developmentally Disabled							
5. Physically Disabled							
6. Persons w/Alcohol/Other Drug Addictions							
7. Persons w/HIV/AIDS							
8. Victims of Domestic Violence							
9. Other							

Table 2A – State Priority Housing Activities/Investment Plan

Using the data from Table 1 and local housing plans please prioritize the populations for activities and allocation of funds in the attached EXCEL-based document. *That EXCEL-based document automatically populates the table below.*

Once you are within the EXCEL-based document, HUD information for completing this table is available by clicking on the box labeled "Table 2A".

Table 2A (OPTIONAL TABLE)			
State Priority Housing Activities/Investment Plan			
PART 2 PRIORITY HOUSING NEEDS		Priority Level	
		Indicate High (3), Medium (2), Low (1)	
Household Size	Small (5 persons or less with 2 related persons)	0-30%	L
		31-50%	M
		51-80%	H
	Large (5 persons or larger with at least 2 related persons)	0-30%	L
		31-50%	M
		51-80%	H
Rental Units	Elderly	0-30%	H
		31-50%	L
		51-80%	M
	All Other	0-30%	M
		31-50%	L
		51-80%	H
Owner Occupied Units		0-30%	L
		31-50%	M
		51-80%	H
PART 2 PRIORITY SPECIAL NEEDS		Priority Level	
		Indicate High (3), Medium (2), Low (1)	
Elderly		H	
Frail Elderly		H	
Severe Mental Illness		H	
Developmentally Disabled		H	
Physically Disabled		H	

Persons w/ Alcohol/Other Drug Addictions		H
Persons w/HIV/AIDS		M
Victims of Domestic Violence		H
Youth Aging Out of Foster Care		H
Other:		
PART 3 PRIORITY	Priority Level	
HOUSING ACTIVITIES	Indicate High (3), Medium (2), Low (1)	
CDBG Priorities		
1. Acquisition of existing rental units	H	
2. Production of new rental units	H	
3. Rehabilitation of existing rental units	H	
4. Rental assistance	L	
5. Acquisition of existing owner units	L	
6. Production of new owner units	L	
7. Rehabilitation of existing owner units	L	
8. Homeownership assistance	L	
HOME Priorities		
1. Acquisition of existing rental units	L	
2. Production of new rental units	L	
3. Rehabilitation of existing rental units	L	
4. Rental assistance	L	
5. Acquisition of existing owner units	L	
6. Production of new owner units	L	

7. Rehabilitation of existing owner units	L	
8. Homeownership assistance	L	
PART 3 PRIORITY	Priority Level	
HOUSING ACTIVITIES (Continued)	Indicate High (3), Medium (2), Low (1)	
<i>HOPWA Priorities</i>		
1. Rental assistance	L	
2. Short term rent/mortgage utility payments	L	
3. Facility based housing development	L	
4. Facility based housing operations	L	
5. Supportive services	L	
6. Other		
<i>Other Populations</i>		
1. Unaccompanied youth	L	
2. Other discharged individuals (incarceration, etc.)	L	
3. Homeless populations	L	
<i>Other Community Needs</i>		
1. Community Facilities (libraries, community halls, etc.)	H	
2. Culinary Water	H	
3. Planning	H	

4. Economic Development	H	
5. Removal of Barriers for the Disabled	L	
6. Sewer Systems	H	
7. Transportation	M	
8. Streets	H	
9. Parks and Recreation:	L	
10. Public Safety	H	
11. Public Services	M	
12. Other:		
13. Other:		

Table 2C – Summary of Specific Objectives (Actions)

Using the data from Tables I and 2A along with local housing plans, please list specific measurable objectives and funding allocations in the attached EXCEL-based spreadsheet that help meet the prioritized needs from Table 2A. Agencies should include an expected number of measureable units to be accomplished for each of the five years. Once within the EXCEL-based document, HUD information for completing this table is available by clicking on the box labeled "Table 2C Summary of Specific Objectives". Overall objectives listed in the EXCEL document have been prepared by DHCD to align with the HUD Strategic goals and Utah's "Analysis of Impediments" (AI). *The EXCEL-based document automatically populates the table below.* Future projections can be revised each year during preparation of the annual update and action plans. Actual numbers accomplished are assembled by the state for the annual CAPER.

