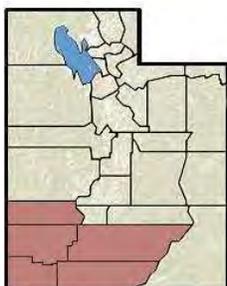


2022 Five County Association of Governments CDBG Annual Action Plan

July 1, 2022 - June 30, 2023



Five County Association
of Governments

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Executive Summary

The Five County Annual Action Plan describes activities completed in the past year and provides an opportunity for the region 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. As a result of writing this plan, Five County staff have reviewed the successes and 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, providing learning opportunities and information, and engagement with jurisdictions in the region.

This document is the Five County Association of Governments (AOG) contribution to the 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 (CDBG) applications to fund projects in the region. During the 2022 Fiscal Year, the FCAOG staff activities included:

- Assisted in the completion of annual reporting for communities with moderate income housing plans. Provided reminders for Moderate Income Housing Plan annual reports to applicable communities in Five County Region. Provide support in completing the document.
- Training on Capital Improvement Planning in the region
- Implementing projects using CDBG CARES Act funding.
- Participating with the local Washington County Housing Action Coalition (HAC) and Local Homelessness Council (LHC).
- Revision of FCAOG CDBG Rating and Ranking Criteria.
- How to Apply Workshops hosted for eligible CDBG applicants.
- Hold consultation meetings with each CDBG applicant in Five County region.
- Support community applications for CDBG funds.

Outreach and Consultation

The public has been offered several opportunities to engage and provide comment on AOG CDBG activities, plans, and policies. The AOG hosts public hearings and comment periods throughout the year. The AOG also works with local nonprofits, service districts, and other service providers to understand needs to provide community services.

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, which 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. Comments from jurisdiction and organizations were solicited through email, meetings, and phone calls.

Expected Resources and Allocation Priorities

The Five County region is expecting to receive \$907,269 in CDBG funding in the 2022 program year. The expected FY 2022 allocation will be used to address challenges and needs identified through regional, county, and local priorities.

Five County regional priorities were determined by engaging cities, towns, and counties in the region, asking community leaders to prioritize needs in the community. Comments and recommendations were then reviewed by the Five County Association of Governments Executive Director, in consultation with the Finance Committee members. Priorities include: 1) Public Infrastructure; 2) Public Safety Activities; 3) Community Facilities; 4) LMI Housing activities; 5) Parks and Recreation; and 6) Projects to remove Architectural Barriers. Priorities are reflected in the regional Rating and Ranking Criteria.

County level priorities are determined during the application cycle, where comments from the Five County Steering committee members for a county (includes a commissioner, mayor, and school board member) prioritize the applications which are submitted from communities in that respective county. The responses are aggregated, and a score is applied during the rating and ranking process to reflect the highest priority projects from that county.

Local level priorities are described in the required attachment of their capital improvements list to the CDBG application.

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, which can include zoning and land use policies, requirements in the development process, available buildable land, among other barriers. Chapter Six discusses common barriers experienced in the region with potential strategies to address or reduce barriers.

The Five County Association of Governments has aided communities in the region which are required by Utah State law to submit an annual report to the Division of Housing and Community Development. The report documents progress on the community's progress on Moderate-Income Housing Plan strategies, in compliance with Senate Bill 34. There are eight communities which are required to submit an annual report in the Five County region. Communities assisted in the 2021 year include Cedar City, Santa Clara City, Iron County, and Washington County.

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 St. George Housing Authority serves an entitlement community and is not reported on in the Five County Annual Action Plan. 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 informs the AOG of challenges and needs that communities have in providing 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 describes the consultation and citizen participation efforts for the Five County Report for the 2022 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. The coordination involves aspects of the consolidated planning process. Efforts made to prepare the Five County report for the 2022 year, include:

- Collaboration with the Five County Community Action Partnership to identify housing and homeless needs and create goals.
- 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 Board, 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 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 is responsible 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.

Mayors and clerks of 38 municipalities and commissioners, clerks, and administrators of five counties were contacted to provide capital improvement list updates to include in this report. Jurisdictions were contacted directly by AOG staff to assist in completing required Capital Improvements List 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 2022 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, environmental review, site mapping, support in strategizing and understanding funding sources, and completing CDBG applications.

Other groups that Five County staff consult with which contribute to the Five County report for the 2022 Utah Annual Action Plan update include, Cedar City Housing Authority, Beaver Housing Authority, Sun Country Home Solutions /NeighborWorks Mountain Country Home Solutions, and the Southwestern Utah Habitat for Humanity Chapter. 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 gives 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 2022 Annual Action Plan opened on January 28, 2022, and extended through February 27, 2022. The public was encouraged to review the draft plan and leave staff with comments, concerns, or questions. Staff would respond to comments during a public hearing, which was held on February 28, 2022, at 6 pm. 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 at 1070 West 1600 South, Building B., St. George, UT 84770 from 9:00 am to 5:00 pm on business days.

At the conclusion of the public comment period, a public hearing was held to describe the comments, concerns, and questions received and any changes made to the plan. 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 Monday, February 28, 2022, at 6 PM. The hearing was held in person at the Five County Association of Governments office: 1070 West 1600 South, Building B., St. George, UT 84770 and was offered virtually. The link for virtual access was made available on the Utah Public Meeting Notice Website.

AOG staff presented to the Steering Committee about the Annual Action Plan update during the February meeting. Members of the Steering Committee and others in attendance were informed about the update, encouraged to review the complete document, and provide feedback. The AOG Rating and Ranking Committee will be asked to approve the Five County report and capital improvements list at the following meeting.

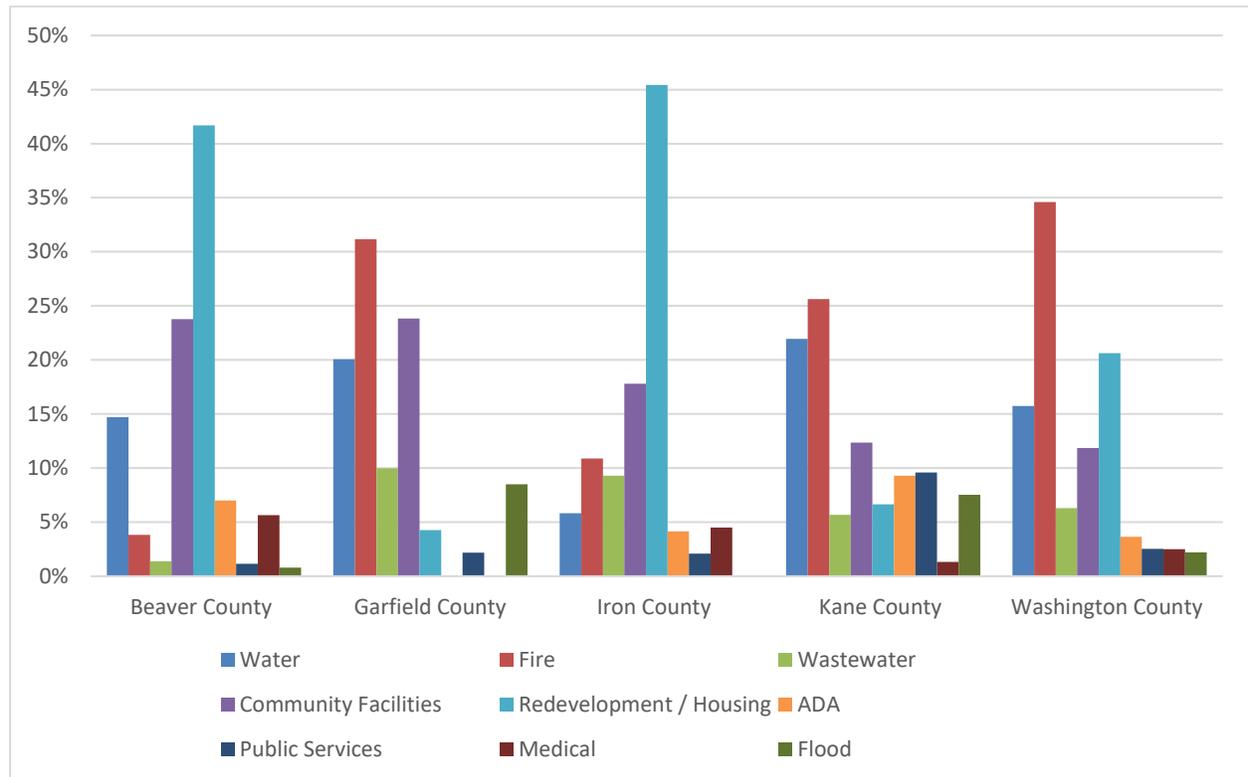
No comments were made during the 30-day comment period or public hearing.

