

FIVE COUNTY

ASSOCIATION OF GOVERNMENTS



Consolidated Plan on Housing and Community Development

For the years 2015 through 2020

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BEAVER - GARFIELD - IRON - KANE - WASHINGTON

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CHAPTER I. EXECUTIVE SUMMARY

A. EVALUATION OF CURRENT NEEDS

Local elected officials in southwestern Utah continue to foster a cooperative allocation of federal, state, and local funds to address regional priorities. This cooperative spirit has been the norm for more than 50 years. Community development and human services staff at the Association of Governments have worked diligently to document 2015 priorities, as reflected in the Consolidated Plan template. The complete document is available on the Five County AOG website at:

<http://www.fivecounty.utah.gov/dep/community/consolidated.php>

Housing

- Meeting the workforce housing and low-income housing demand remains to be a challenge for communities across the region. During the 2008-2011 recession, housing prices decreased substantially, but have since increased to near pre-recession levels. Rental housing prices continue to increase and in many communities and obtaining affordable rental housing for low to moderate income households remains a significant challenge.
- All cities throughout the region have some provision for allowance for affordable housing within respective zoning ordinances. Cities are encouraged to continue to take steps toward removing any potential regulatory barriers to providing affordable housing. The FCAOG recommends that all communities review ordinances and regulations to improve affordable housing conditions.
- Current lending data indicates that there may be a disparity in the St George Metropolitan Statistical Area (MSA) for mortgage loan denial rates for the minority population and white, non-minority population. FCAOG encourages lenders to abide by Fair Housing Laws to affirmatively further fair housing.
- The Five County Association of Governments has been actively working with cities throughout the region to develop affordable housing plans. Such plans include an assessment of affordable housing needs and strategies to improve affordable housing options for low to moderate income households. FCAOG will continue to work with communities to develop meaningful affordable housing plans, which meet the requirements of state statute.
- Southwest Utah leaders continue to pursue efforts to end chronic homelessness, but those efforts must compete with other priorities. The Housing First concept is being implemented in the region.
- Visioning processes through the Vision Dixie (Washington County) and Iron Destiny (Iron County) exercises focused on means by which communities could help reduce housing costs. Some of the ideas discussed included improving permitting processing and re-evaluating impact fee structures. The 2014 Vision Dixie Report indicates that communities are continuing to pursue the principles

of Vision Dixie, including those related to housing. The “Your Utah Your Future” project is will re-visit the vision of communities across the stat and consider values related to housing.

- The Five County Association of Governments has for a number of years been contracted by the City of St. George to administer the intake for the St. George City Down Payment Assistance Program. This arrangement, funded by the City, will likely continue. The City relies on the expertise and experience of the Association’s staff in qualifying eligible applicants and preparing all of the required documents and steps to complete the loan. This City-funded program, in the region’s most populous city, assists first-time home buyers in getting into a home by offering a loan of up to \$6,000 to pay for the down payment and/or closing costs associated with their home purchase. The loans from the City automatically become a grant if the home purchaser remains in the home for a period of 10 years. All program applicants are required to complete a first-time home buyer course to accompany the application.

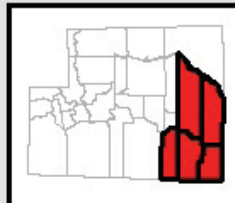
Community Development

- In the Five County region community infrastructure remains a higher priority of regional investment of funding. This is due to a combination of systems that have aged that need upgrading as well as expansion necessitated by growth demands. In addition to infrastructure such as culinary water systems, emergency services such as fire protection are high priorities. Housing has been for a number of years a very high priority, but it is evident from on-site evaluation visits with each entity in our region, that focus on public safety through improved fire protection is our region’s highest priority at this time.
- A Housing Condition Windshield Survey was updated most recently in 2012. The staff of Five County has determined that the instance of homes in severely deteriorated or dilapidated in our region as a whole is ver small. There are a few small communities having a higher percentage of homes in those conditions in their respective jurisdiction, however, the number of units in those conditions is relatively small.
- A voluntary community self-assessment is utilized along with community development program staff knowledge and expertise to determine the state of infrastructure and other non-housing community development needs in our region. An example of the self-assessment form is provided in Appendix E.

Economic Development

- Local jurisdictions in southwestern Utah continue to benefit from county economic development activities by economic development professionals that actively promote business development. The Five County AOG’s continuation of regional priorities includes a focus on utilizing the resources of the Five County Economic Development District Revolving Loan Fund as well as other technical assistance. In addition, we are currently providing contracted technical planning assistance to Kanab City for current planning. Our staff has recently assisted the City in the processing of applications for two large downtown hotels, as well as a new expanded pharmacy to serve the area.

- Recent projects completed by the staff of the Association included a Regional Broadband Plan that was part of a larger state-wide Broadband Plan produced by the Governors Office of Economic Development. The Five County Community Development staff also provides ongoing technical support to the regional Small Business Development Centers including participation as presenters at the successful “*Meet the Money People*” workshops. In addition, because available housing for a workforce is critical to economic development, the staff at the Association has developed, with the participation of cities in our region, affordable housing plans required under the Utah Code.

[illegible]

CHAPTER II. OUTREACH

A. SUMMARY OF CITIZEN PARTICIPATION AND CONSULTATION

The staff at the Association continues to consult with and coordinate with the cities, towns and counties and service agencies in this 11 million acre region on southwestern Utah, as well as the general public, to as great an extent as possible, in the development of the 2-5 Year Consolidated Plan and each year's One-Year Action Plan. In addition, ongoing participation by the three public housing authorities in the region is instrumental in the development of this plan, especially as it relates to housing issues in our region. See Appendix A for a list of incorporated communities in the Five County region.

A primary purpose of the Association of Governments having been established formally in 1972 is to coordinate federal, state and local programs across southwest Utah. It is through this ongoing coordination that aspects of the consolidated planning process are facilitated.

B. CONSULTATION

The following organizations and groups participated in the development of the 2-5 year plan in conjunction with the Five County Association of Government Regional Consolidated Plan:

1. Balance of State Continuum of Care Committee (BOS/COC)

The Continuum of Care is a voluntary organization that includes many jurisdictions in the region and non-profit organizations that represent and provide services to homeless individuals and others with special needs. The main purpose of the COC is to produce a strategic plan to integrate HUD funding with other funding sources to efficiently address the needs of homeless individuals and families; the availability and accessibility of existing housing and services; and opportunities for linking with other services and resources.

Along with the Five County Association of Governments Community Action Program included in the information gathering for the BOS/COC are representatives from the Red Rock Center for Independence, Erin Kimball Foundation, New Frontiers for Families, area housing authorities, Iron County Care and Share, Beaver/Milford Care & Share, Hurricane Valley Food Network, Garfield County Care & Share, Kanab Care and Share, Dixie Care and Share, the DOVE Center, Canyon Creek Women's Crisis Center, Washington County Youth Crisis Center, Iron County Youth Services Center, Job Corps, Veterans Administration, Department of Workforce Services Western Regional Council. The above referenced organizations assisted in the development of this one year action plan by providing statistical and service related data, program information summaries and technical support on issues affecting the southwest regions homeless population in support of and in coordination with ongoing regional planning efforts. Funding decisions are based on improving outcomes including reducing the length of homelessness, reduction in recidivism rates, improvement

in employment and wages, increased access to mainstream services and increased housing stability.

2. Other Groups

Information and data from other non-profit organizations and groups which provide services to low-income clientele were utilized in development of this Action Plan. These include: Area Agency on Aging Services who provided information on the needs and programs of the senior populations; Southwest Utah Behavioral Health Center; Cedar City Housing Authority; Beaver City Housing Authority; Paiute Indian Tribe Housing Authority; St. George Housing Authority; the Human Services Council (CSBG Tripartite Board), including coordination with local Emergency Food and Shelter Board; Youth Corrections; Department of Workforce Services; Division of Child and Family Services; Elderly Care Facilities and Providers; and the City and County governments including the City of St. George Community Development Staff, in regard to entitlement funding received from the Community Development Block Grant program.

3. Steering Committee

The Steering Committee has the responsibility for setting policy and directing the efforts of the Association. The Steering Committee consists of one commissioner from each of the five county commissions, a mayor representing the incorporated communities in each county, and a representative of each of the five school districts within the region. In addition, representatives from Southern Utah University and Dixie State College serve as ex-officio members. The Steering Committee meets eight times a year on a rotating basis at various locations in each county. A presentation is made to members outlining consolidated plan requirements, the 2015 one-year action plan update, rating and ranking criteria input and approval, as well as requesting input on the community development element of the plan. This committee is responsible to formally approve and adopt the Consolidated Plan.

4. Jurisdictions

Information packets were provided to jurisdictions requesting updated information for the capital investment lists. These jurisdictions included communities (mayors, clerks), counties (commissioners, clerks, administrators), special service districts, housing authorities, school districts, and economic development professionals. Packets contained the previous year's information contained in the Community Development section, which the jurisdictions were asked to update. In addition, many of the jurisdictions were contacted directly by AOG staff to assist in completing required information. Five year lists are in Appendix B.