Table 2C Summary of Specific Objectives (Actions)										For Annual CAP
Specific Obj. #	Outcome/Objective	HUD 2010-15 Strategic Objective met with proposed action	Analysis of Impediment met with proposed action	Indicate High (3), Medium (2), Low (1)	Sources of Funds (CDBG, HOME, HOPWA, ESG, other)	Proposed Allocation of HUD \$	Performance Indicators	State Fiscal Year	Expected Number	Actual Number(for State use only)
	Specific Objectives (Actions)									
DH-1	Availability of Affordable Housing									
DH-1.1	Provide fully-accessible rental housing: 1) TURN; 2) Southwsest Mental Health.			H	HOME & State Match	51,000	Households assisted (new SF and MF units for persons having physical disabilities)	2010		
					HOME & State Match			2011	3	
					HOME & State Match			2012		
					HOME & State Match			2013	24	
					HOME & State Match			2014		
								MULTI-YEAR GOAL		
DH-1.2	Provide housing for households with special needs (mental illness, seniors, etc.): 1) Cedar City Housing Authority			H	OWHLF	32,500	Number of new units funded	2010		
					LIHTC	92,500		2011	24	
					USDA RD	475,000		2012		
					CDBG	300,000		2013		
					HOME & State Match			2014		
								MULTI-YEAR GOAL		
DH-2	Affordability of Decent Housing									
DH-2.1	Develop more affordable rental housing: 1) Erin Kimball Memorial Foundation; 2) Beaver Housing Authority; 3) Cedar City Housing Authority; 4) Four County			H	USDA RD	570,925	Households assisted (new units)	2010	41	
					LIHTC	871,161		2011	16	
					OWHLF	469,658		2012		
					CDBG	900,000		2013		
					Other	648,548		2014	24	
								MULTI-YEAR GOAL		

DH-2.2	Provide housing solutions to end chronic homelessness: 1) Iron County Care & Share			H	CDBG	174,781	Number of new units funded	2010		
					grants/donations	322,000		2011	32	
				H	CDBG	150,000		2012		
					HOME & State Match			2013		
					HOME & State Match			2014		
								MULTI-YEAR GOAL		
DH-2.3	Increase homeownership opportunities for low income families: 1) Cedar City Housing Authority Counseling; 2) CCCHI (2010 = 12 self help and 2 single family).			H	LIHTC	7,200,000	Number of new homes created (DPA, Self Help, etc.)	2010	447	
					USDA	9,120,000		2011	25	
					HOME	1,760,000		2012	40	
					HUD/NSP/SHOP	15,600,000		2013	57	
					OWHLF	4,640,000		2014	12	
					Other	635,000		MULTI-YEAR GOAL		
DH-2.4				Provide housing for households with HIV/AIDS (through Tenant Based Rental Assistance; Facility-based Housing Assistance; and Short-term Rent, Mortgage and Utility Assistance).					HOPWA	
		HOPWA					2011			
		HOPWA					2012			
		HOPWA					2013			
		HOPWA					2014			
							MULTI-YEAR GOAL			
DH-2.5	Increase capability of local agencies to plan and develop housing projects							CDBG/HOME		Number of workshops and formal trainings provided
					CDBG/HOME		2011			
					CDBG/HOME		2012			
					CDBG/HOME		2013			
					CDBG/HOME		2014			
							MULTI-YEAR GOAL			
DH-2.6				Prevent homelessness through rental assistance: 1) Southwest Behavioral Health Center \$ 40,000 per year			H	HUD	40,000	
		ESG and match					2011			
		ESG and match					2012			
		ESG and match					2013			
		ESG and match					2014			
							MULTI-YEAR GOAL			
DH-3	Sustainability of Decent Housing									
DH-3.1	Preserve more affordable housing				CDBG/HOME &		Households assisted (MF units preserved and rehabilitated including lead based paint	2010		
					CDBG/HOME &			2011		
					CDBG/HOME &			2012		
					CDBG/HOME &			2013		
					CDBG/HOME &			2014		
								MULTI-YEAR GOAL		

SL-1	Availability/Accessibility of Suitable Living									
SL-1.1	Provide more and upgraded public facilities primarily benefiting low-income citizens: 1) Hatch Town Community Center; 2) Escalante Fire Station; 3)			H	CDBG (2010)	679,185	(LMI) persons served through increased number of facilities and services	2010	6,463	
				H	CDBG (2011)	182,000		2011	1,804	
					CDBG			2012		
					CDBG			2013		
					CDBG			2014		
							MULTI-YEAR GOAL			
SL-2	Sustainability of Suitable Living Environment									
SL-2.1	Provide safe and clean water, primarily to low income persons, to improve the sustainability of the community: 1) Hildale City				CDBG		(LMI) persons being served	2010		
				H	CDBG (2011)	150,000		2011	1,895	
					CDBG			2012		
					CDBG			2013		
					CDBG			2014		
							MULTI-YEAR GOAL			
SL-2.2	Provide warm and safe shelter for the homeless				ESG and match		Shelter nights	2010		
					ESG and match			2011		
					ESG and match			2012		
					ESG and match			2013		
					ESG and match			2014		
							MULTI-YEAR GOAL			
SL-2.3	Remove barriers to disabled persons utilizing public facilities				CDBG		Disabled persons being served	2010		
					CDBG			2011		
					CDBG			2012		
					CDBG			2013		
					CDBG			2014		
							MULTI-YEAR GOAL			
SL-2.4	Provide other public infrastructure improvements				CDBG		(LMI) persons being served	2010		
					CDBG			2011		
					CDBG			2012		
					CDBG			2013		
					CDBG			2014		
							MULTI-YEAR GOAL			
EO-1	Availability/Accessibility of Economic									
EO-1.1	Create economic opportunity: 1) Five County RLF Fund Loan Closings.			H	CDBG/EDA/USDA		Number of jobs created	2010	40	
				H	CDBG/EDA/USDA			2011	40	
					CDBG/HOME			2012		
					CDBG/HOME			2013		
					CDBG/HOME			2014		
							MULTI-YEAR GOAL			
EO-1.2	Support services to increase self sufficiency for the homeless				ESG and match		Hours of case management	2010		
					ESG and match			2011		
					ESG and match			2012		
					ESG and match			2013		
					ESG and match			2014		
							MULTI-YEAR GOAL			