Expected Resources

Annual Allocation	\$907,269 (expected)
Program Income	\$0
Prior Years Resources	\$0
Total	\$2,287,208

Between 1982 and 2021, communities in the Five County region have received \$23,819,545 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 share of funding allocations by project type.



Source: Five County AOG 2021 CDBG funding records

The Five County Association of Governments is expected to receive \$907,269 in the 2022 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.

Prior Years Resources

There are no prior year's resources to report for the Five County Association of Governments.

Leveraging Funds

In the Five County region communities may apply for awards of \$200,000 for site specific projects or up to \$350,000 for community wide or multi-year projects. 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 the Community Impact Board loans or grants, other state, or federal grants, 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 D 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 not 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	6,264	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	0	Persons Assisted
Public service activities for low/moderate income housing benefit	0	Households Assisted
Facade treatment/Business building rehabilitation	0	Business
Rental units constructed	12	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	0	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

An estimated 3,535 low-and moderate-income persons will be assisted through 2022 public facilities or infrastructure activities that are not inclusive of the LMI housing benefit, with the total benefit estimated at 6,264 persons. Two housing units will be acquired and rehabilitated for rental purposes, which are documented in both the Goal outcome indicator and one-year goals tables.

The Five County Association of Governments does not operate rental assistance, rehab, acquisition, or support production of units. Several CDBG applicants engage in housing activities, including the Cedar City Housing Authority and the Beaver City Housing Authority. The Cedar City Housing Authority intends to apply for CDBG funds for the acquisition and rehab of existing housing units.

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 2022 application evaluation was presented to the Rating & Ranking Committee for prioritization in August of 2021. See Appendix D for a copy of the Fiscal Year 2022 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 invited to attend 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, the Five County AOG office, the How-to-Apply workshops, and by contacting the AOG Community and Economic 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, which identify the eligible CDBG projects on the capital improvement lists, shows which communities would like to utilize CDBG funds for their projects, and specifies other applicable funding sources for the projects contribute to local priority determination. In addition to the collection of Capital Improvement Plans, the AOG staff requested feedback on priorities directly from the elected officials of the region's cities, counties, and towns. This data was aggregated and documented in a memo to the Executive Director and Finance Committee, who set the regional priority, per the regional policies and procedures. The 2022 Program year priorities in order are: 1) Public Infrastructure; 2) Public Safety Activities; 3) Community Facilities; 4) LMI Housing activities; 5) Parks and Recreation; and 6) Projects to remove Architectural Barriers.

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 needs and priorities related to each activity.

- **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 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. 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 transportation projects is extremely limited due to the nature and higher level of funding needed.
- **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.
- **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.
- **Economic Development** - 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.

Projects to be Rated and Ranked

The following communities are applying for CDBG in 2022. 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.

- Beaver City — CDBG funds will be used for the Fort Cameron Sports Complex Restroom & Concessions Improvement Project, located at 1900 East Hwy 153, Beaver, UT.
- Brian Head Town — The town will purchase a water tender fire apparatus with CDBG funds.
- 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.
- Cedar City on behalf of Turn Community Services – CDBG funds will be used to replace the HVAC system at the Hughes four-plex low-income housing and replace windows at the Juniper Hills Day Center facilities in Cedar City.
- Cedar City on behalf of Youthfutures – Youthfutures will construct a recreation area and increase parking at their Cedar City site with CDBG funds.
- Henrieville Town – CDBG funds will be used to purchase and install playground equipment at the town park.
- Iron County — CDBG funds will be used to purchase a Fire Engine for the Newcastle Fire Station.
- Milford City on behalf of the Beaver City Housing Authority – CDBG funds will be used to purchase land to construct 20-30 Multifamily Housing Units.
- Panguitch City – CDBG funds will be used to purchase a Pierce-Custom Enforcer PUC fire truck.
- 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 from the Five County region include: Alton Town, Boulder Town, Brian Head Town, Cedar City, Enoch City, Escalante City, Garfield County, Glendale Town, Hatch Town, Henrieville Town, Hildale City, Iron County, La Verkin City, and Panguitch City. Pre-approved LMI communities can apply for community wide projects without completing a survey, although a survey is recommended to verify LMI status.

Communities not on the state preapproved list, or preapproved communities applying for site specific projects must complete and certify an income 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% or greater, that community may use the survey results for the next four CDBG program years. Communities where the percentage is between 51% and 59%, the results are valid for that year and the following two program years.

Utah is one of the fastest growing states in the United States and communities may experience significant population change during the valid survey period. It is the responsibility of the city, town, or county to provide accurate population data from reputable sources. Significant changes in population in the community with a valid survey may require additional surveys to demonstrate the impacts of the population change on the LMI eligibility of the community.

Panguitch City, Angell Springs, Beaver City and New Castle communities are currently determined as LMI based on the results of a CDBG income survey.

Awarding Funds

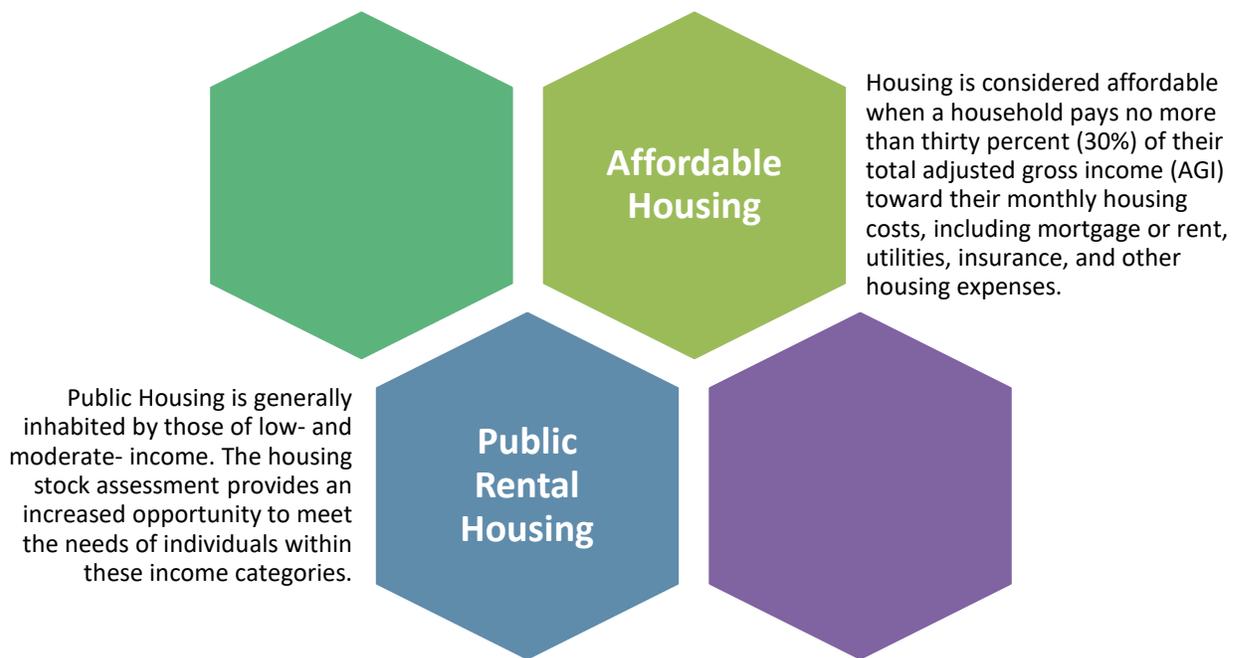
Applications which are complete by the submission date will be reviewed by the State Housing and Community Development CDBG staff for completion. Following this review, complete applications are Rated and Ranked by the Five County AOG Community and Economic Development Staff. Applicants will be notified by the Five County AOG 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