5. Association of Governments Newsletter

The newsletter is published on a quarterly basis and distributed to a large mailing list including jurisdictions, agencies, and special interest groups throughout the five county area. The newsletter highlights activities of the Association, including activities associated with the Consolidated Plan, Human Services CAP activities and assessments, as well as CDBG program activities. The newsletter is also posted on the AOG website. The newsletter is provided to various state and federal agencies as a means of coordination. An article will be provided in the

January February and March/April newsletters in regard to the Consolidated Plan update and 30-day comment period. A copy of the AOG Newsletters and Public Hearing notice is included in each One Year Action Plan, however, to access the current the current Five County AOG newsletter as well as an archive of all previous editions, please follow this link:

<http://www.fivecounty.utah.gov/info/newsletter/index.php>

C. COORDINATION

1. Business Community

The Consolidated Plan process incorporates a wide variety of existing public involvement processes across southwest Utah. Many involve private sector business owners. Examples of such involvement during the preparation of the 2-5 Year Consolidated Plan include:

- We utilize private sector representation on numerous advisory committees:
 - Town & Country Bank, HintonBurdick, MSC Aerospace, Inc. Shamo Lumber, SCORE, State Bank of Southern Utah, Cedar City Chamber of Commerce, Washington County Attorney's Office, (Revolving Loan Fund Board) - All of these organizations assist in the approval of loans to businesses that commit to the creation of jobs for low or moderate income individuals)
 - A Gentle Touch Home Care, Inc. Acumen (Fiscal Intermediary), Applegate Homecare & Hospice, Beaver Valley Home Health, Beaver Valley Hospital, Beehive Homes of Cedar City, Care To Stay Home, Careage Management, Coplin Compassionate Care, Critical Signal Technologies, E R Home Health Care, Flo's Home Care, Garfield Memorial Hospital, Helping Hands, Helping Hands In-Home Care, Heritage Homes, Home Instead, HomeStyle Direct, Horizon Home Health, Kind Hearts Senior Care, Kolob Regional Care & Rehab, Life Alert, Lifeline, Miyalah Johnson, Mom's Meals, Mytrex Inc., Priscilla Johnson, Rescue Alert of Dixie, Rocky Mountain Home Care, Southern Utah Home Care, Turn Community Services, Visiting Angels, William Whitlow, Zion's Way Home Health.

2. Other Agencies

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

- Monthly reports from congressional staff as a standing agenda item at Steering Committee meetings. These reports keep local officials informed of on-going congressional actions, including housing and urban development initiatives.
- Reports from Governor's Office of Management & Budget as a standing agenda item at the Steering Committee meetings.

- Reports from Southern Utah University and Dixie State University as a standing agenda item at Steering Committee meetings.
- Representation as an ex-officio member of the Kanab Center for Education, Business and the Arts (CEBA) Board of Directors.
- Participation with the Southern Utah Planning Authorities Council (SUPAC). SUPAC is chartered to provide a forum where state cabinet-level agency heads or their representatives interact with federal land management agency directors and local officials to coordinate land management activities.
- Participation with the Governor's Rural Partnership Board. The Board is the major rural policy-making entity that works with the Governor and Legislature to champion rural issues.
- Participation with the southwestern Utah Interagency Council. This council meets regularly to coordinate program outreach to low income clientele across the region.
- Participation with the Forest Restoration Partnership Group. This group of federal, state and local land managers and officials is working to establish a coordinated approach to restoring the health of landscapes across jurisdictional boundaries.
- Participation with the Rural Life Foundation Board. The Rural Life Foundation is a non-profit entity intended to foster land stewardship activities that improve the landscape and offer new opportunities for business creation.
- The Five County Association of Governments develops an EDA- mandated Comprehensive Economic Development Strategy (CEDS) every five years, which is updated annually. The most recent updated CEDS, the "*CEDS Update 2014-2019*" basically addresses the questions of: (1) where the counties are today and (2) where they want to be in the future.

Specifically, the CEDS update includes:

- A description of the Five County Economic Development Districts' problems, needs, opportunities and resources;
- Identification of the region's vision and goals;
- Outline of the strategic direction embodied in the action plan;
- Identification of priority projects for implementation; and
- An update of community indicators that provide a baseline against which the region measures future progress.

The most current CEDS document can be found on the Five County Association of Governments website, which is located at the following URL:

<http://www.fivecounty.utah.gov>

Appendix B contains consultation forms for this year's Consolidated Plan update listing the agencies and individuals consulted for data and other information.

D. CITIZEN PARTICIPATION

1. Community Action

The Five County Community Action Partnership engaged a wide variety of community stakeholders in identifying community needs (through meetings, surveys, forums and data collection) on a host of issues including income, nutrition, mental health and substance abuse issues, youth issues, education, employment, housing, transportation and healthcare.

A comprehensive picture of the conditions combined with a thorough understanding of the causes of poverty is indispensable to the achievement of strategic community goals. The belief is that this picture of conditions can assist to:

- Create prospects for community coordination and partnerships
- Determine resource allocation and coordination (volunteers and dollars)
- Indicate causes and conditions of poverty
- Provide information for grants and assist with the ability to seek out new grants
- Address specific community needs, identify gaps
- Identify where the community is and ensure services meet the community needs
- Guide staff training and agency strategic planning.

By understanding the assessments and pooling efforts to get significant, relevant data, agencies can better coordinate services, direct change (rather than maintaining the status quo), and it sets the framework for innovation in service delivery. A community-based needs assessment can also be a basis for creating change by providing important community information as to who may be working on issues and finding where gaps in the community services lie. The information provides an opportunity to meet and develop partnerships strengthening services for citizens in the area.

Perhaps the most daunting of tasks in a community assessment is determining how much and what data to gather and analyze. Five County adopted core data and data points from both the statistical data designed by the Community Action Partnership - National, as well as integrating data from the Community Action Partnership - Utah 2012 Poverty Report.

A Needs Assessment survey was developed after reviewing other Community Action Partnership surveys and collaborating with various key community stakeholders. The survey was created to determine how individuals perceived the social needs in their community and supplements the statistical data that was gathered. Not only existing customers/clients but also key partner agencies, elected officials, business owners and other service providers were surveyed. The survey includes information regarding demographics and opinions about employment, education, housing, income and health care issues.

Five County Community Action Partnership gathered a total of 852 surveys from March 12, 2013 through April 30, 2013. Surveys were distributed online through Survey Monkey, e-mail and web sites. Additionally, local partners distributed paper surveys to community members. A range of participants completed surveys. The largest age group (36.5%) were between 24 to 44 years of age, while the second largest group (30.2%) were between 55 to 69

years of age. The female population (61.8%) completed the largest amount of surveys. A total of 95.9% of those that completed the survey were white or Caucasian. Households with two parents and children totaled 37.3% and couples with no children totaled 31.3%. Over one-third (38.9%) of those that completed the survey had an income of less than \$30,000. It was reported that 72.4% were employed, 21% received Social Security, 16.1% reported they were self-employed and 15.0% reported they collected a pension. Individuals surveyed stated that 19.6% had a high school degree or GED, and 31.4% reported they had some college or trade school, and 46.7% reported they had a bachelor's degree or higher professional degrees. The survey was beneficial in determining needs prioritization.

The Human Services Council for the five counties decided prioritization of needs. They are as follows:

- **Beaver County**-- Nutrition, Emergency services and Food pantry support
- **Garfield County**-- Nutrition, Emergency services, Food pantry support, Transportation, Seniors, Youth
- **Iron County** -- Nutrition, Emergency services, Food pantry support, Education services, Domestic violence
- **Kane County**-- Nutrition, Emergency services, Food pantry support, Youth service
- **Washington County**-- Education and Youth services

2. Public Availability of Plan and 30-day Comment Period

A 30-day comment period soliciting public input of the draft document commences on March 1, 2015 and extends through March 31, 2015. The Plan is available for public review during the 30-day comment period at the Five County Association of Governments offices: 1070 West 1600 South, Building B., St. George, UT. The public is provided an opportunity to review the Plan at the AOG office or on the AOG website at: www.fivecounty.utah.gov/conplan.html.

A public hearing advertisement is scheduled for publication in the Spectrum newspaper on Saturday, March 1, 2015. The public hearing is scheduled to be held on Wednesday, March 11, 2015 in conjunction with the Five County Association of Governments Steering Committee meeting in Kanab, Utah. The Draft Executive Summary and Table of Contents will be presented and discussed. Members of the Steering Committee and others in attendance are encouraged to visit the Five County AOG website to review the complete document and associated attachments. Written or oral comments are welcomed as part of the process to update this important information.

In addition, an article is included in the Five County Association of Governments newsletter soliciting comments on the draft document. See Appendix C for public outreach forms.

A resolution for adoption of the 2015 One-Year Action Plan, 2-5 Year Consolidated Plan Update, and capital improvements lists will be presented to the AOG Steering Committee for approval.

CHAPTER III. NEEDS ASSESSMENT

A. DEMOGRAPHICS

1. Current Population and Projected Population by 2020

According to U.S. Census estimates, the five southwestern counties comprising the Five County Association of Governments district, had a total estimated population of 213,382 in 2013. The district has increase from a population of 140,922 back in 2000. This is an overall increase of 51.42% since 2000, or an annual average of 4%. The projected population of the Five County district in 2020 is 276,003.

2. Protected Classes

a. Race and Ethnicity

The two most populous counties, Washington and Iron, have the largest estimates of minority/ethnic populations. Washington County, which contains tribal lands of the Shivwits Band of the Paiute Tribe of Utah, totaled 1,869 American Indian and Alaskan Native according to the 2010 Census. This was 1.35 percent of the total population of the county. The Hispanic or Latino (of any race) population of Washington County was at 13,486 or 9.8 percent of the County's population. Iron County had a fairly significant American Indian and Alaskan Native population of 1,019 (2.2 percent of the total population) in 2010, due in a large part to the Cedar Band of Paiutes and the Indian Peaks Band of Paiutes. The Hispanic or Latino (of any race) population of Iron County was 3,563 or 7.72 percent of the total population. Beaver County had a Hispanic or Latino (of any race) population of 716, or 10.8 percent of the total population. See Table 3-1 and Table 3-2 for more detailed information on race and ethnicity in the Five County region.