EO-2	Affordability Economic Opportunity									
EO-2.1	Increase available affordable units of workforce housing				HOME		Number of units created	2010		
					HOME			2011		
					HOME			2012		
					HOME			2013		
					HOME			2014		
								MULTI-YEAR GOAL		
EO-3	Sustainability of Economic Opportunity									
EO3.1	Insure that projects support LMI populations				HOME		Average AMI served through projects	2010		
					HOME			2011		
					HOME			2012		
					HOME			2013		
					HOME			2014		
								MULTI-YEAR GOAL		
CR-1	Community Revitalization									
CR-1.1	Plan for better communities and utilization of funds				CDBG		Number of LMI persons benefiting	2010		
					CDBG			2011		
					CDBG			2012		
					CDBG			2013		
					CDBG			2014		
								MULTI-YEAR GOAL		

Narrative 1 Lead Based Paint

Estimate the number of housing units that are occupied by extremely low, low, and moderate-income residents that contain lead based paint hazards, as defined in section 1004 of the Residential Lead Based Paint Hazard Reduction Act of 1992. Describe how lead issues will be mitigated in structures receiving HUD funds for rehabilitation?

Consolidated Plan Narrative Lead Based Paint Policy	CAPER Narrative
<p>It is the policy of the Five County Association of Governments to test only homes that were built prior to 1978.</p> <p>The Home and Weatherization Programs test only those areas that might be disturbed during weatherization or rehabilitation activities to determine if lead safe work practices must be implemented.</p> <p>If the lead is found, employees of the agency and any sub-contractor will be certified to do lead safe work practices.</p> <p>The home owner will be notified and will be given a Protect your Family from Lead in Your Home brochure.</p> <p>All homes built prior to 1978 will receive this brochure even if there are no surfaces being disturbed.</p> <p>The following narrative describes the lead based pain issue in Southwestern Utah and provides additional information:</p> <p>Lead Based Paint</p> <p>Lead poisoning is one of the most common and preventable health hazards to children today. Research indicates that even a low level of lead in a child's blood can have harmful effects on their physical and developmental health. The most common source of lead poisoning is exposure to lead-based paint, usually in a child's home. Lead exposure occurs when children ingest chips of lead-based paint, paint-contaminated dust, paint contaminated soil, or</p>	

inhalation of lead-based paint dust particles (usually occurring from home renovation, or maintenance). Lead-based paint hazards are defined as any condition that causes exposure to lead which would result in adverse human health effects. Typical exposure comes from lead-based paint dust, lead-based paint contaminated soil, and lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces.

Estimation of housing units in southwestern Utah which may contain lead based paint

Any housing built before 1978 is considered to be at risk for containing some amount of lead-based paint. Older housing is more likely to have lead-based paint; the amount of lead in the paint tends to increase with the age of the housing. Data acquired from the 2000 U.S. Census and 2008 American Community Survey illustrates that 44.1% (average) of the Five County region housing stock was built before 1978. At 64.6%, Beaver County has the highest percentage of housing stock built before 1978; at 16.6% Washington County has the lowest percentage. In sum, 44.1% of the regions housing stock was built before 1978; by default this housing stock has a higher potential for the presence of lead-based paint.

Estimation of housing units in southwestern Utah occupied by LMI which may contain lead based paint

The 2000 U.S. Census and 2008 American Community Survey illustrates that the Five County region contains 68,382 housing units; of this amount, approximately 41.1% are low- to moderate-income households. In effect, approximately 2/5 of the region's population is classified as LMI. Since low- to moderate-income people often live in older housing, they possess a higher risk for exposure to lead-based paint exposure.