Five County 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 and projects which meet goals identified in the Moderate-Income Housing Plans. 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, like, 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 in Cedar City, Utah. They provide various options for affordable housing, including Section 8, Credit to Own (CROWN) Homes, Housing Choice Vouchers, and various other affordable housing units to clients.

The Housing Authority administers 272 Section 8 vouchers. It is estimated that 117 applicants are on the waitlist to receive Section 8 vouchers from the Housing Authority, and it is expected that there is a 1-year wait for those on the waitlist. Preference is given to non-elderly disabled persons at risk of being homeless, elderly persons, persons with disabilities, working families and families. One of the barriers described by the housing authority is that rental units in Iron County exceed the HUD Section 8 Fair Market Limit, resulting in a challenge in leasing with the vouchers. The housing authority credits a working relationship with local property managers to mitigate this challenge and house clients.

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. There are 79 units for families without farm labor designation managed by the housing authority. The primary challenge the housing authority faces is the rapidly rising cost of housing. The Housing Authority offers opportunities for clients to transition into homeownership through the CROWN program, where a portion of the rents paid may be offered as a credit to purchase the home after a period of years. Section 8 voucher participants may participate in the voucher homeownership program. The housing authority also provides homeownership training to clients.

Public Housing Statistics, 2022					
Agency	Public Housing Units	Public Housing Waiting List	Section 8 Vouchers	Section 8 Waiting List	Other affordable housing units
Cedar City Housing Authority	0	0	272	117	110

Goal Outcome Indicator	Cedar City Housing Authority
Rental Units to be constructed	0
Rental Units to be rehabilitated	4
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, 42 single-family CROWN homes, 29 Section 8 vouchers, and 67 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 and the current housing stock 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, 2022					
Agency	Public Housing Units	PH Waiting List	Section 8 Vouchers	Section 8 Waiting List	Other affordable housing units
Beaver City Housing Authority	18	8	19	10	62

Goal Outcome Indicator	Beaver Housing Authority
Rental Units to be constructed	29
Rental Units to be rehabilitated	3
Homeowner Housing to be added	5
Homeowner housing to be rehabilitated	0

The Beaver City Housing Authority encourages clients to participate in homeownership. The housing authority provides unsolicited money management counseling and work with tenants to learn to engage in yard work and minor home repairs. CROWN program tenants are encouraged to develop good credit scores and engage in good home management like home improvement skill building and housekeeping.

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 and counties within a set population range implement three or more affordable housing strategies in their General Plan housing element and annually report progress on strategy implementation. 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 works with jurisdictions in our region to develop and update Moderate-Income Housing Plans 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. 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 Housing Plans and plan updates in the coming year include those communities on the LMI preapproved list. The goal at the Five County AOG is to ensure that each jurisdiction has a Moderate-Income Housing Plan in compliance with state requirements.

Moderate Income Housing plans assess 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 (<80% AMI) or greater, while demand generally outpaces the supply for low-income (<50% AMI) and very low-income households (<30% AMI).
- 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.
- 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 38 incorporated cities and towns, and five counties in the region that have varying codes, ordinances, policies, demographics, etc. Each community may experience differing housing barriers and challenges in providing affordable housing. 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"> • Use inclusionary zoning to ensure that developments allocate a portion of the units to low- and moderate-income home buyers.
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. • Flexibility in zoning ordinances for open space requirements, parking provisions, etc. on low-income housing development. • Study pre-development cost reduction using community land trusts.

Affordable & Fair Housing Barrier and Strategies	
Barrier	Strategy
Large minimum lot sizes tend to inhibit the viability of building affordable housing.	<ul style="list-style-type: none"> • Partner with non-profits and/or Housing Authorities on low-income housing developments. • Encourage density bonuses for projects which provide affordable housing opportunities. • Use community land trusts, where the homeowner purchases the house, and the trust is the landowner, to reduce mortgage costs.
Not enough coordination between government programs and other funding sources	<ul style="list-style-type: none"> • Interagency collaboration 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.
Lack of knowledge about housing options or personal best practices to purchase housing.	<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.
Insufficient stock of housing	<ul style="list-style-type: none"> • Consider adaptive reuse programs to convert non-residential structures into multi-unit residential units. • Identify where jobs, multi-modal transit, and essential amenities (grocery, schools, etc) are in the community to select placement of affordable units. • Use methods like accessory dwelling units to increase housing stock.

Other

The Five County Association of Governments is a regional planning organization which provides technical assistance to local governments. AOG Staff 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. AOG staff consistently look for opportunities to coordinate and collaborate with jurisdictions in the region, including meetings, workshops, and other forms of information sharing to improve the criteria and regional priorities. 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 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 by the AOG to develop Moderate-Income Housing Plans with the incorporated Cities and Counties in the region. AOG staff work closely with communities and service providers 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 recommends leveraging available funding for infrastructure on a neighborhood scale, rather than assisting individual single-family properties to maximize the impact of available funds to multiple benefiting households. 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.

In 2021, several community organizations contacted the AOG to discuss their organization and potential projects. AOG staff supported the accurate communication of CDBG policies to the organizations. Where potential projects did not align with CDBG policies, alternative options were discussed. Interested organizations were informed how to communicate concerns to the CDBG state staff to discuss concerns with state policies. Among the concerns discussed was the limits of purchasing land, rehabilitation of units, and other certain housing activities to housing authorities.

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Appendix A: Consultation Forms

1. AOG: Five County Employee: Alyssa Gamble

2. Name of Agency Consulted: Beaver City Housing Authority

Date of Consultation: Ongoing

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 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? Discussed with the housing authority CDBG application process for potential multi-year and multi-application projects. The Housing authority described the specific needs for housing as they apply to the Beaver City area. The organization works with many nearby communities to develop affordable housing.

6. What are the anticipated outcomes of the consultation of areas for improved coordination? Understand local needs and barriers to housing authority services and changes in the community service provided.

1. AOG: Five County Employee: Alyssa Gamble

2. Name of Agency Consulted: Cedar City Housing Authority

Date of Consultation: Ongoing

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 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? The Housing authority described the specific needs for housing as they apply to the Cedar City and the surrounding area.

6. What are the anticipated outcomes of the consultation of areas for improved coordination? Understand local needs and cost barriers to affordable housing services.