Table 3-1 Race and Ethnicity in the Five County Region 2010						
	Beaver	Garfield	Iron	Kane	Washington	Region
White	5,900	4,869	41,848	6,816	123,914	203,204
Black or African American	16	22	227	16	790	1,071
American Indian or Alaskan Native	76	85	1,019	104	1,869	3,153
Asian	70	61	349	31	982	1,493
Native Hawaiian or Other Pacific Islander	19	10	139	1	1,078	1,247
Some other race	455	81	1,502	62	6,313	8,413
Two or more races	93	44	1,079	95	3,169	4,480
Hispanic or Latino (of any race)	716	234	3,563	263	13,486	18,262
Source: U.S. Census Bureau, Census 2010						

Table 3-2 Race and Ethnicity in the Five County Region 2010 by Percentage						
	Beaver	Garfield	Iron	Kane	Washington	Region
White	89.00%	94.14%	90.65%	95.66%	89.72%	90.93%
Black or African American	0.24%	0.43%	0.49%	0.22%	0.57%	0.53%
American Indian or Alaskan Native	1.15%	1.64%	2.21%	1.46%	1.35%	1.55%
Asian	1.06%	1.18%	0.76%	0.44%	0.71%	0.73%
Native Hawaiian or Other Pacific Islander	0.29%	0.19%	0.30%	0.01%	0.78	0.345%
Some other race	6.86 %	1.57 %	3.25 %	0.87 %	4.57 %	4.14 %
Two or more races	1.40 %	0.85 %	2.34 %	1.33 %	2.29 %	2.20 %
Hispanic or Latino (of any race)	10.80%	4.52 %	7.72 %	3.69 %	9.76 %	8.99 %
Source: U.S. Census Bureau, Census 2010						

b. Disability

According to the 2013 U. S. Census American Community Survey, 23,616 or 11.5% of the total population in the Five County Region reported having a disability. Washington County has the largest number of persons in the with a disability, with 16,181. The county with the largest percentage of its population reporting a disability was Kane County with 16.4 percent of its total population. See Table 3-3 for detailed statistics.

Table 3-3 Disability Status in the Five County Region 2013 by Percentage						
	Beaver	Garfield	Iron	Kane	Washington	Region
Total Population reporting a Disability	676	720	4,880	1,159	16,181	23,616
Percentage of population with disability	10.7%	14.5%	10.6%	16.4%	11.5%	11.5%
Source: U.S. Census Bureau, American Community Survey 2013						

c. Familial Status (Single Parent Households)

According to 213 ACS estimates, the percentage of single female householders, was highest in Washington County, with 14.7% of the total county population in that category. The other four counties ranged between 7.5 and 10.4%. The percentage of single male headed households, was highest in Kane County at 6.0%, with 4.7% as the average for the region. The percentage of single mothers was highest in Washington County at 9.7% with 7.5% as the average for the region. The percentage of single fathers was also highest in Washington County at 2.4%. Regionally, 2.2% of households are have singel fathers as the head of the

household. Please see the Table 3-4 for a complete picture of the numbers and percentages of female headed households in southwestern Utah.

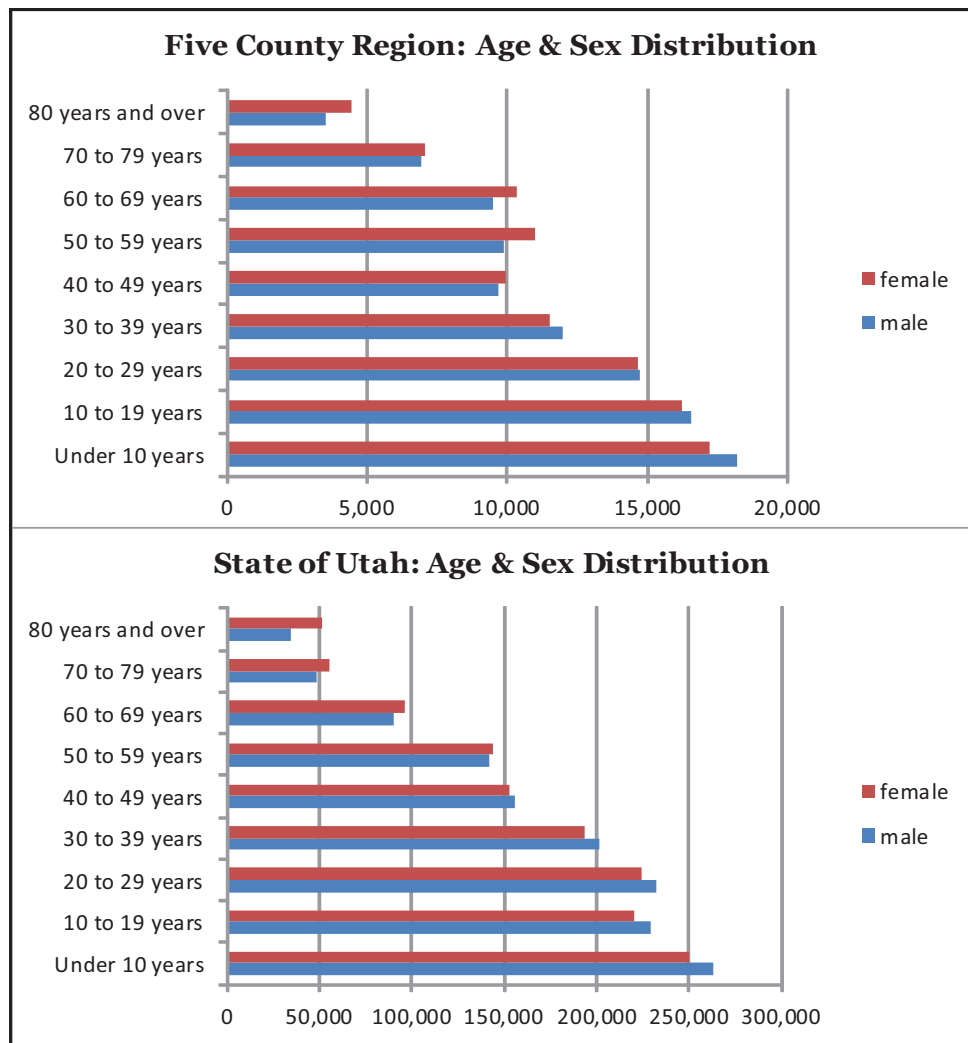
Table 3-4 Female Single Head of Household Five County Region 2013							
		Beaver	Garfield	Iron	Kane	Washington	Region
Female Headed Households, with no husband present	total	219	142	1,402	139	4,405	6,307
	%	10.4%	7.5%	9.1%	7.9%	14.7%	12.3%
Number of Male Headed Households, with no wife present	total	87	62	818	106	1,325	2,398
	%	4.1%	3.3%	5.3%	6.0%	4.4%	4.7%
Number of Female Headed Households, with no husband present, with their own children under 18 years old living in the household	total	133	61	681	71	2,897	3,843
	%	6.3%	3.2%	4.4%	4.0%	9.7%	7.5%
Number of Male Headed Households, with no wife present, with their own children under 18 years old living in the household	total	20	13	338	40	729	1,140
	%	0.9%	0.7%	2.2%	2.3%	2.4%	2.2%
Total Number of Households		2,112	1,890	15,435	1,767	30,016	51,220
Source: U.S. Census Bureau, American Community Survey 2013							

d. Age

According to the 2010 Census, there are 51,495 youth (aged 0-14) in the region, which comprises 25% of the population. There are 31,410 elderly persons (aged 65+) in the region, making up 15% of the total population. The dependency ratio, which measures the portion of elderly and youths compared to the working age population (15-64) for the region is 69. This is comparable to dependency ratio of Six County AOG (65), but significantly higher than the ratio for the State (55) and the Nation (50). This can largely be explained by the relatively high elderly population, compared to the State (9%) in the region with a comparable population of youth. A high dependency ratio can indicate a relative difficulty to provide health, social services and education.

e. Gender

According to the 2010 US Census, there are 100,850 males in the region and 102,354. The male to female ratio for the region is 98.5. This slightly varies from the State of Utah, which has a Male to female ratio of 100.9. The difference is likely explained by the larger proportion of elderly that live in the region, compared to the State as a whole since women have a longer life expectancy than men. The chart below compares the age and sex distribution for the region, compared to the State.



f. Veterans

In the last year (2014), three homeless veterans were placed into stable housing.