Lead based paint strategy

In an effort to reduce lead based paint hazards, Five County could consider implementing the following:

- Collaborate with State and local agencies, nonprofit groups, and the private sector to reduce housing related lead based paint hazards, especially for low-income families and children.
- Ensure that applicable building codes and regulations, as applies to lead based paint, are implemented through conscious inspection procedures performed by related departments.
- In regards to the two Down Payment Assistance Programs that Five County administers, ensure that homeowners who purchase structures built before 1978 receive:
 - a “*Protect Your Family from Lead in Your Home*” brochure.
 - a Seller’s Disclosure of any known information concerning LBP or LBP hazards.
 - any Records and reports on LBP and/or LBP hazards which were available to the sellers.
 - an attachment in each purchase contract which included a Lead Warning Statement; and
 - Each buyer is provided a 10-day period to conduct a paint inspection or risk assessment for lead based point hazard in the home.

Through proper implementation of the items listed above, an additional level of assurance is afforded to the long term health and stability of children who are living in housing which may have the potential for the presence of lead-based paint.

Data Source used: U.S. Census Bureau, 2008 American Community Survey & 2000 Decennial Census

Narrative 2 - Market Conditions

Describe the significant characteristics of the housing market in terms of the supply, demand, condition, and the cost of housing.¹

<i>Consolidated Plan Narrative</i>	<i>CAPER Narrative</i>
<p>In regards to the regional housing market, the current economic climate has exhibited dramatic increases in foreclosure activity as well as stagnation in new construction.</p> <p>Market Conditions In comparison of the regional housing inventory for years 2000 and 2008, the Five County region has experienced a 31.3% increase in housing inventory during the aforementioned timeline. Washington County exhibited the highest amount of housing inventory increase, totaling 54.9%.</p> <p>Vacancy With regard to vacancy, the Five County region has a large number of units classified as vacant. The housing units are not vacant in the sense that they are available housing stock in the region for general use. On the contrary, the majority of these vacant units are classified as vacant because they are seasonal, recreational or occasional use. In general, these housing units are used by residents of other areas on a recreational or seasonal basis. The majority of the exhibited housing statistics remain relatively constant for the years 2000 and 2008.</p> <p>In regards to the regional housing market, the current economic climate has exhibited dramatic increases in foreclosure activity as well as stagnation in new construction.</p> <p>Foreclosures According to RealtyTrac, as of September 2010, Utah ranks #21 on the state foreclosure rate ranking, with California, Arizona and Nevada in the top 5. This is a marked improvement over the previous year, which</p>	

¹ *If a state intends to use HOME funds for tenant based assistance, it must specify local market conditions that led to the choice of that option.*

Utah ranked #10 on the list. Within the Five County region, Washington County has seen the majority of foreclosure activity. As of September 2010 a total of 367 homes are in foreclosure; this equates to approximately 1 in every 154 homes being in foreclosure. Washington County foreclosure activity has reduced 11.1% over the past year. Iron County has the next highest foreclosure rate in the Five County region; 98 homes or 1 in every 190 are in foreclosure. Iron County foreclosure activity increased by 108.5% over the past year. No data available for Beaver, Garfield or Kane Counties.

GOPB Economic Forecast

The Governor's Office of Planning & Budget 2010 Economic Summary indicates that nonagricultural employment increased an estimated 0.8% or 9,000 jobs over the past year; however, the unemployment rate increased from 6.7% to 7.5%. The housing collapse combined with businesses' reluctance to invest in new facilities resulted in construction employment declining 22.6%. Utah's economy is expected to gradually strengthen during 2010; however, construction employment was forecast to decline 13.6% and housing permits were forecast to remain near historic lows throughout 2010.

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

Narrative 3 - Barriers to Affordable Housing

Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the state. Such policies include tax policy, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment. Also describe the overall assessment of housing in the area served under this Consolidated Plan.

<i>Consolidated Plan Narrative</i>	<i>CAPER Narrative</i>
<p>With the roles of federal, state, and local levels defined, Association staff, the Planning Coordination Team, and the Housing Advisory Board have identified specific barriers which institute affordable housing deficiencies in the Five County region. In addition, designated strategies are provided to assist in overcoming the identified barriers.</p> <p>The following provides additional information on specific barriers to affordable housing in southwestern Utah:</p> <p>BARRIERS TO AFFORDABLE HOUSING</p> <p>Affordable Housing Barriers and Strategies</p> <p>With the roles of federal, state, and local levels defined, Association staff, the Planning Coordination Team, and the Housing Advisory Board have identified specific barriers which institute affordable housing deficiencies in the Five County region. In addition, designated strategies are provided to assist in overcoming the identified barriers.</p> <p>Barriers/Strategies</p> <p>1. Development costs are passed onto the consumer (impact fees)</p> <ul style="list-style-type: none">●Local governments seek low-interest loans and/or grants to reduce development costs.●Encourage jurisdictions to enact measures to reduce or waive such fees for projects that include affordable housing opportunities.	