1. AOG: Five County Employee: Alyssa Gamble

2. Name of Agency Consulted: Dammeron Valley SSD

Date of Consultation: November 23, 2021

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 Health Agency | <input type="checkbox"/> Services-Health | <input type="checkbox"/> Services-Fair Housing |
| <input type="checkbox"/> Publicly funded institution/System of Care* | <input type="checkbox"/> Child Welfare Agency | <input type="checkbox"/> Civil Leaders |
| <input checked="" type="checkbox"/> Other government-County | <input type="checkbox"/> Other government-Federal | <input type="checkbox"/> Other government-State |
| <input type="checkbox"/> Regional Organization | <input type="checkbox"/> Other government-Local | <input type="checkbox"/> Grantee Department |
| <input type="checkbox"/> Community Development | <input type="checkbox"/> Planning organization | <input type="checkbox"/> Business leaders |
| <input type="checkbox"/> Financial Institution | <input type="checkbox"/> Private Sector | <input type="checkbox"/> Neighborhood Organization |
| <input type="checkbox"/> Major Employer | <input type="checkbox"/> Banking/Financing | <input checked="" type="checkbox"/> Other: public safety, fire protection, emergency response |
| | <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? Met in person with representatives from the SSD and with Washington County to discuss the needs of the service district and consider potential CDBG application to address fire suppression and emergency medical response in the Dammeron Valley.

6. What are the anticipated outcomes of the consultation of areas for improved coordination? Understand community needs, share CDBG program information, and identify potential other sources of funding for the SSD's needs.

1. AOG: Five County Employee: Alyssa Gamble

2. Name of Agency Consulted: Habitat for Humanity

Date of Consultation: October 8, 2021

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 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 checked="" 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 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? Discussed with the organization housing needs and limited availability of vacant lots in the Five County region and the available uses of CDBG in increasing affordable housing stock by non-profit developers.

6. What are the anticipated outcomes of the consultation of areas for improved coordination? Understand non-profit developers experience in working through state and local regulations to increase housing stock. Have better context of affordable housing needs from different perspectives.

1. AOG: Five County Employee: Alyssa Gamble

2. Name of Agency Consulted: Kane County Care and Share

Date of Consultation: ongoing

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 checked="" 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 checked="" 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: Food pantry |
| <input type="checkbox"/> Major Employer | <input type="checkbox"/> Foundation | <input checked="" type="checkbox"/> |

*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 checked="" type="checkbox"/> Anti-Poverty-Strategy |
| <input type="checkbox"/> Lead-based Paint Strategy | <input type="checkbox"/> Other: | |

5. Briefly describe how the Agency/Group/Organization was consulted? Discussed in person, over the phone, and via email with the organization to understand needs to effectively provide food pantry, senior center, and meals on wheels services in Kane County.

6. What are the anticipated outcomes of the consultation of areas for improved coordination? Understand the care and share process and upcoming needs. Describe next steps in developing a project scope to address the identified needs.

1. AOG: Five County Employee: Alyssa Gamble

2. Name of Agency Consulted: Washington Local Homeless Coordinating Committee

Date of Consultation: Ongoing

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 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 checked="" 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"/> Publically 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 checked="" 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 checked="" type="checkbox"/> Homelessness Needs-Veterans |
| <input checked="" type="checkbox"/> Homelessness Needs-Unaccompanied Youth | <input checked="" 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? Attended and participated in monthly LHCC meetings, which connects service providers for homeless persons to develop a countywide strategy for housing and homeless support activities. Informed the meeting participants of the upcoming how to apply workshops and opportunities to provide feedback on CDBG policies and procedures.

6. What are the anticipated outcomes of the consultation of areas for improved coordination? Further the AOG CDBG staff's knowledge of Housing needs in Washington County as it relates to low- and moderate-income persons and an understanding of regional key housing organizations and needs for housing in the region.

1. AOG: Five County Employee: Alyssa Gamble

2. Name of Agency Consulted: Memory Matters Date of Consultation: 11/09/2021

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 checked="" 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 checked="" 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: regional priorities, CDBG policies, rating and ranking. | |

5. Briefly describe how the Agency/Group/Organization was consulted? Discussed organizational needs for larger, stand-alone facility to serve persons with Dementia and Alzheimer’s in the Washington County area. The organization was interested in leveraging both small cities and entitlement CDBG funds, which is not permitted per state CDBG policy. Discussed CDBG eligible projects for the organization and potential other funding sources.

6. What are the anticipated outcomes of the consultation of areas for improved coordination? Improve AOG understanding of needs to leverage funds and creativity in collaborating with organizations who serve multiple jurisdictions.

1. AOG: Five County Employee: Alyssa Gamble

2. Name of Agency Consulted: NeighborWorks Mountain Country & Sun Country Home Solutions

Date of Consultation: September 20, 2021

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 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 Health Agency | <input type="checkbox"/> Services-Health | <input type="checkbox"/> Services-Fair Housing |
| <input type="checkbox"/> Publicly funded institution/System of Care* | <input type="checkbox"/> Child Welfare Agency | <input type="checkbox"/> Civil Leaders |
| <input type="checkbox"/> Other government-County | <input type="checkbox"/> Other government-Federal | <input type="checkbox"/> Other government-State |
| <input type="checkbox"/> Regional Organization | <input type="checkbox"/> Other government-Local | <input type="checkbox"/> Grantee Department |
| <input type="checkbox"/> Community Development | <input type="checkbox"/> Planning organization | <input type="checkbox"/> Business leaders |
| <input type="checkbox"/> Financial Institution | <input type="checkbox"/> Private Sector | <input type="checkbox"/> Neighborhood Organization |
| <input type="checkbox"/> Major Employer | <input type="checkbox"/> Banking/Financing | <input type="checkbox"/> Other: |
| | <input type="checkbox"/> Foundation | |

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

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

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Housing Needs Assessment | <input 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? Discussed with the organization housing needs and limited availability of vacant lots in Washington County and the available uses of CDBG in increasing affordable housing stock by non-profit developers, cities, and counties.

6. What are the anticipated outcomes of the consultation of areas for improved coordination? Understand non-profit developers experience in working through state and local regulations to increase housing stock. Have better context of affordable housing needs and tools being used from different perspectives. Provider discussed a new tool planned for use in the county, Community Land Trusts.

1. AOG: Five County Employee: Nate Wiberg

2. Name of Agency Consulted: Regional Mobility Council (Coordinated Human Service Transportation Planning Committee) Date of Consultation: 03/18/2021

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"/> Publically 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 checked="" 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: Mobility |
| <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 checked="" type="checkbox"/> Other: Mobility | |

5. Briefly describe how the Agency/Group/Organization was consulted? Discussed the CDBG program and eligible activities to the group. Invited the members to come to the How-to-Apply Workshop in the fall.

6. What are the anticipated outcomes of the consultation of areas for improved coordination? Further the AOG CDBG staff's knowledge of mobility needs in the region as it relates to low- and moderate-income people.

Appendix B: Public Hearing Notice Posting



Welcome to the Utah Public Notice Website: Your central source for all public notice information in Utah

Five County Association of Governments: Steering Committee

Search again

Entity: Five County Association of Governments

Body: [Steering Committee](#)

Subject: Publications

Notice Title: Public Hearing & 30-day Public Comment Period for the 2022 Annual Action Plan draft update

Notice Type: Notice, Hearing

Event Start Date & Time: February 28, 2022 06:00 PM

Description/Agenda:

Public Hearing & 30-day Public Comment Period for the 2022 Annual Action Plan draft.

The Five County Association of Governments (FCAOG) has completed a draft update of the 2022 Five County Annual Action Plan, which 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 28, 2022, and will end February 27, 2022. The Annual Action Plan details the Five County Region's community development and housing needs and priorities, as well as strategies to meet those needs and priorities. Drafts of the Five County Annual Action Plan will be available to the public during the public comment period and thereafter. The 2022 State of Utah Annual Action Plan will be available for review and comment in the Spring of 2022.