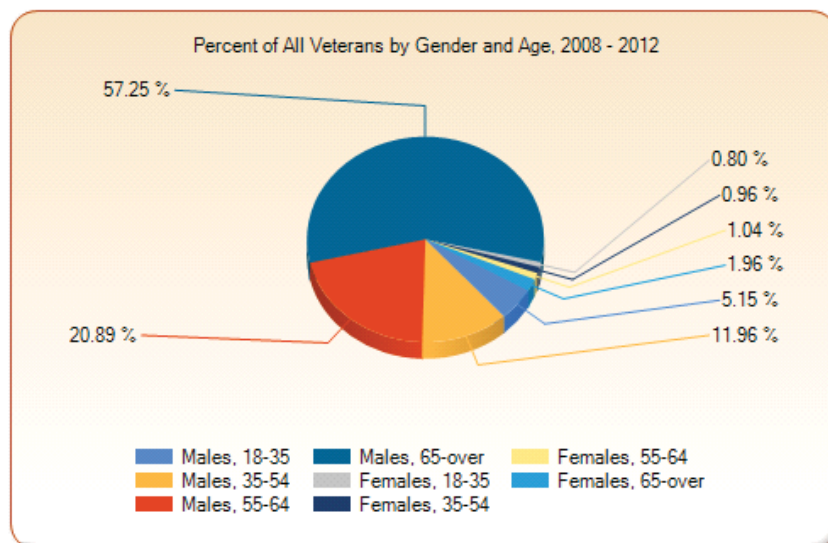


Table3-5						
Age and Gender Demographics of Veterans, 2008 - 2012						
Geographic Area	Veterans			Percent of Population over 18 by Gender		
	Total	Males	Females	Total	Males	Females
Beaver County, UT	348	343	5	8.00	15.64	0.23
Garfield County, UT	497	490	7	13.23	25.57	0.38
Iron County, UT	2,817	2,608	209	8.76	16.45	1.28
Kane County, UT	683	624	59	12.50	23.56	2.10
Washington County, UT	10,809	10,368	441	11.09	21.91	0.88
Report Area	15,154	14,433	721	10.58	20.64	0.98
Utah	146,524	137,705	8,819	7.74	14.67	0.92
United States	21,853,912	20,306,044	1,547,868	9.34	17.94	1.28

Source: [U.S. Census Bureau, American Community Survey, 2012 Data Release, December 2013.](#)

The 2012 American Community Survey 5-year data is a 5-year average of data collected from 2008 - 2012.

3. Homeless Individuals

The greatest need for homeless individuals as identified in LHCC meetings in Washington and Iron Counties is the lack of transitional housing available in this area. Additionally, there is a lack of affordable apartment rentals for rapid re-housing, especially for clients with poor credit or criminal histories. Social service agencies are expending too much funds for rental applications for homeless community members who are constantly denied housing as a result of these barriers. Additionally, there is a large demand for shelter at Switchpoint Community Resource Center and a long waiting list.

Estimate the number of homeless each year, becoming homeless each year, and the existing homelessness each year.

The 2014 Comprehensive Report on Homelessness in Utah indicates that an estimated 946 individuals are or will become homeless in the Five County area each year. However, many more individuals are at risk. It is estimated that 47% of renters living in the Five County area are unable to afford a two bedroom apartment. In January 2015 alone, Five County Association of Governments prevented 34 individuals from becoming homeless and provided rapid re-housing services to an additional 41 individuals.

Apart from those who are literally homeless, doubled up families have increased in the last several years. From January 1, 2013 to present, more than 15% of those seeking Community Service Block Grant assistance from Five County Community Action of the Association of Governments reported living in doubled up conditions. Being doubled up sometimes causes renters to be in violation of their tenant agreements and city codes and ordinances.

There are currently four shelters in the Five County area. They are Switchpoint Community Resource Center, Iron County Care and Share, Dove Center, and Canyon Creek Women's Crisis Center. The total shelter capacity in 2014 was 114.

Table 3-6 below is the demographic information for sheltered individuals housed at Dixie Care and Share and Iron County Care and Share between October 1, 2013 - September 30, 2014 from DBA Facspro. It does not include information from HMIS or DBA information from Switchpoint Community Resource Center.

Table 3-6 Demographic information for sheltered individuals		
Race	Individuals	Percentage
Asian	1	0.43%
Bi-racial or Multi-racial	2	0.85%
Black or African American	14	5.96%
Caucasian or White	191	81.28%
Hispanic	11	4.68%
Native American	14	5.96%
Unknown	2	0.85%

Table 3-7 below is the demographic information from clients served directly through Five County Association of Government's Rapid Re-Housing and Homeless Prevention programs as found in the Utah HMIS database:

Table 3-7 Clients served directly through Five County Association of Government's Rapid Re-Housing and Homeless Prevention programs		
Race	Individuals	Percentage
American Indian or Alaska Native	5	6.0%
Asian	1	1.2%
Client doesn't know/refused	4	4.8%
Multi-Racial	1	1.2%
Native Hawaiian or Other Pacific Islander	1	1.2%
White	67	79.8%
Total	84	100.0%

4. Income

According to the Utah Department of Workforce Services Quick Facts, the 2012 median and per capita income for each of our five counties was as follows:

	<u>Median Income</u>	<u>Per Capita Income</u>
Beaver	\$46,309	\$30,513
Garfield	\$41,786	\$30,138
Iron	\$41,804	\$25,900
Kane	\$43,128	\$35,129
Washington	\$45,305	\$29,261

There is no known method of projecting future median income, but it is likely that the Garfield and Iron County will continue to lag behind Beaver, Washington and Kane County, primarily because of the large number of students enrolled in Southern Utah University and the seasonal nature of tourism related employment in Garfield County. Therefore, while the median and per capita incomes may rise, they will likely rise proportionate to the current ratios.

5. Employment

According to Utah Workforce Services most southwest Utah counties found themselves in job creation mode in the second quarter of 2014, with unemployment rates reaching the lowest levels in half a decade. A tighter labor market may begin to put upward pressure on wages in the larger counties.

While Washington County's first quarter 2014 performance raised concerns of a "too hot" economy, second quarter employment figures have reverted to their "just right" ways. Iron County, with two good quarters of employment growth under its belt, appears to have finally shrugged off its lackluster post-recession performance to embrace recovery. In addition, following a full year of employment additions, Kane County's rate of year-to-year non-farm employment expansion reached its highest level of the post-recession era.

On the other hand, after a three-year stretch of job loss, Garfield County has just barely managed a smidgen of year-to-year job growth and Beaver County lost jobs. Neither county will be economically sound until they can show consistent employment gains across a broad range of industries.

Beaver County

- Beaver County's non-farm jobs total dropped by more than 50 positions between June 2013 and June 2014 for a decline of 2 percent.
- While construction employment deteriorated dramatically, leisure/hospitality services shed even more jobs. In addition, mining and covered agricultural positions contracted.
- On the positive side, retail trade and manufacturing created a notable number of new positions.
- Despite job loss, Beaver County's unemployment rate continued to ebb. Most construction workers undoubtedly returned to their resident counties and out-migration figures suggest some unemployed workers have left the area.
- In September 2014, Beaver County's unemployment rate estimate measured only 3.2 percent; lower than even the statewide average.
- First-time claims for unemployment insurance remain historically low.

Iron County

- Iron County showed a year-over increase of 3.1 percent and almost 460 jobs in June 2014.
- Professional/business services created the largest number of new positions in June (almost 130).
- Healthcare/social services and manufacturing also showed strong employment gains, each adding nearly 110 net, new jobs. In addition, mining and construction made notable gains.

- The only employment decline of note occurred in the public sector with state government proving the major cause of job loss.
- Iron County's unemployment rate dropped almost a percentage point over the past 12 months to register 4.2 percent in September 2014.
- Joblessness in Iron County is certainly approaching the full employment range. Further declines in unemployment will likely result in higher wages.
- Gross taxable sales continued to show robust gains marking almost three straight years of improvement. Between the second quarters of 2013 and 2014, sales rose by more than 6 percent.
- Wholesale trade, building materials stores, general merchandise stores and food/accommodation establishments generated particularly strong gains.
- Initial claims for unemployment insurance have settled into a low, seasonal pattern. The three industries displaying the largest number of claims all have seasonal/temporary-job components – construction, employment services and leisure/hospitality services.

Garfield County

- In the twelve months preceding June 2014, Garfield County generated a net gain of roughly 20 new jobs for an increase of 0.6 percent.
- A robust 60-job gain in leisure/hospitality services and a 20-position increase in professional/business services were partially offset by losses in most other industries. In particular, healthcare/social services and the public sector displayed notable declines.
- Garfield County's jobless rate has trended downward due, in part, to out-migration.
- In September 2014, the county's unemployment measured 7.6 percent, down two full percentage points from September 2013.
- The county's seasonal tourism-based economy results in Garfield County's rate registering higher than most counties. Indeed, it ranks third-highest in the state behind neighbors Wayne and San Juan counties.
- On a year-to-year basis, the county's gross taxable sales increased by almost 4 percent in the second quarter of 2014. Although not always positive, gross taxable sales have provided the strongest improvement among the county's economic indicators.
- The current progress can be largely traced to strong sales at accommodation establishments.
- Initial claims for unemployment insurance have relaxed into a seasonal pattern similar to that in the pre-recession era.

Kane County

- In the 12 months preceding June 2014, Kane County added nearly 190 net, new jobs for a growth rate of 5.4 percent.
- Tourism drove the current employment boost and both retail trade and leisure/hospitality services generated almost all the new jobs.
- Most other major industries either lost a few positions or gained a few positions.
- In September 2014, the county's jobless rate registered at 4.3 percent, down a full percentage point over the past year.

- Kane County's unemployment rate remains wedged between the low statewide rate of 3.6 percent and the much higher U.S. rate of 6.1 percent.
- Gross taxable sales generated a year-over gain of 5.2 percent in the second quarter of 2014, marking a favorable improvement over the county's first-quarter loss.