2. Lack of ordinances which specifically mandate the provision of affordable housing

- Encourage jurisdictions to enact inclusionary zoning ordinances which ensure that housing developments allocate a certain portion of the units to low and moderate income homebuyers.
- Municipal re-evaluation of subdivision ordinances in order to update/modify regulations where possible.

3. High cost of pre-development construction and on-site work Zone for higher densities to centralize services

- Encourage infill development and adaptive reuse.
- Enable the proliferation of dual-purpose rehabilitation projects, i.e., retail main street store fronts with upstairs low-income apartments.

4. Relative high costs of property acquisition

- Zone for higher densities and allow for 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 projects.
- Partner with non-profits and/or Housing Authorities on low-income housing developments.

5. Fragmentation of government programs and other funding sources

- 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

<p>low-income consumers.</p> <ul style="list-style-type: none"> ● Provide educational program to enlighten local governments on their role in the scope of participation with other entities. <p>6. Inability of private sector to realize their role in the provision of affordable housing</p> <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 homebuyer assistance or rental assistance. <p>7. Large minimum lot sizes which inhibit the viability of building affordable housing</p> <ul style="list-style-type: none"> ● Encourage jurisdictions to modify zoning/subdivision regulations to allow density bonuses for projects which provide affordable housing opportunities. <p>8. Low-income populations are sometimes unable to overcome personal hardships because a lack of knowledge and/or training</p> <ul style="list-style-type: none"> ● Offer down-payment and closing cost assistance to low-income, first-time home buyers. ● Encourage participation in First Time Home Buyers education course. ● 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. ● Ensure the Fair Housing Laws are enforced to prevent discrimination against minority groups, the elderly, disabled, or single parent households. 	
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Narrative 4 - Analysis of Impediments to Fair Housing

The state is required to conduct an analysis to identify impediments to fair housing choice within the state. The analysis is updated annually. Although HUD does not require the analysis to be submitted as part of the Consolidated Plan, the state submits the analysis and updates with the Consolidated Plan and annual updates. In addition, the state must certify that it will affirmatively further fair housing; which means it will conduct the analysis, take appropriate actions to overcome the effects of any impediments, and maintain records reflecting the analysis and actions in this regard. The AOGs should discuss any local impediments to Fair Housing choice and actions to be taken to minimize those impediments..

<i>Consolidated Plan Narrative</i>	<i>CAPER Narrative</i>
<p>Utah's Fair Housing Act (Utah Code Annotated 57-21-1) prohibits discrimination on the basis of race, religion, color, sex, national origin, familial status, disability or source of income in the rental, purchase and sale of real property.</p> <p>Because the Five County region is made up of mostly rural areas and smaller communities, fair housing has not been an issue in the region. Further, Five County AOG staff has not become aware of any formal complaints made in any of the jurisdictions within the region. The Five County region has just begun to address the problem of fair housing.</p> <p>While staff has been collecting information on general housing, fair housing has not been a problem in the past, and therefore has not been a priority. However, community leaders and planners in the region are beginning to recognize the need for in-depth studies on fair housing in order to identify specific problems.</p> <p>As this time, Five County AOG staff is only aware of increasing problems with overcrowding and lack of affordable housing for low income households.</p>	

Narrative 5 - Method of Distribution

Provide a description of the methods of distributing funds to local governments and nonprofit organizations to carry out activities or the activities the state will undertake, using funds expected to be received during the program year under the formula allocations (and related program income) and other HUD assistance. Explain how the proposed distribution of funds will address the priority needs and objectives described in the Consolidated Plan.

Consolidated Plan Narrative	CAPER Narrative
<p>Funding for HUD programs is prioritized by the Balance of State Continuum of Care and allocated directly through HUD. Various agencies in the region receive direct allocations including but not necessarily limited to:</p> <ul style="list-style-type: none">• The Southwest Center,• Erin Kimball Memorial Foundation,• Iron County Care & Share,• Dixie Care & Share,• Cedar City Housing Authority,• Color Country Community Housing, Inc. <p>The Division of Housing and Community Development manages the HOME, ADDI, and HOWPA housing program and funds which are allocated through the Olene Walker Housing Loan Fund.</p> <p>Regional Rating and Ranking The Five County Association of Governments Steering Committee constitutes the Rating and Ranking Committee (RRC) for the Five County AOG. A specific rating and ranking criteria is reviewed and approved annually for use in allocating CDBG funds.</p> <p>Priorities Established and Addressed Regional priorities are established which reflect priority needs including LMI housing activities, community facilities, public utility infrastructure, public safety activities, removal of architectural barriers and parks and recreation.</p> <p>The Five County Association of Governments has over the years focused primarily on brick and mortar projects and improving basic</p>	