A public hearing for the Five County Annual Action Plan will be held on Monday, February 28, 2022, at 6:00 PM to address comments received during the comment period. The hearing will be held at the FCAOG offices, FCAOG office located at 1070 W. 1600 S., Bldg. B, St. George, UT 84770 in the large conference room or by using the following link: <https://global.gotomeeting.com/join/145595933>.

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 9:00 AM to 5:00 PM, Monday through Friday and on the FCAOG website, linked here: <http://www.fivecounty.utah.gov/>. 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

Meeting Location:

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

[Map this!](#)

Contact Information:

Bryan D. Thiriot, Executive Director
bthiriot@fivecounty.utah.gov
(435)673-3548

Download Attachments:

[FCAOG AAP 2022 Draft_finalfinal.pdf](#)
Other
Added: 2022/01/27 02:28 PM

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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 Bryan D. Thiriot, Executive Director, Five County Association of Governments; 1070 West 1600 South, Building B, St. George, Utah; Phone # (435) 673-3548; FAX# (435) 673-3540; at least three working days prior to the meeting.

Notice of Electronic or telephone participation:

Electronic participation is available using the following link:

<https://global.gotomeeting.com/join/145595933> You can also dial in using your phone. (For supported devices, tap a one-touch number below to join instantly.) United States: +1 (872) 240-3212 - One-touch: tel:+18722403212,,145595933# Access Code: 145-595-933 New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/145595933>

Other Information

This notice was posted on: January 12, 2022 10:59 AM

This notice was last edited on: January 27, 2022 02:28 PM

Board/Committee Contacts

Member	Email	Phone
Commissioner Paul Cozzens; Iron County Commission	pcozzens@ironcounty.net	(435)590-7618
Commissioner Gil Almquist; Washington County Commission	gil.almquist@washco.utah.gov	(435)634-5700
Stephen Lisonbee; Executive Director-Regional Services; Southern Utah University (Ex-Officio, non-voting Member of Steering Committee)	lisonbee@suu.edu	(435)865-7707
Kane County Mayor's Representative position is currently VACANT	vacant.position@fivecounty.utah.gov	(435)673-3548
Mayor Nolan Davis; Milford City	ndavisfiredist2@hotmail.com	(435)387-2711
School Board Member Tyler Fails; Beaver County School Board	tyler.fails@beaver.k12.ut.us	(435)531-9591
Commissioner Wade Hollinghead; Beaver County Commission; Chair	whollingshead@beaver.utah.gov	(435)421-1949
Commissioner Jerry Taylor; Garfield County Commission; Vice-Chair	jerry.taylor@garfield.utah.gov	(435)676-1162
School Board Member Ralph Perkins; Garfield County School Board	ralph.perkins@garfk12.org	(435)676-8821
Kane County School Board position is currently VACANT	vacant.position@fivecounty.utah.gov	(435)673-3548
Henrie Walton, Dixie State University Assistant to the President for Government & Community Relations; (Ex-Officio, non-voting Member of Steering Committee)	henrie.walton@dixie.edu	(435)652-7511
School Board Member LaRene Cox; Washington County School Board	larene.cox@washk12.org	(435)668-1987

Member	Email	Phone
Mayor Melani Torgersen; Escalante City	melt@scinternet.net	(435)826-4644
Iron County Mayor's Representative position is currently VACANT	vacant.position@fivecounty.utah.gov	(435)673-3548
Commissioner Andy Gant; Kane County Commission	agant@kane.utah.gov	(435)310-1419
School Board Member Dale Brinkerhoff; Iron County School Board	dalebrinkerhoff@gmail.com	(435)586-2815
Mayor Nanette Billings; Hurricane City	billings@cityofhurricane.com	(435)680-2757

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Appendix C:Public Hearing Minutes

Five County Association of Governments

1070 West 1600 South, Building B
St. George, Utah 84770

Post Office Box 1550
St. George, Utah 84771

Fax (435) 673-3540

Office (435) 673-3548



SOUTHWEST UTAH

Public Hearing & 30-day Public Comment Period for the 2022 Annual Action Plan draft update Monday, February 28, 2022, 6:00 PM

Five County Association of Governments Office, Large Conference Room,
1070 West 1600 South Bldg. B, St. George, UT 84770

Electronic participation in the meeting: <https://global.gotomeeting.com/join/145595933>

Present: Senior Planner, Nathan Wiberg
Associate Planner, Alyssa Gamble
Public in Attendance: No members of the public were in attendance.

Public Hearing & 30-day Public Comment Period for the 2022 Annual Action Plan draft update

Nathan Wiberg opened the public hearing for the 30-day Public Comment Period for the 2022 Annual Action Plan draft at 6:05 PM on Monday, February 28, 2022, and turned the time over to Alyssa Gamble to describe the plan.

Alyssa detailed that the purpose of the public hearing was to provide citizens with information regarding the Five County Association of Governments Annual Action Plan and to review the public comments submitted during the 30-day comment period. She described that the Five County Annual Action Plan documents community dialogue to align funding from the Housing and Urban Development, Community Development Block Grant (CDBG) Small Cities program and local housing and community development needs.

Alyssa described that the Five County AOG updates the Annual Action Plan annually and details the region's housing, community development, homeless, and other special needs by assessing the (CDBG) program, through collaboration with Continuum of Care, Housing Authorities, and other such organizations, administered by the Five County AOG, local non-profits, and communities in our region. She explained that the region's report will be incorporated in the Utah Annual Action Plan.

A 30-day public comment period for this plan began on January 28, 2022 and ended on February 27, 2022. The plan was available for review at the Five County AOG offices at 1070 W 1600 S, Building B. in St. George Utah, Monday to Friday from 9 am to 5 pm. The plan was posted to the Five County Website at www.fivecounty.utah.gov, where interested persons may still view it.

BEAVER

GARFIELD

IRON

KANE

WASHINGTON

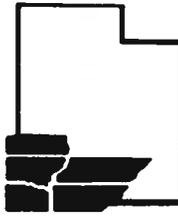
Five County Association of Governments

1070 West 1600 South, Building B
St. George, Utah 84770

Post Office Box 1550
St. George, Utah 84771

Fax (435) 673-3540

Office (435) 673-3548



SOUTHWEST UTAH

She explained that this hearing was intended as an opportunity to present and respond to comments made during the comment period. No comments were made during the comment period.

Alyssa asked that members of the public wishing to comment of the plan please begin with their name so comments could be included in the final draft of the Annual Action Plan document.

No public comments were made in person or on virtual meeting room. The public hearing was closed at 6:08.