Washington County

- Between June 2013 and June 2014, Washington County's non-farm employment measured just below 5 percent, an addition of nearly 2,600 positions.
- Every major industry added employment.
- Leisure/hospitality services and construction placed neck-and-neck for job creation honors, each showing a net gain of nearly 540 positions.
- Transportation/warehousing, retail trade and manufacturing also added notable numbers of new positions.
- Due to slippage in state and federal sectors, public sector employment increased by less than 1 percent. The nature of government budgeting often results in the public sector trailing the pack during all legs of the business cycle.
- The county's unemployment rate edged ever downward to measure 3.8 percent in September 2014. That's down more than a percentage point since last year and marks the lowest level in six years.
- An unemployment rate this low suggests the labor market is tightening and should result in upward pressure on wages.
- Gross taxable sales remain strong with a 9.2 percent year-to-year gain in second quarter 2014.
- Sales gains proved particularly strong at motor vehicle dealers, general merchandise stores and accommodation/food establishments.
- Initial claims for unemployment insurance remain at a low, non-cyclical level.

B. NON-HOUSING NEEDS ASSESSMENT

The Five County Association of Governments utilizes a number of methods to determine the need for public facilities, public infrastructure improvements and public services. The primary method is a "self-assessment" that we ask each entity to self-evaluate. We then determine which of the criteria has been identified as needing the most improvement and schedule onsite evaluations of that region-wide. That is how in 2014 the Association's Community Development staff determined a need to go out and field verify all of the fire departments in the region. We visited with every fire chief on-site at the stations in their jurisdiction and looked at stations, equipment, and discussed personnel. This led to the region determining that projects related to fire protection would be the number one priority in the 2015 Rating and ranking process.

C. PROGRAM BENEFICIARIES

Over the past 5 Years the Five County Association of Governments has been very active in funding of housing projects. It has been the decision of the FCAOG that those efforts be directed through public housing authorities (PHAs) that are best situated to leverage limited HUD funds with other funding sources that PHAs are uniquely qualified to access.

We do not provide a down payment assistance program at the Five County AOG. With very limited HUD funding we have determined that our priority should be to support larger multifamily rental apartments that serve a much larger number of families than would be assisted by a program that only serves a small number of lower income homebuyers.

D. PUBLIC HOUSING

There are three public housing agencies operating in our region: The Cedar City Housing Authority, the Beaver City Housing Authority, and the St George Housing Authority.

There are currently three housing authorities operating within the Five County Region: The Beaver City Housing Authority, the Cedar City Housing Authority and the St George Housing Authority. The Five County Association of Governments coordinates with local housing authorities through frequent site visits, interviews, and referral of clients. There are several different programs available through the Housing Authorities to assist in affordable housing needs. These programs include: Public Housing, Section 8 Vouchers, Family Self-Sufficiency, House Choice Voucher Homeownership, Farm Labor Program, CROWN Homes, Emergency Rental Assistance, subsidized and tax credit housing.

There are 48 public housing units located throughout the Five County region; 30 managed by the St. George Housing Authority and 18 administered by the Beaver Housing Authority. Approximately 38 individuals are on the waiting lists for these units. The average wait list time varies from 6 months up to 2 years. In addition to public housing units, Cedar City and Beaver City Housing Authority manage a combined 582 other subsidized housing units.

There are 402 Section 8 vouchers available throughout the Five County region; 244 administered by St. George Housing Authority, 139 administered by the Cedar City Housing Authority, and 19 managed by the Beaver Housing Authority. Approximately, 642 individuals are on the waiting lists for Section 8 assistance.

Table 3-8 gives public housing statistics for the three operating housing authorities in Southwestern Utah.

Cedar City Housing Authority

The Cedar City Housing Authority (CCHA) funds eligible affordable housing projects targeting families and individuals earning less than 80% AMI, but preference is given to those individuals earning less than 50% AMI. In addition, CCHA develops housing projects targeting families and individuals earning less than 50% AMI. Currently, CCHA manages 515 subsidized housing units, including USDA, LIHTC and CROWN homes. To view the Cedar City Housing Authority plans please use the following link:

<http://www.fivecounty.utah.gov/info/consolidatedplan/planupdate/2015/ha-documents.html>

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, 26 single-family CROWN homes and 29 other housing authority owned units. The Housing Authority indicates that more affordable

housing and larger families are especially in need of Section 8 vouchers. Further, the current housing stock (in their region) is old and dilapidated which illustrates an increased need for better housing targeted towards low and very low-income families. To view the Beaver City Housing Authority 5 year Plan, please use the following link:

<http://www.fivecounty.utah.gov/info/consolidatedplan/planupdate/2015/ha-documents.html>

St. George Housing Authority

The St. George Housing Authority offers rental housing, Section 515 and Section 8 vouchers which target families and individuals earning less than 80% AMI, but preference is given to those individuals earning less than 50% AMI. The Housing Authority administers 244 Section 8 vouchers, and provides 30 public housing units. To view the St. George Housing Authority 5 year Plan, please use the following link:

<http://www.fivecounty.utah.gov/info/consolidatedplan/planupdate/2015/ha-documents.html>

Table 3-8 Public Housing Statistics, 2015					
Agency	Public Housing	PH Waiting List	Section 8	Section 8 Waiting List	Other subsidized housing units
Beaver Housing Authority	18	3	19	75	67
Cedar Housing Authority	0	0	139	117	515
St. George Housing Authority	30	35	244	450	0
Total	48	38	402	642	582

E. HOUSING MARKET ANALYSIS

1. Housing Inventory

Table 3-9 below provides a comparison of the regional housing inventory for years 2000 and 2010. The Five County region has experienced a 43.5% increase in housing inventory during the aforementioned time line. Washington County exhibited the highest amount of housing inventory increase, totaling 53.2%.

Table3-9 Housing Inventory: 2000, 2010						
	Year	Beaver	Garfield	Iron	Kane	Washington
Population	2000	6,005	4,735	33,779	6,046	90,354
	2010	6,431	4,958	45,517	6,893	138,451
Total Housing Units	2000	2,660	2,767	13,618	3,767	36,478
	2010	2,908	3,409	18,623	4,992	56,539
Total Housing Units % Owned	2000	79.0%	79.1%	66.2%	77.9%	73.9%
	2010	75.5%	74.6%	63.7%	74.6%	70.5%
Total Housing Units % Rented	2000	21.0%	20.9%	33.8%	22.1%	26.1%
	2010	24.5%	25.4%	36.3%	25.4%	29.5%
Total Housing Units % Vacant	2000	25.5%*	43.0%*	22.0%*	40.6%*	17.9%*
	2010	22.1%*	48.2%*	23.6%*	50.1%*	19.7%*
Source: U.S. Census Bureau * Vacant Housing Unit Total include seasonal/recreational homes.						

As can be seen in Table 3-9, the Five County region has a large number of units classified as vacant. Many of the housing units are not vacant in the sense that they are available housing stock in the region for general use. Many of these vacant units, particularly in Washington and Iron Counties, are classified as vacant because they are seasonal, recreational or occasional use. In general, these housing units are used by residents of other areas on a recreational or seasonal basis. An interesting trend over the past decade is an increase in the percentage of housing units being rented in the Five County region. Between 2000 and 2010, housing rentals increased approximately 3-4% region-wide. This is likely due, in part, to the downturn in the housing market at the time that the 2010 Census was recorded.

The regional housing market is showing definite signs of recovery since the economic downturn. Home values, particularly in Washington County, are increasing and the number of permits issued has increased each year since 2009 (Utah Bureau of Economic and Business Research). The Governor's Office of Planning & Budget 2012 Economic Summary indicates that employment increased an estimated 3.3% in 2013, compared to 1.6% nationwide. The unemployment rate over the past year decreased from 5.3% to 4.3 %.

2. Household Size

Table 3-10 below shows the variation in household sizes throughout the Five County region of Southwestern Utah. The average household size is slowly decreasing and projected to continue to decrease in all five counties. In comparison to the rest of the region, Iron County exhibits the largest household sizes, while Kane County tends to have the smallest household sizes. The *Washington County 2035 Housing Study*, proposes that the decrease in household size is due to the increased in-migration of both retiree households and younger family households without children who are employed in the expanding construction, retail and services industry sectors of the economy (Strategic Planning Group, February 2007).

Table 3-10 Household Size 2000 - 2020			
County	2000	2010	2020
Beaver	2.93	2.92	2.83
Garfield	2.92	2.59	2.57
Iron	3.12	3.0	2.93
Kane	2.67	2.42	2.45
Washington	2.97	2.94	2.74
Source: 2012 Baseline Projections, Governor's Office of Planning and Budget			

3. Fair Market Rents

HUD establishes area fair market rental rates. Table 3-11 gives the Final FY 2015 fair market rental rates for the five counties in southwestern Utah.

Table 3-11 FY 2014 Fair Market Rents						
			Number of Bedrooms Per Unit			
County	Program	Efficiency	1	2	3	4
Beaver	Fair Market	\$460	\$511	\$606	\$838	\$841
Garfield	Fair Market	\$448	\$451	\$606	\$755	\$877
Iron	Fair Market	\$410	\$511	\$606	\$854	\$1,073
Kane	Fair Market	\$525	\$584	\$692	\$1,020	\$1,023
Washington	Fair Market	\$505	\$581	\$763	\$1,047	\$1,344
Source: HUD 2015 Fair Market Rent - County Level Data File						

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

Table 3-12 details rent affordability in relation to mean renter wage by comparing mean renter's wages with the housing wage. The housing wage represents what a full-time worker must earn per hour in order to afford Fair Market Rent paying no more than 30% of household income. In all markets in the region, the mean renter's wage falls short of the housing wage required to afford a two-bedroom rental. For those earning below the mean renter wage, renting a two-bedroom becomes even less affordable. For example, for those earning minimum wage it would require 2 full time jobs to afford fair market rent in Washington County.