<p>infrastructure. Projects which eliminate urgent health threat or address public safety such as fire protection have historically been positioned high in regional priority.</p> <p>LMI housing is ranked very high to meet the need for decent, affordable housing for those in the lowest income categories.</p> <p>These priorities appear to be quite consistent with the needs identified for focus communities and/or areas.</p>	
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Narrative 6 - Sources of Funds

Identify the resources from private and public sources, including those amounts allocated under HUD formula grant programs and program income, that are reasonably expected to be made available to address the needs identified in the Consolidated Plan. Explain how Federal funds made available will leverage resources from private and non-federal public sources and describe how matching requirements of HUD programs will be satisfied. Where deemed appropriate, indicate publicly owned land or property that may be utilized to carry out the plan.

<i>Consolidated Plan Narrative</i>	<i>CAPER Narrative</i>
<p>Federal funds such as CDBG and Rural Development will be leveraged to the greatest extent possible with other state and local, and private funding to accomplish the goals identified in the One Year Action plan.</p> <p>It is a regional policy to award additional points in the Rating and Ranking of CDBG funded projects for other non-CDBG funds committed to a particular project.</p>	

Narrative 7 – Monitoring

Briefly describe actions that will take place during the next year to monitor housing and community development activities and to ensure long term compliance with program requirements and comprehensive planning requirements. Program requirements include appropriate regulations and statutes of the programs involved, steps being taken to review affordable housing activities, efforts to ensure timeliness of expenditures, on-site inspections to determine compliance with applicable housing codes, and actions to be taken to monitor sub recipients.

<i>Consolidated Plan Narrative</i>	<i>CAPER Narrative</i>
<p>The Five County Association of Governments will rely on the state of Utah Division of Housing and Community Development to provide the Association with programmatic information and statistical data on CDBG projects which have recently been closed out by their division.</p> <p>As projects are closed out, staff will review the close-out packet to determine that the project has met, and to the extent accomplished, one or more of the Primary Outcome Measures identified in the Consolidated Plan.</p>	

Narrative 8 - Specific HOME Submission Requirements

The plan must briefly describe specific HOME actions proposed. Describe the resale or recapture policy that applies for the use of HOME funds.

<i>Consolidated Plan Narrative</i>	<i>CAPER Narrative</i>
<p>The HOME program is administered by the state of Utah, Division of Housing and Community Development, Olene Walker Housing Loan Fund and funding priorities are established by the loan board.</p> <p>All funding from the HOME program in the Five County Region is allocated by the state of Utah.</p> <p>Staff at the AOG work to provide delivery of HOME rehabilitation activities to preserve and improve the existing single-family affordable housing through rehabilitation, replacement, and/or new construction when necessary in our region. This also includes Emergency Home Repairs and lead based paint removal under the direction of the Five County AOG's Weatherization staff.</p> <p>A limited amount of ADDI funding is available to assist with down payment and/or closing costs for first time homebuyers.</p> <p>Please refer to the following website for information on programs offered by the state of Utah: http://housing.utah.gov/owhlf/index.html</p>	

Narrative 9 - Specific HOPWA Submission Requirement

HIV/AIDS Housing Goals – For areas receiving these funds, identify methods of selecting project sponsors (including providing full access to grass-roots faith-based and other community organizations) and annual goals for the number of households to be provided with housing through activities that provide short-term rent, mortgage and utility assistance payments to prevent homelessness of the individual or family, tenant-based rental assistance; and units provided in housing facilities that are being developed, leased or operated.

<i>Consolidated Plan Narrative</i>	<i>CAPER Narrative</i>
<p>The Olene Walker Housing Loan Fund Board also has oversight over the HOWPA housing program and funds, which are allocated by an established subcommittee.</p> <p>The Utah Department of Community and Culture (DCC), Division of Housing & Community Development (HCD) administers the HOPWA grant for rural Utah. Rural Utah includes all counties except for Salt Lake, Summit, and Tooele counties.</p> <p>HOPWA Programs are coordinated through the State HIV/AIDS Housing Steering Committee (SHAHSC). The SHAHSC was organized in 1997. It is a statewide body of housing advocates, providers, and consumers whose mission statement is:</p> <p><i>“To facilitate the creation and maintenance of affordable quality housing opportunities for people living with HIV/AIDS”.</i></p> <p>The State in cooperation and coordination with the State HIV/AIDS Housing Steering Committee (SHAHSC) award HOPWA funds for the following activities:</p> <ul style="list-style-type: none">• tenant-based rental assistance (TBRA);• short-term rent, mortgage, utility (STRMU) assistance; and• a statewide housing coordinator to identify and to develop housing assistance resources. <p>The St. George Housing Authority provides</p>	

<p>limited assistance for persons with HIV/AIDS. Through the small amount of funding made available through HOPWA (Housing Opportunities for Persons with Aids), they are able to provide vouchers for short-term rent, mortgage and utility assistance.</p>	
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Narrative 10 - Homeless and other Special Needs (including ESG)

Describe activities to address emergency shelter and transitional housing needs of homeless individuals and homeless families (especially extremely low income) to prevent them from becoming homeless, to help homeless persons make the transition to permanent housing and independent living, specific action steps to end chronic homelessness, and to address the special needs of persons who are not homeless that were identified in the strategic plan as needing housing or housing with supportive services. Describe the status of the homeless coordinating council(s) serving the area covered by the Consolidated Plan. Describe any actions being taken to achieve objectives listed in Table 2C.