Prepared by:

Alyssa Gamble, Associate Planner

Attested to being true and accurate minutes of the aforementioned meeting:

Nathan Wiberg, Senior Planner

BEAVER

GARFIELD

IRON

KANE

WASHINGTON

Appendix D: FCAOG Fiscal Year 2022 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 criterion 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 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 \$350,000 if the projects benefit an entire community or multiple communities. Maximum amount per year for a site specific or a project benefiting a portion of a community is \$200,000.
6. Maximum years for a multi-year project is 2-years for a total amount of \$350,000 (year 1 @ \$200,000 and year 2 @ \$150,000). Community wide, multi-community, and site-specific projects, or projects benefiting a portion of the community may apply for multi-year funding. Applicants undertaking HUD eligible construction activities cannot apply for multi-year funding. (See eligible activities section of the Policies & Procedures manual for construction activities). Applicants undertaking a multi-year project must inform AOG staff during the consultation process and indicate in the budget section of the application.
7. All applications must be complete to be Rated and Ranked. Public hearing notices must be sent to the AOG CDBG staff immediately after posting. Any changes to the public hearing notices must be sent to the AOG Staff immediately after posting said change with notes describing the change.
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

- **Applicants must Consult with AOG CDBG Staff by December 1, 2021** – Applicants that do not consult with AOG CDBG Staff regarding their project and application by December 1, 2021 will not be eligible to apply for CDBG. The project manager and sponsoring applicant representative (if applicable) must attend the consultation.
- **Income Surveys must be conducted and received by the AOG for tabulation no later than January 4, 2022 at 9:00 AM.** If surveys have been conducted incorrectly, they can be re-conducted and submitted to the AOG for tabulation no later than January 11, 2022 at 9:00 AM. Applicants that do not meet this requirement will not be eligible for CDBG funding.
- **Capital Improvements Lists (CIL)- due Friday, January 7, 2022 at 5:00 p.m.** The project applied for must be included on the prioritized capital improvements list (CIL) that the entity submitted for inclusion in the Consolidated Plan. If the CIL list containing the project is not submitted by the deadline, the project application will not be rated and ranked. Applicants may not amend Capital Improvements List after the deadline.
- **Complete Applications must be submitted in WebGrants3 by January 17, 2022 at 5:00 PM** for Five County CED staff to provide administrative support and draft the Annual Action Plan. Applicants that do not meet this requirement will not be eligible for CDBG funding.

10. Pre-approved funding:

- \$98,000 to Five County AOG (Administration, Consolidated Plan Planning, Rating & Ranking, Planning Assistance, Affordable Housing Planning, and Economic Development TA).

11. Set-aside Funding:

- \$ 90,714 for Cedar City on Behalf of the Cedar Housing Authority Project.
- \$350,000 for Five County AOG land acquisition for an office in Cedar City.

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 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, except for 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 criterion 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 applied as follows, in this order, until funds are spent:
- 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".
 - Prorated to all applications with City, Town, or County match as a match substitute. Grantees will be directed to place that amount in their budget as "match substitute".

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 awarded CDBG funding and choose to not undertake the project in a timeframe that will allow for redistribution of funds in the Five County region, during the same program year, will be prohibited from re-applying for the same project. Grantees who choose not to follow through on their project within the allocated timeframe, will not be permitted to apply for CDBG in the following program year. 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 2022
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, with applicants using zero CDBG funds toward administration receiving 3 points.
3. **UNEMPLOYMENT:** Points are awarded to projects serving jurisdictions in counties that are above the state average unemployment, using data "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):** Documentation by the applicant in the grant application of the source(s) and status (whether already secured or not) of 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 criterion. 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 each 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" funding means that a letter or applications of intent exist to show that other funding sources have been requested as match to the proposed project. Documentation of matching funds must be included in the application. 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 criterion.

5. **CDBG FUNDS 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. Refer to the Utah CDBG Application Policies and Procedures Handbook section about Consistency with the Consolidated Plan for further information.
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 that are not set asides, 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 Infrastructure	Projects designed to increase the public infrastructure systems. Examples include but are not limited to transportation, utilities, storm water projects, etc.
#2	Public Safety Activities	Projects related to the protection of property include activities such as flood control projects or fire protection improvements.
#3	Community Facilities	Examples include but are not limited to 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 low- and moderate-income persons.

- | | | |
|----|--|--|
| #5 | Parks and Recreation | Projects designed to enhance the recreational qualities of a community i.e., new picnic facilities, playgrounds, aquatic centers, etc. |
| #6 | Projects to remove Architectural Barriers | Projects that address accessibility of public facilities for the provision of services to people with disabilities on an equal basis. See the Americans with Disabilities Act Checklist for Readily Achievable Barrier Removal for Existing Facilities to assess facilities and see examples of potential solutions. |

Note: The Executive Director, in consultation with the Finance Committee members, reviewed and obtained approval of this regional prioritization for the CDBG program FY2022.

9. IMPROVEMENTS TO, OR EXPANSION OF, LMI HOUSING STOCK, OR PROVIDING AFFORDABLE HOUSING ACCESSIBILITY TO LMI RESIDENTS: Information provided by the applicant. Applicant must adequately explain reasoning which supports proposed figures, for the number of LMI housing units to be constructed, 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 demonstrate implementation of a jurisdiction’s Affordable Housing Plan policies will be given full points. Applicants must provide sufficient documentation to justify that their project complies with this criterion.

Towns applying for credit under this criterion must show that the project either meets a goal in its adopted Affordable Housing Plan or a regional affordable housing goal in the Consolidated Plan.

11. GEOGRAPHIC EXTENT OF PROJECT'S IMPACT: Describes the actual area to be benefitted by the project applied for. Housing projects are considered a site-specific project.

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 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. Full points will be awarded to jurisdictions that tax at greater than 50%.

A default of 3 points will be awarded for non-taxing jurisdictions.

13. **PERCENTAGE OF PROJECT AREA 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, HUD CHAS data, or the HUD LMI Map Application Tool.
14. **EXTENT OF POVERTY:** The percentage of the total population of the project area who are Low Income ($\leq 50\%$ of AMI) or Very-Low Income ($\leq 30\%$ AMI) directly benefitting from the project. The AOG staff will use the income surveys (for those who conducted a survey), or pre-approved LMI communities list in the Policies and Procedures book, HUD CHAS data, or the HUD LMI Map Application Tool.
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. When possible, applicants should include intake forms or other documentation to show that their program or organization serves LMI persons.
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 criterion if the checklist is completed AND the Civil Rights policies have been adopted for the jurisdiction.

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.
- ** Demonstration that project is in accordance with an applicable adopted Plan in the benefiting community.
- ** Development of efficient infrastructure including water and energy conservation.
- ** 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 provide documentation showing the community's proactive planning efforts.

- 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 the applicant: 1) has selected an engineer and/or architect; 2) has identified a problem, proposed solution, and timeline to proceed immediately; and 3) identifies all funding sources committed or pending.

Projects that are insufficiently mature may not be rated and ranked.

**FIVE COUNTY ASSOCIATION OF GOVERNMENTS
FY 2022 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 2022. 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:	
Application Description:									

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. Scored by State CDBG Staff. (First-time & >5-yr grantees: default is 3 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? Source: https://jobs.utah.gov/wi/update/une/	%	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 per beneficiary.		\$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>)		# 1 6 points	# 2 5 points	# 3 4 points	# 4 3 points	# 5 2 points	# >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.		# 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 Infrastructure 6 points	# 2 Public Safety 5 points	# 3 Community Facilities 4 points	# 4 LMI Housing 3 points	# 5 Parks and Recreation) 2 points	#6 or > Remove Architectural Barriers (ADA) 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: Points under this criterion are met by providing their adopted Moderate-Income Housing Plan and demonstrating that their project meets a goal in their Plan. Jurisdictions required by Utah code to prepare and adopt an affordable housing plan must include the current adopted plan in the application.		Plan provided & applicant explains how Plan goals are met. 3 Points	Plan provided but applicant does not demonstrate how the project meets Plan goals. 1.5 Points	Affordable housing Plan not provided. 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	Site-Specific 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: Communities that maintain a high tax burden as compared to the State tax ceiling will receive higher points for this category. Property tax rate as a percent of the maximum allowed by law. Determined by dividing the local property tax rate by the State allowable maximum. Three-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 in the project area 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 in the project area who are Low Income (\leq 50% AMI) and Very Low Income (\leq 30% AMI), 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 criteria 2 points	Adopt Civil Rights Policies described in criterion. 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, and protection and conservation plan for water, air, critical lands, important agricultural lands and historic resources. Refer to Worksheet #17 for scoring criteria.		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, 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. Refer to Worksheet #18 for scoring criteria.		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 in the application. Refer to Worksheet #19 for scoring criteria.		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:

- \$98,000 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___ 2 point No___ 0 points	
3. 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	
4. 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	
5. 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: (Very High, High, Fair, Low)

CRITERIA 18 WORKSHEET

Application Quality		
Criteria	Support Documentation Provided	Score (5 Points Total)
1. Problem Identification	Yes___ 0.5 point No___ 0 point	
2. The proposed solution is well defined in the Scope of Work.	Yes___ 0.5 point No___ 0 point	
3. The application gives a concise description of how the project will be completed in a timely manner.	Yes___ 1 point No___ 0 point	
4. The proposed project does not duplicate any existing services, programs, or activities already available to the beneficiaries in the jurisdiction, either locally or regionally based. Applicant must provide documentation.	Yes___ 0 point No___ 1 point	
5. Detailed Architectural/Engineering Report, design/plans are included in application. 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___ 2 point No___ 0 point	
Excellent = 5 Points Acceptable = 1 Points Very Good = 4 Points Poor = 0 Points Good = 3 Points Fair = 2 Point		Total Points _____

CRITERIA 19 WORKSHEET

PROJECT MATURITY		
Criteria	Status	Score (5 Points Total)
1. Architect/Engineer already selected and is actively involved in the application process	Yes ___ 1 point No ___ 0 points	
2. Is the proposed solution to the problem identified in the Scope of Work ready to proceed immediately ?	(Well Defined) Yes ___ 1 points No ___ 0 points	
3. Funding Status (Maturity).	Select one of the following: Is CDBG the only funding source for the project? Yes ___ 0 point <p align="center">(or)</p> Other project funding was applied for but not committed. Yes ___ 2 points <p align="center">(or)</p> All other project funding is in place for immediate use. Yes ___ 3 points	
Excellent = 5 Points	Fair = 2 Points	Total Points: _____ (Excellent, Very Good, Good, Fair, Acceptable, Poor)
Very Good = 4 Points	Acceptable = 1 Points	
Good = 3 Points	Poor = 0 Points	

Appendix E: Capital Improvements Plan

Jurisdiction	Project Description	Funding Source or Type	Funding Amount	Estimated Total Cost	Application Submission Date*	Anticipated Completion	Local Priority
Five County AOG							
Five County AOG	The Five County Association of Governments will use CDBG funds for program administration and consolidated planning (\$50,000) and technical assistance (\$48,000).	CDBG	\$98,000	\$ 98,000.00	Jan-22	Spring 2023	High 1
Five County AOG	Acquire land for an AOG office for staff in Cedar City, Utah.	CDBG	\$350,000	\$ 350,000.00	Jan-22	Spring 2023	High 2
Beaver County							
Beaver County				\$ -			
Beaver City	Fort Cameron Sports Complex Restroom & Concessions Improvement Project, located at 1900 East Hwy 153, Beaver, UT.	CDBG	\$350,000	\$ 445,000.00	Jan-22	Summer 2022	High 1
		City Match	\$95,000				
Beaver City	Center Street Irrigation Well Improvements, located at 600 East Center Street, Beaver, UT.	CIB	\$150,000	\$ 175,000.00	Jun-22	Fall 2022	High 2
		City Match	\$25,000				
Milford	Purchase of land to construct 20-30 Multifamily Housing Units	CDBG	\$100,000	\$ 110,000.00	Jan-22	Fall 2022	High 1
		BHA	\$10,000				

Jurisdiction	Project Description	Funding Source or Type	Funding Amount	Estimated Total Cost	Application Submission Date*	Anticipated Completion	Local Priority
Milford	Installation of Infrastructure to construct 20-30 Multifamily Housing Units	CDBG	\$350,000	\$ 350,000.00	Jan-23	Fall 2023	High 2
		BHA	TBD				
Milford	Construction of 20-30 Multifamily Housing Units	TBD	\$7,000,000	\$ 7,000,000.00	Jan-23	Fall 2023	High 2
Minersville	Town maintenance Facility	CIB	\$250,000	\$ 500,000.00	Jun-23	Fall 2023	High 1
		CDBG	\$200,000		Jan-23		
		City match	\$50,000				
Minersville	Sewer System Upgrades	CIB	\$300,000	\$ 350,000.00	Oct-23	Spring 2024	2
		City Match	\$50,000				
Minersville	Baseball Field/ Park and Rec improvements	CIB	\$200,000	\$ 300,000.00	Oct-23	Spring 2024	3
		City match	\$50,000				
		Donations	\$50,000				
Minersville	Town Survey	CIB	\$300,000	\$ 350,000.00	Jan-24	Spring 2025	4
		City match	\$50,000				
Minersville	Community Center	CIB	\$200,000	\$ 450,000.00	Jan-24	Spring 2025	5
		CDBG	\$200,000				
		City match	\$50,000				
Garfield County							
Garfield County				\$ -			
Antimony				\$ -			

Jurisdiction	Project Description	Funding Source or Type	Funding Amount	Estimated Total Cost	Application Submission Date*	Anticipated Completion	Local Priority
Boulder				\$ -			
Bryce Canyon City				\$ -			
Cannonville				\$ -			
Escalante	Develop Water Springs	CIB	TBD	\$ 150,000.00	Jun-22	Fall 2022	High 1
		Drinking Water	TBD				
		City Match	TBD				
Escalante	New Gym	CIB	\$1,000,000	\$ 14,000,000.00	Jun-22	Fall 2022	High 1
		Garfield County Shool District	\$13,000,000				
Escalante	Develop Barker Springs	CIB	TBD	\$ 250,000.00	Oct-22	Winter 2022	High 2
		Drinking Water	TBD				
		City Match	TBD				
Escalante	Treatment Facility for Water Well	CIB	TBD	\$ 600,000.00	Feb-23	Sping 2023	High 3
		Drinking Water	TBD				
		City Match	TBD				

Jurisdiction	Project Description	Funding Source or Type	Funding Amount	Estimated Total Cost	Application Submission Date*	Anticipated Completion	Local Priority
Hatch				\$ -			
Henrieville	WATER MASTER PLAN	CIB	\$25,000	\$ 50,000.00	Jun-22	Fall 2022	High 2
		DDW	\$25,000				
Henrieville	PLAYGROUND INSTALLATION AT HENRIEVILLE TOWN PARK	CDBG	\$150,000	\$ 151,217.40	Jan-22	SUMMER 2023	High 1
		H TOWN	\$1,217				
Panguitch	Fire Truck - Pierce-Custom Enforcer PUC	CIB	\$300,000	\$ 700,000.00	Jun-22	Winter 2022	High 1
		CDBG	\$200,000				
		City/County Match	\$200,000				
Panguitch	Expand water infrastructure	CIB	\$365,000	\$ 465,000.00	Oct-22	Fall 2022	High 2
		Panguitch City	\$100,000				
Tropic				\$ -			
Iron County							
Iron County	Newcastle Fire Engine - Location it will be housed is at the Newcastle Fire Station, 72 w Hwy 56, Newcastle Ut, 84756	County Match	\$182,990	\$ 532,990.00		Imp: Winter 2022 - Comp: Summer 2023	High 1
		CDBG	\$350,000				