Table 3-12 Renter Wages vs. Housing Wage					
	2014 Renter Wage			Housing Wage	
Area	2014 Estimated Mean Renter Wage	Rent Affordable with full-time job paying Mean Renter Wage	Two bedroom FMR	Wage required to afford 2 <u>bedroom</u> apartment	Full time jobs at mean renter wage to afford 2 <u>bedroom</u> apt.
State, Utah	\$11.95	\$621	\$794	\$15.26	1.3
Beaver	\$8.01	\$417	\$624	\$12.00	1.5
Garfield	\$8.23	\$428	\$655	\$12.60	1.5
Iron	\$8.52	\$443	\$623	\$11.98	1.4
Kane	\$8.22	\$427	\$790	\$15.19	1.8
Washington	\$10.02	\$521	\$753	\$14.48	1.4
Source: 2013 Out of Reach, National Low Income Housing Coalition					

4. Number of Units

Table 3-13 below displays the housing unit characteristics, pertaining to the type of property and number of units in structure for the Five County Region. The majority (71.2%) of the housing units in the region are single family detached.

Table 3-13 Types of Properties		
Property Type	Number	Percent
1-Unit Detached Structure	64,706	71.2%
1-Unit, Attached Structure	5,647	6.2%
2-4 Units	5,867	6.4%
5-19 Units	5,614	6.2%
20 or More Units	2,688	3.0%
Mobile Home, Boat, RV, Van, etc.	6,352	7.0%
TOTAL		
Source: US Census, American Community Survey 2013		

5. Size of Units

Table 3-14 below shows the number of bedrooms by housing tenure for households in the Five County Region. Larger units tend to be owner occupied, with more renter-occupied smaller units. However, the most common unit size for both owners and renters is 2-3 bedrooms, with much fewer studio and one-bedroom units and a significant amount of larger units (4 or more bedrooms), particularly for among owner-occupied housing.

Table 3-14 Size of Units				
Unit Size by Tenure	Owners		Renters	
	Number	%	Number	%
No Bedroom	74	0.2%	705	3.2%
1 Bedroom	1,696	3.6%	2,835	13.0%
2-3 Bedrooms	26,979	56.7%	14,643	67.3%
4 or more Bedrooms	18,845	39.6%	3,573	16.4%
TOTAL	47,594		21,755	

6. Housing Needs Assessment

The majority of the housing (71.2%) of the housing across the region consists of single-family homes. It appears that housing types are sufficiently large to accommodate households in the Five County Region. The majority of units are at least 2 bedroom, with over one-third of units being 4-bedrooms or more as displayed in Table 3-14 above. There may be an unmet need for smaller housing units (1-bedroom) as 55% of households within the region are 1 or 2-person households and only 7.6% of housing are 1-bedroom or studio units. Although smaller households likely prefer to have extra space, the availability of an adequate supply of smaller units directly impacts the provision of affordable housing. Five County AOG will work with cities across the region to ensure that moderate-income households have a reasonable opportunity to obtain affordable housing, including recommending strategies to remove barriers to develop a variety of housing types.

7. Cost of Units

Home values and rental rates have risen substantially in the past decade, as could be expected with inflation. While home values rose significantly during the boom and fell during the recession, prices have stabilized in recent years. Meanwhile, rental rates have consistently risen in all counties. Kane County saw the largest increase in median rental rates, which more than doubled between 2000 and 2013. Table 3-15 provides statistics on the median home values and median contract rent in each county in southwestern Utah.

Table3-15 Cost of Units				
	Median Home Value		Median Contract Rent	
	2000	2013	2000	2013
Beaver County	\$89,200	\$144,800	\$380	\$533
Garfield County	\$90,500	\$154,300	\$338	\$506
Iron County	\$112,000	\$168,300	\$416	\$555
Kane County	\$103,900	\$162,300	\$298	\$624
Washington County	\$139,800	\$212,900	\$513	\$777
Source: US Census: 2000 Census, 2013 American Community Survey				

8. Rent

Table 3-16 below displays the range of rent paid across the region. The vast majority of rental households in the region (84.5%) reported to be paying below \$1,000, as of 2011.

Table 3-16 Rent		
Rent Paid	Number	Percent
Less than \$500	6,500	30.6%
\$500 - \$999	11,443	53.9%
\$1,000 - \$1,499	2,463	11.6%
\$1,500 - \$1,999	491	2.3%
\$2,000 or more	316	1.5%
TOTAL	21,213	
Source: US Census, 2011 American Community Survey		

9. Affordability

According to 2011 ACS data, a larger portion of rental properties are affordable to low and moderate income households, compared to owner housing. Relatively few housing units are affordable to low income households (23.4%-renter, 2.8%-owner). Table 3-17 for statistics based upon the 2011 ACS data.

Table 3-17 Housing Affordability		
% of Units Affordable to Households Earning	Renter	Owner
30% HAMFI	5.2%	No data
50% HAMFI	23.4%	2.8%
80% HAMFI	59.7%	12.4%
100% HAMFI	No data	25.5%
Source: US Census, 2011 American Community Survey		

10. Affordability Assessment

As discussed in Chapter IX below, generally affordable housing opportunities are sufficient for moderate income households (80% AMI). However, housing which is affordable to low income households (50% AMI) and very low income households (30% AMI) is much sparser. It appears that the demand for affordable housing at this income level is out-stripping supply and many households are cost-burdened, spending more than 30% of their income on housing. According to 2011 ACS data, 20% of households earning less than \$35,000/year are cost-burdened. Housing authorities in the region are working to fill the gap for in affordable housing for this segment of the population. However, there is still a gap in providing low-income housing and more is needed across the region.

11. Condition of Housing

Table 3-18 below details the number of households with specified conditions, including lacking appropriate kitchen facilities, lacking appropriate plumbing, having more than one inhabitant per room, and cost burden greater than 30%. In the Five County Region, substandard living conditions and overcrowding is not a significant problem. However, affordability is a much more common issue with many households expending a large portion of their income on housing. For example, 23.1% of renter households spend greater than 30% of their income on housing with 17.1% of renters spending more than 50% of their income on housing. Cost burden among homeowners is slightly less pronounced, although still common.

Table 3-18 Condition of Housing				
Condition of Units	Owner-occupied		Renter-occupied	
	Number	%	Number	%
Substandard Housing - Lacking complete plumbing or kitchen facilities	329	0.7%	320	1.5%
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	110	0.2%	544	2.6%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,065	2.2%	1,205	5.7%
Housing cost burden greater than 50% of income (and none of the above problems)	5,115	10.7%	3,620	17.1%
Housing cost burden greater than 30% of income (and none of the above problems)	8,440	17.7%	4,890	23.1%
Zero/negative Income (and none of the above problems)	349	0.7%	474	2.2%
Source: Source: US Census, 2011 American Community Survey				

Definitions of Substandard Units Suitable for Rehabilitation and Substandard Units Unsuitable for Rehabilitation

The Five County Association of Governments defines housing as dilapidated and severely deteriorated. Both are substandard conditions but only the severely deteriorated would be a potential suitable candidate for possible rehabilitation. The issue with rehabilitating housing units in that condition is in most cases the rehabilitation cost will approach toward the cost of replacing the deteriorated unit with new housing units.

12. Year Built

Table 3-19 below identifies the age of housing by number by county as well as overall regional totals. The majority of the housing stock in the region is less than 35 years old (76%). A larger portion of the housing stock in Beaver and Garfield County is older compared to Iron, Kane, and Washington Counties, due to higher rates of growth and new residential construction in these counties in recent decades. Homes older than 35 years generally require more rehabilitation than newer homes.

Table 3-19							
Year Homes Built by Decade							
Year Built	Beaver	Garfield	Iron	Kane	Washington	Region	
2000 or later	346	459	5,426	1,806	22,329	30,366	33.4%
1980 to 1999	768	1,210	7,655	2,011	26,855	38,499	42.4%
1960 to 1979	484	834	4,053	1,391	7,105	13,867	15.3%
1940 to 1959	435	470	1,466	282	1,330	3,983	4.4%
1939 or earlier	885	759	1,120	321	1,074	4,159	4.6%

Source: US Census, 2013 American Community Survey

13. Analysis of Need for Rehabilitation

The Five County Association of Governments Housing Stock Survey has determined that from a regional perspective, only a insignificantly small percentage of the homes in southwestern Utah are either severely deteriorated or dilapidated. However, there are a few small communities which need assistance for rehabilitation. An analysis focused on the needs of a specific community reveals the needs for rehabilitation of the community.

14. Housing Stock Condition

During the 2012, the physical condition of housing stock in the HUD non-entitlement portion of southwestern Utah was again surveyed by the staff of the five County Association of Governments to determine the percentage of residential units (homes, duplexes and apartments) in dilapidated or deteriorated condition. The HUD non-entitlement area of southwestern Utah is every portion or the district with the exception of the physical area of St. George, which was determined to be an entitlement city by HUD at the beginning of 2004.