<i>Consolidated Plan Narrative</i>	<i>CAPER Narrative</i>
<p>Homeless issues are primarily addressed through the Balance of State Continuum of Care.</p> <p>Additionally the Pamela Atkinson Homeless Trust Fund, the Olene Walker Housing Trust Fund and the Local Homeless Coordinating Council coordinate to provide services to meet some of the needs of Homeless individuals.</p> <p>Homeless persons with special needs are addressed through those same partnerships, in addition agencies such as the DOVE Center, Canyon Creek Women’s Shelter and Southwest Center, as well as the three Housing Authorities in the region all provide services to homeless with special needs.</p>	

Narrative 11 - Discharge Coordination Policy

Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds should develop and implement a “Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy and how the community will move toward such a policy.

<i>Consolidated Plan Narrative</i>	<i>CAPER Narrative</i>
<p>The Resource and Reentry Center is utilized to reintegrate released inmates into the community by focusing on housing, education and employment.</p> <p>The Resource and Reentry Center implements state-wide policies and procedures to try to mitigate the impacts to society.</p>	

Narrative 12 - Allocation Priorities and Geographic Distribution

The action plan must describe the reasons for the allocation priorities and identify the geographic areas (including areas of low-income and minority concentration and specific communities, by name, with distressed and disadvantaged populations) in which it will direct focus and assistance during the program year. For each of these named communities, include a brief explanation of how needs will be met and resources focused. For programs in which the funds are distributed through a competitive process and cannot predict the ultimate geographic distribution of the assistance, a statement must be included in the action plan indicating that fact. In instances where areas receiving funds have already been identified by the time the Consolidated Plan is submitted, the geographic areas where assistance will be provided (including identification of areas of minority concentration) must be described in the action plan. Where the method of distribution includes an allocation of resources based on geographic areas, the rationale for the priorities for such allocation must be provided. Identify any obstacles to addressing underserved needs. Where appropriate, estimate the percentage of funds to be awarded to targeted areas. Key indicators for measuring performance should be included in table 2C.

<i>Consolidated Plan Narrative</i>	<i>CAPER Narrative</i>
<p>The CDBG Rating and Ranking Policies have been developed to give points based upon the extent of geographic benefit from a particular project.</p> <p>While there is not a specific geographic set-aside of CDBG funding, each county prioritizes the project each year that are applied for from the applicant in that county.</p>	

Narrative 13 - Community Development (CDBG)

Other Actions -- Describe the CDBG-supported actions plans to be taken during the next year to: address obstacles to meeting underserved needs, foster and maintain affordable housing (including the coordination of Low-Income Housing Tax Credits with the development of affordable housing), remove barriers to affordable housing, evaluate and reduce lead based paint hazards, reduce the number of poverty level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies, and foster public housing resident initiatives. The CDBG narrative must also describe steps taken to minimize the amount of displacement due to acquisition, rehabilitation or demolition of occupied real property. Economic development needs and actions can also be described.

<i>Consolidated Plan Narrative</i>	<i>CAPER Narrative</i>
<p>Basic infrastructure remains a key focus of regional investment of funding. Water and emergency services are the two highest priorities.</p> <p>With the exception of housing, all other priorities revolve around infrastructure needs.</p> <p>Focus communities and/or areas have been evaluated utilizing a three-fold process. A major component of this analysis is the housing condition survey which has been updated to re-evaluate conditions throughout the Five County region.</p>	

Narrative 14 - Economic Development (CDBG)

Describe plan to assist businesses in creating jobs for low income persons, enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the region's economic development strategy.