Jurisdiction	Project Description	Funding Source or Type	Funding Amount	Estimated Total Cost	Application Submission Date*	Anticipated Completion	Local Priority
Brian Head	Water Tender Fire Apparatus	CDBG	\$130,000	\$ 150,000.00	Jan-22	Summer 2022	High 1
		City Match	\$20,000		Jan-22		
Brian Head	Snow Shoe -Toboggan Water Line	CIB	\$243,500	\$ 730,000.00	Jun-22	Summer 2023	High 2
		City Match	\$243,500		Jun-22		
		SSA Loan	\$243,000		Oct-22		
Brian Head	SCBA Compressor (Public Safety)			\$ 45,000.00		Summer 2022	High 3
		FEMA	\$40,000		Jun-22		
		City Match	\$5,000		Jun-22		
Cedar City	Low/Moderate Income Housing	CDBG	\$200,000	\$ 400,000.00		Winter 2021	High 1
		CCHA Match	\$200,000		Jan-22		
Cedar City	Low/Moderate Income Housing	CDBG	\$300,000	\$ 500,000.00	Jan-22	Winter 2022	High2
		CCHA Match	\$200,000				
Cedar City	Fire Station #4 with police annex	CIB	\$6,500,000	\$ 6,500,000.00	Jan-22	Spring 2022 - Winter 2023	High 1
Cedar City	Fire Station #2 Remodel/Relocate	CIB	\$2,000,000	\$ 6,500,000.00	Jun-23	Spring 2023 - Winter 2025	High 2
		CDGG	\$2,000,000				
		City Match	\$2,500,000				
Cedar City	Type 3/1 Fire Engine to replace a 50 year old engine	CIB	\$700,000	\$ 700,000.00	Jun-22	Spring 2022 - Fall 2023	Med -1

Jurisdiction	Project Description	Funding Source or Type	Funding Amount	Estimated Total Cost	Application Submission Date*	Anticipated Completion	Local Priority
Cedar City	Squad 41	CIB	\$700,000	\$ 700,000.00	Jun-22	Spring 2024-Fall 2025	Med-1
Cedar City	Storm Drain improvements	CIB	\$1,500,000	\$ 1,500,000.00	Jun-22	Spring-22	High-1
Cedar City	Youth Futures recreation area and parking lot (tree removal, parking lot construction, recreation area equipment installation?)	CDBG	\$60,000	\$ 76,500.00	Jan-22	Sep.2021-May 2022	High-1
		YF Funds	\$16,500				
Cedar City	TURN Community Services Project: Hughes Four Plex Low Income Housing - Complete HVAC Replacement (4units). Located at 289 South 200 East, Cedar City, Utah 84720. Juniper Hills Day Center - Complete Window Replacement (31 windows). Located at 295 South, 200 East, Cedar City, Utah 84720	CDBG	\$70,400	\$ 70,400.00	Jan-22	Fall 2022	High - 1
Enoch				\$ -			
Kanarrville				\$ -			

Jurisdiction	Project Description	Funding Source or Type	Funding Amount	Estimated Total Cost	Application Submission Date*	Anticipated Completion	Local Priority
Paragonah				\$ -			
Parowan	Swimming Pool/Rec Center	CIB	\$4,000,000	\$ 4,500,000.00	Jun-22	Fall 2022 Summer 2023	High 1
		CITY MATCH	\$500,000				
Parowan	Main Street Bridge	CIB	\$700,000	\$ 5,500,000.00	Jun-22	Winter 2022 Summer 2024	High 1
		CITY MATCH	\$300,000				
		JOINT HIGHWAY	\$4,500,000				
Parowan	New Public Safety Building	CIB	\$3,200,000	\$ 4,000,000.00	Feb-23	Spring 2024	Med
		CITY MATCH	\$800,000			Fall 2024	
Parowan	New Heated Maintenance Building	CIB	\$1,500,000	\$ 2,000,000.00	Feb-23	Spring 2024	Med
		CITY MATCH	\$500,000				
Parowan	Parowan City Corporation			\$ -			
Central Iron County Water Conservancy District	Pine Valley Water Supply Project Planning Assistance	CIB	\$150,000	\$ 650,000.00	Oct-22	Spring 2023	High 1
		CICWCD Match	\$500,000				

Jurisdiction	Project Description	Funding Source or Type	Funding Amount	Estimated Total Cost	Application Submission Date*	Anticipated Completion	Local Priority
Central Iron County Water Conservancy District	Cedar City & CICWCD Interconnection located near the Intersection of Hwy 56 & Iron Springs Road.	CDBG	\$500,000	\$ 2,500,000.00	Jan-23	Summer 2023	High 2
		CIB	\$500,000		Feb-23		
		USDA	\$1,000,000		currently unknown		
		CICWCD Match	\$500,000				
Kane County							
Kane County				\$ -			
Alton				\$ -			
Big Water	Pavilion and picnic tables	CIB	\$200,000	\$ 250,000.00	Jun-22	Fall 2022	High 4
		City Match	\$50,000				
Big Water	Road Improvement - paving and/or chip seal of frontage roads	CIB	\$400,000	\$ 850,000.00	Oct-22	Winter 2022	High 5
		City Match	\$250,000				
		Developers	\$200,000				
Big Water	Quick Response Vehicle	CIB	\$75,000	\$ 90,000.00	Jan-23	Spring 2022	High 3
		City Match	\$15,000				
Big Water	Road Standard	CIB	\$10,000	\$ 20,000.00	Oct-22	Winter 2022	High 3
		City Match	\$10,000				
Glendale				\$ -			

Jurisdiction	Project Description	Funding Source or Type	Funding Amount	Estimated Total Cost	Application Submission Date*	Anticipated Completion	Local Priority
Kanab				\$ -			
Orderville				\$ -			
Glen Canyon SSD of Big Water	New Utility Truck	CIB	\$70,000	\$ 90,000.00	Jun-21	Summer 2022	High 1
		SSD Match	\$20,000				
Glen Canyon SSD of Big Water	Garbage Truck	CIB					
		SSD Match					
Glen Canyon SSD of Big Water	Dumpsters	CIB					
		SSD Match					
Washington County							
Washington County				\$ -			
Apple Valley				\$ -			
Enterprise				\$ -			

Jurisdiction	Project Description	Funding Source or Type	Funding Amount	Estimated Total Cost	Application Submission Date*	Anticipated Completion	Local Priority
Hildale				\$ -			
Hurricane				\$ -			
Ivins				\$ -			
La Verkin	Overlook Landslide Stabilization	CIB		\$ 2,000,000.00	Jun-22		
La Verkin	SR-17 & 500 N- Water Improvements	CIB		\$ 650,000.00	Oct-22		
		City Match					
Leeds				\$ -			
New Harmony				\$ -			
Rockville				\$ -			

Jurisdiction	Project Description	Funding Source or Type	Funding Amount	Estimated Total Cost	Application Submission Date*	Anticipated Completion	Local Priority
Santa Clara	Downtown (Santa Clara Dr.) Fire Station	CIB	\$3,000,000	\$ 4,000,000.00	Jan-22	Fall 2024	High 1
		City Match	\$1,000,000				
Santa Clara	Aerial Ladder Truck	CIB	\$750,000	\$ 1,500,000.00	Jan-22	Fall 2025	High 2
		City Match	\$750,000				
Springdale	Recreation Building, 122 Lion Blvd	CIB	\$787,500	\$ 875,000.00			
		Town match	\$87,500				
Springdale	Public Works Maintenance Facility	CIB	\$2,250,000	\$ 2,500,000.00			
		Town match	\$250,000				
Springdale	New Medical Clinic	CIB	\$546,667	\$ 1,640,001.00			
		Wash Co	\$546,667				
		Town and Private	\$546,667				
Springdale	Town Hall Redevelopment, 118 Lion Blvd	CIB	\$5,850,000	\$ 6,500,000.00			
		Town Match	\$650,000				
Toquerville				\$ -			
Virgin				\$ -			

Jurisdiction	Project Description	Funding Source or Type	Funding Amount	Estimated Total Cost	Application Submission Date*	Anticipated Completion	Local Priority
Washington City				\$ -			