The results of the survey indicate that there are a number of homes in this region that need either demolition and replacement (dilapidated homes) or substantial rehabilitation and reconstruction (deteriorated homes) to bring them into a condition suitable for continued habitation. When viewed at from a regional perspective, the actual numbers and percentages of the whole appear insignificantly small. When one zooms in to the local level of many of our smallest rural communities, even a small number of dilapidated and deteriorated homes may, while still a small number, constitute a significantly troubling percentage of the housing stock in that community.

Each jurisdiction in the non-entitlement area was invited to participate in the survey process in determining the location and condition of homes likely to be considered needing substantial renovations and/or complete replacement due to

conditions of deterioration present. Each participating community had a representative complete and provide the Association with a list of addresses of likely structures to be investigated in greater detail by staff. In many cases the community representative was the Mayor, City Manager or Clerk. In other cases other individuals were assigned by the Mayor or City Manager to complete the task. Among the conditions deemed as necessary for a home to be considered severely deteriorated, are such deficiencies as:

- a. The roof surface needs much repair or complete replacement, having many rolled, damaged or missing shingles. The underlying structure, however, appears relatively solid, i.e. no bowed trusses;
- b. Exterior siding is either falling off or missing in large areas; bricks are cracked or peeling away from the wall. The underlying wall structure appears to be unaffected significantly;
- c. Windows/window frames, doors, foundations, and or chimneys may appear damaged, but repairable;
- d. Taken as a whole, there is an obviously visible need for much repair and rehabilitation to many of the home's non-structural systems;
- e. There may appear to be only minor structural damage that should be repairable.

Severely deteriorated homes are those that are beyond acceptable limits and which need repair. Severely deteriorated homes need numerous minor repairs and/or several significant major repairs. A severely deteriorated home is one needing multiple major repairs to many of its core features, including exterior siding, foundation, roof, doors, windows, etc. The dwelling unit appears to be in need of these repairs very soon or it will likely become dilapidated (uninhabitable) in the near future. Restoration costs will be very significant but are not likely to be more than half the cost of constructing a new replacement dwelling unit.

The deficiencies necessary for a home to be determined as being dilapidated, include the following:

- a. There appear to be significant structural problems that are so obviously severe that the home should likely be torn down and replaced.;
- b. The home is, or likely should be, considered uninhabitable, but may still be inhabited by a family;
- c. There are many obvious signs of severe structural distress, such as walls breaking down, or a non-existent or crumbling foundation;
- d. The building structure appears weak, with signs of failure of roof trusses, window frames, concrete breakage and cracking, etc.

Dilapidated dwelling units are those that are well beyond the point considered as severely deteriorated. These are units that are likely beyond even significant rehabilitation efforts. The cost of rehabilitation of a dilapidated unit into a viable residence, even if it were feasible, may reach an amount almost equal to simply replacing the unit with new construction.

The Community and Economic Development Division staff of the five County Association of Governments performed a detailed windshield survey taken from the public street to verify that the purported condition warrants the inclusion of that home in the tables for that community. In some cases it was determined that a home thought by the community representative to be severely deteriorated was

instead in need of receiving moderate repairs rather than substantial repairs. In other cases a home thought to need substantial repairs (severely deteriorated) was actually dilapidated due to identifying greater decline and/or damage than the representative had identified.

Based on information gathered concerning the condition of existing housing stock, some communities and unincorporated areas in the region need rehabilitation of portions of their housing stock, while the housing stock in some of our communities is almost, or is, completely in fair to excellent condition. The financial capability of homeowners to H-8 maintain, repair and rehabilitate their homes is primarily based upon available household income. The likelihood of that household income continuing in order to fund such endeavors, which in many cases is with funds borrowed through home improvement loans, plays into the decisions a homeowner must make in determining priorities on making home repairs and improvements.

The FCAOG housing condition survey has determined that of the 37,704 primary residences in the non-entitlement area of southwestern Utah, 37,161 or 98.56 percent are in moderate, fair or excellent condition. The largest problem area of primary residences in this area is with mobile homes that were constructed prior to HUD standards taking effect (pre-1976). Approximately 325 mobile homes are in deteriorated or dilapidated condition, accounting for 0.86 percent of the total primary homes in the district. The next largest group, single family homes in deteriorated and dilapidated condition, account for 0.56 percent of the total housing stock in the district. According to the survey, only 0.01% of the total housing stock in the non-entitlement area are comprised of apartment units in deteriorated and dilapidated condition.

Of the single family homes that are considered as not being dilapidated or deteriorated, but needing minor or perhaps moderate repairs, by far the greatest need is in repair or replacement of roofs and roofing materials such as asphalt or wood shingles. Also included with the need to re-shingle roofs is the need for repairing and/or replacing edge flashing as well as the eaves and soffit needing repairs. In surveying homes that have reached the level of severely deteriorated or dilapidated, it is usually quite obvious that one of the first elements of that home to have deteriorated was the roof. Because roofs are truly an “umbrella” protecting so many other structural elements of a home, it should also be obvious that to arrest decline in homes, not yet to the point of severely deteriorated, considerable focus be placed upon maintaining and repairing the roof.

Exterior assessment does not address faulty electrical, plumbing, or sanitary facilities. These issues are reported through the Home Rehabilitation, Emergency Home Repair and Weatherization intake process. conditions, based upon the results of the housing condition survey.

Housing Condition from the Regional Housing Stock Survey 2012 Update

Table 3-20 Five County Association of Governments Regional Totals (non-entitlement area)		
	# of Homes	% of Total Homes
All Homes in Region (non-entitlement area)	49,731	100.00%
Single Family Homes in Dilapidated Condition	66	0.13%
Mobile Homes in Dilapidated Condition	94	0.19%
Single Family Homes in Severely Deteriorated Condition	48	0.10%
Mobile Homes in Severely Deteriorated Condition	114	0.23%
Homes in Excellent, Fair or Moderate Condition	49,409	99.35%

Table 3-20 above shows that when looked at from a district-wide perspective, 99.35 percent of the homes in the region (non-entitlement area) are in excellent, fair or moderate condition, thus only 0.65 percent of homes of any type would be considered as being severely deteriorated or dilapidated, a very small percentage. Instead of that district-wide “global” perspective, and in order to gain an accurate understanding of localized housing problems, it is necessary to look at each community from a local perspective. Only by viewing the data from that scale can one get a proper view of housing stock problems that currently exist in many of our smallest rural communities, which in some cases are relatively significant. The Five County AOG maintains a complete housing stock summary with specific numbers and percentages of homes in the various conditions in each individual city and town, the unincorporated area of each county, as well as composite totals for each individual county.

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

An analysis of the Housing Condition Survey originally undertaken in 2004, updated in 2009 and again in 2012, identified several communities whose percentage of housing in severely deteriorated or dilapidated condition was considerably higher than all others. The following communities shown in Table 3-21 have been identified as communities with a larger percentage of housing stock in severely deteriorated or dilapidated condition.

Table 3-21 Communities with Highest Percentage of Homes in Severely Deteriorated or Dilapidated Condition in Southwestern Utah Based Upon Housing Stock Condition Survey			
Community/ County	Number of Homes in Severely Deteriorated or Dilapidated Condition	Total Number of Houses in the Community	Percent of Homes in Severely Deteriorated or Dilapidated Condition
Big Water Town/ Kane County	39	297	13.13%
Hatch Town/ Garfield County	7	58	12.07%
Alton Town/ Kane County	6	55	10.91%
Source: Five County Regional Housing Condition Windshield Survey, 2012			

Appendix C contains the descriptive example of what constitutes a severely deteriorated housing unit and what constitutes a dilapidated home.

CHAPTER IV. NON-HOUSING COMMUNITY ASSETS

A. BUSINESS BY SECTOR

As Table 4-1 below shows, the top five major employment sectors (ranked by number of employees) in the Five County Association of Governments district are: Health Care and Social Services, Accommodations and Food Services, Retail Trade and Public Local Government, and Education Services.

Table 4-1 Business By Sector				
Business by Sector	Average Employment	% Share of Employment	Number of Establishments	% Share of Establishments
Health Care and Social Assistance	10,868	12.83%	767	10.91%
Accommodation and Food Services	10,667	12.59%	581	8.26%
Retail Trade	10,576	12.49%	815	11.59%
Public Local Government	9,164	10.82%	329	4.68%
Education Services	8,061	9.52%	146	2.08%
Construction	5,168	6.10%	952	13.54%
Manufacturing	4,136	4.88%	268	3.81%
Public State Government	3,895	4.60%	66	0.94%
Transportation and Warehousing	3,693	4.36%	246	3.50%
Administration, Support, Waste Management, Remediation	2,884	3.41%	372	5.29%
Professional, Scientific and Technical Services	2,409	2.84%	681	9.68%
Other Services (Except Public Administration)	2,325	2.75%	346	4.92%
Arts, Entertainment, and Recreation	2,118	2.50%	120	1.71%
Finance and Insurance	1,930	2.28%	341	4.85%
Wholesale Trade	1,767	2.09%	258	3.67%
Public Federal Government	1,173	1.38%	76	1.08%
Information	1,006	1.19%	102	1.45%
Real Estate and Rental and Leasing	1,005	1.19%	429	6.10%
Agriculture, Forestry, Fishing	949	1.12%	46	0.65%
Mining, Oil & Gas Extraction	445	0.53%	25	0.36%
Utilities	372	0.44%	41	0.58%
Management of Companies and Enterprises	80	0.09%	23	0.33%
Unclassified establishments	4	0.00%	3	0.04%
GRAND TOTAL	84,695		7,033	

B. LABOR FORCE/UNEMPLOYMENT

Table 4-2 below identifies the number of persons in the labor force by county in southwestern Utah as well as the unemployment rate as of the end of 2014.