<i>Consolidated Plan Narrative</i>	<i>CAPER Narrative</i>
<p>In 1994, the Department of Housing and Urban Development initiated the Consolidated Planning process. The consolidated planning process is intended to focus federal, state and local funding resources to those in most need, usually defined as those with low or moderate incomes. The Consolidated Plan directs regional efforts to foster viable communities that provide decent housing, a suitable living environment and expanding economic opportunities.</p> <p>Economic Development District The Five County Association of Governments was designated as an Economic Development District (EDD) by the Economic Development Administration (EDA) in April, 1979. The purpose of this designation was to promote a coordinated, region-wide approach to the economic development efforts of local governments in the Five County Region.</p> <p>Comprehensive Economic Development Strategy One method used to encourage such coordinated effort is the preparation of this District Comprehensive Economic Development Strategy (CEDS). Every functioning EDD is required to have a current CEDS in place before any jurisdiction in the District is eligible for EDA-funded assistance programs.</p> <p>The Annually updated CEDS and the Consolidated Plan processes both employ economic development as a tool. This allows the AOG staff to consolidate research and documentation efforts, thus freeing up staff resources for additional technical assistance to area jurisdictions. This consolidation also</p>	

provides consistent and unified policy direction for regional economic development efforts.

The Five County Association of Governments is committed to a proactive economic development program which will:

- Encourage the best use of the existing economic diversity, traditional values and skilled labor force;
- the establishment of local economic development boards;
- wise use of available funding mechanisms; appropriate development standards and focus efforts in education; and
- greater public involvement to attain a dynamic, cooperative and strong economic future.

As illustrated in the CEDS, the underlying goal is to provide regionally focused services that complement county and community economic development programs.

Specific services include:

- Revolving Loan Fund marketing and administration across the region;
- Preparation of project-level Environmental Assessments;
- Delivery of technical planning assistance regarding workforce housing design/construction;
- Development and delivery of up-to-date land use planning training modules;
- Author planning and feasibility studies for projects that transcend county/community boundaries;
- Maintain a dynamic and informative Internet web page;
- Continue to provide high quality grant writing and technical assistance;
- Focus efforts on jurisdictions that do not have internal staff support to

<p>provide day-to-day economic development outreach;</p> <ul style="list-style-type: none">• Add information to the Sure Sites program;• Participate in the regional and state-wide initiatives such as the Utah Economic Alliance, Governor's Rural Partnership Board, etc.;• Represent southwestern Utah interests at affiliated forums;• Forge closer ties between economic development and public/higher education initiatives in the region; and,• Provide public lands planning expertise and capacity to local officials.	
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Narrative 15 - Energy Efficiency

Describe how capital improvement projects and structures funded with HOME, CDBG, ESG, and HOPWA dollars will receive cost effective energy upgrades for long-term utility cost savings and for a healthier environment. Please note that any projects funded through the Olene Walker Housing Loan Fund Board and Private Activity Bond Board are required to be ENERGY STAR-qualified..

<i>Consolidated Plan Narrative</i>	<i>CAPER Narrative</i>
<p>In our efforts to construct, remodel and repair regional structures and their associated systems, Five County has identified energy efficiency as a priority.</p> <p>Energy efficiency and conservation are fundamental to meeting our region's growing energy needs. Energy efficiency measures improve the environment, quality of life, and public health within the community.</p> <p>Five County endeavors to ensure that every construction related project is implemented with energy efficiency measures in place.</p> <p>Through implementation of this policy, the beneficiaries of Five County's efforts stand to reap the multitude of benefits of energy efficiency, including:</p> <ul style="list-style-type: none">• Lower energy bills.• Greater energy independence, energy security, and system reliability.• Improved competitiveness and profitability of businesses.• Improved environmental quality through the reduction of air pollutants.	

Narrative 16 - Sustainability and Green Projects

Describe how capital improvement projects and structures funded with HOME, CDBG, ESG, and HOPWA dollars meet nationally recognized levels of sustainability or "greenness" such as the Rural Community Assistance Council (RCAC) "mid green" level, the Enterprise Green Community's Checklist, or the LEED Silver rating.

<i>Consolidated Plan Narrative</i>	<i>CAPER Narrative</i>
<p>Where practicable and within budgetary constraints, communities are encouraged to investigate the use of construction techniques and energy saving designs in new and remodeled facilities.</p> <p>In addition use of ground-source HVAC and solar for water heating and photovoltaic sustainability are encouraged.</p>	

Narrative 17 - Section 3

Describe how capital improvement projects and structures funded with HOME, CDBG, ESG, and HOPWA dollars achieve compliance to the federal Section 3 requirements to ensure that economic opportunities generated from HUD funded projects, to the greatest extent feasible, will be directed to low and very low-income persons - particularly those receiving assistance from housing, and the businesses that provide them economic opportunities.

<i>Consolidated Plan Narrative</i>	<i>CAPER Narrative</i>
The State of Utah Division of Housing and Community Development enforces the HUD policies that helps to ensure that employment and other economic opportunities generated by HUD assistance or HUD assisted projects covered by Section 3, that provide, to the greatest extent feasible, that assistance be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing and to business concerns that provide such opportunities to low and very low-income persons.	

Narrative 18 - Other

<i>Consolidated Plan Narrative</i> <i>(not applicable)</i>	<i>CAPER Narrative</i>
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