Table 4-2 Annual Average Labor Force/Unemployment Rate 2014					
	Beaver	Garfield	Iron	Kane	Washington
Total Population in Labor Force	3,544	2,750	20,123	3,517	63,131
Employed Persons 16 Years and Over	3,428	2,514	19,242	3,353	60,543
Unemployment Rate	3.3	8.6	4.4	4.7	4.1

C. TRAVEL TIME TO WORK

Table 4-3 below provides statistics on the average travel time to work for those employed in southwestern Utah.

Table 4-3 Travel Time to Work		
Travel Time	Number	Percentage
Less than 30 Minutes	63,910	84.4%
30-59 Minutes	8,296	11.0%
60 or More Minutes	3,547	4.7%
TOTAL	75,753	-
Source: US Census: 2013 American Community Survey		

D. EDUCATIONAL ATTAINMENT

Table 4-4 below provides statistics on the educational attainment for employed persons in southwestern Utah.

Table 4-4 Educational Attainment (25-64 years)			
Educational Attainment	Employed	Unemployed	Not in Labor Force
Less than High School Graduate	4,117	1,069	2,552
High School Graduate (or equivalency)	14,247	1,651	6,224
Some College or Associates Degree	26,068	2,074	9,241
Bachelors Degree or Higher	17,110	844	4,946
Source: US Census: 2013 American Community Survey			

E. MEDIAN EARNINGS BY EDUCATIONAL ATTAINMENT

Table 4-5 below provides statistics on median income earned by those employed in southwestern Utah, by county, by their level of educational attainment.

Table 4-5 Median Earnings by Educational Attainment					
Educational Attainment	Median Earnings in the Past 12 Months				
	Beaver County	Garfield County	Iron County	Kane County	Washington County
Less than High School Graduate	\$15,882	\$18,750	\$21,667	\$16,184	\$20,407
High School Graduate (or equivalency)	\$25,596	\$22,273	\$23,533	26,901	\$23,641
Some College or Associates Degree	\$32,891	\$24,955	\$26,125	\$28,130	\$25,284
Bachelors Degree or Higher	\$41,114	\$43,750	\$32,188	\$31,728	\$39,250
Graduate or Professional Degree	\$34,250	\$52,750	\$49,524	\$55,375	\$56,350

F. ASSESSMENT

The largest number of employees in southwest Utah are in the health care field. Programs offered through Dixie State University develop skills and education needed for the workforce needs in southwest Utah.

Healthcare also currently provides the greatest number of employment opportunities in the AOG region.

Each of our five counties have active economic development programs providing encouraging efforts supporting economic growth and employment opportunities meeting the needs in each respective county.

CHAPTER V. GOALS & OBJECTIVES

Table 5-1 Goals and Objectives from HUD funding over 5 Years		
Goal Outcome Indicator	Quantity	Unit of Measurement
Public Facility or Infrastructure Activity other than low/moderate income housing benefit	unknown	Persons Assisted
Public Facility or Infrastructure Activities for low/ moderate income housing benefit	unknown	Households Assisted
Public service activities other than low/moderate income housing benefit (i.e. Meals-on-wheels trucks)	unknown	Persons Assisted
Public service activities for low/moderate income housing benefit	unknown	Households Assisted
Facade treatment/business building rehabilitation	0	Business
Brownfield acres re-mediated	0	Acre
Rental units constructed	24	Household Housing Unit
Rental units rehabilitated	7	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
Tenant-based rental assistance/Rapid rehousing	0	Households Assisted
Homeless person overnight shelter	0	Households Assisted
Overnight/Emergency Shelter/Transitional Housing Beds added	0	Beds
Homeless prevention	unknown	Persons Assisted
Jobs created/retained (RLF)	120-130	Jobs
Housing for homeless added	0	Household Housing Unit
HIV/AIDS housing operation	0	Household Housing Unit
Buildings demolished	0	Buildings
Housing code enforcement/Foreclosed property care	0	Household Housing Unit
Other	0	Other

Table 5-2 One year goals for the number of households supported through:	
Rental Assistance	0
The Production of New Units	14
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	14

Table 5-3 One year goals for the number of households to be supported	
Homeless	720
Non-homeless	8,909
Special Needs	66
Senior	305
Total	10,000

CHAPTER VI. ALLOCATION PRIORITIES

A. FUNDING PRIORITY DECISION MAKING PROCESS

The Five County Association of Governments utilizes a comprehensive rating & ranking matrix to determine the priority for funding of all applications for CDBG. The criteria is approved by the local elected officials functioning as the Rating & Ranking Committee (RRC). The projects are evaluated utilizing the matrix and recommendations for funding are presented to the Rating & Ranking Committee for prioritization.

See Appendix D for a comprehensive report of all previously approved projects funded with CDBG in southwestern Utah from 1982 through 2014.

B. SPECIFIC GEOGRAPHIC AREAS/JURISDICTIONS TO BE TARGETED

The Five County Association of Governments does not have, and does not plan to establish, a geographic set-aside or targeted area for receipt of HUD funding. It has been, and is likely to continue to be, the plan of the Association to fund the highest ranking projects regardless of the location of those projects.

1. Housing

The regional priorities of the Five County Association of Governments relating to housing include the weatherization of housing stock for elderly and low income individuals, rehabilitation of existing multifamily rental units, assisting housing authorities in providing better availability of safe and adequate affordable rentals,, and developing improved infrastructure, such as more water and sewer capacity for housing development in growth areas.

2. Community Development

Taking into consideration the locally identified Community Development capital project lists submitted by local jurisdictions, as well as housing needs identified in affordable housing plans developed throughout the region, community development priorities utilizing CDBG funds in this region are outlined below:

- **LMI Housing Activities--** Regional efforts will continue to focus on projects designed to provide for the housing needs of very low and low-moderate income families. This may include the development of infrastructure for LMI housing projects, home buyers assistance programs, land acquisition or the actual construction of housing units for elderly, low-income and homeless individuals, housing rehabilitation, CROWN rent-to-own homes; mutual self help, and LIHTC projects.
- **Public Utility Infrastructure--** Regional efforts will focus on increasing the capacity of water and other utility systems to better serve the customers and/or improve fire flow capacity. Includes wastewater disposal projects. Typically CDBG funds are utilized for these type of projects to cover engineering costs.

- **Public Safety Activities--** Efforts will be concentrated on addressing projects related to protection of property, including flood control or fire protection improvements in a community. Priority should be given to developing additional fire protection such as new stations in areas that are currently unserved or under-served.
- **Community Facilities/Public Services--** Regional support will be provided to jurisdictions undertaking construction of projects such as senior citizens centers; health clinics; food banks/shelters; and/or public service activities. These activities traditionally have no available revenue source for funding and have typically been turned down by other funding sources. This category does not include facilities that are primarily recreational in nature.
- **Transportation--** Jurisdictions throughout the region will continue to focus on addressing transportation related projects, i.e., streets/bridges, curb, gutter, sidewalks to address drainage issues and airport improvements. The use of CDBG funds for these types of projects is extremely limited due to the nature and higher level of funding needed.
- **Parks and Recreation--** Jurisdictions will continue to foster projects designed to enhance the recreational quality of a community i.e., new picnic facilities, playgrounds, community recreation centers, trails, etc. While parks are an important amenity to communities, the focus of funding in this Region will be directed towards needed infrastructure, facilities, and affordable housing.
- **Planning--** Jurisdictions throughout the region will continue to direct planning efforts towards feasibility studies and various planning for projects such as storm drainage, water system master plans, senior citizen center design, city housing data base and capital facilities plans.
- **Economics--** Some of the jurisdictions in the Five County Region are taking steps to rehabilitate historic buildings and/or museums that play a vital role in terms of historic community values and to foster tourism in the area.

It should be noted that the types of activities listed above are not prioritized. The Annual Action Plan identifies the specific project type priorities for the particular program year.

3. **Economic Development**

The regional Comprehensive Economic Development Strategy (CEDS) that is updated each year identifies the economic development priorities which include:

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

- Representation of southwestern Utah interests at conferences and forums.
- Forge closer ties between economic development and public/higher education initiatives in the region.
- Continue to champion support for regional projects that foster economic development.

The CEDS documents are available on the Five County AOG web site:

<http://www.fivecounty.utah.gov>

C. JURISDICTION ASSESSMENTS/PROFILES

Jurisdiction assessments/profiles were sent out to each non-entitlement city and town. Appendix F is an example of one of the completed community assessment forms. Forms for the remainder of those that were received by the Association in the development of this Consolidated Plan are on file in the Community and Economic Development Division at the Five County Association of Governments office in St. George.

CHAPTER VII. EXPECTED RESOURCES

A. DESCRIPTION OF FUNDS

In a five year plan we can only guestimate the expected CDBG resources. Each year HUD provides an allocation to the Utah Small Cities CDBG program which is then allocated to each region. The following Table 7-1 estimate is based upon the 2015 allocation.

Table 7-1 CDBG Resources Expected	
Annual Allocation of CDBG Funds	Approximately \$700,000
Program Income	\$0
Prior Years Resources (\$)	\$0
TOTAL	Approximately \$700,000

B. LEVERAGING OF FUNDS

C

The policy of the Five County Association of Governments is to strongly encourage a maximum leveraging of CDBG funds with private, and other state and local funds. This is accomplished primarily through the rewarding of additional points in the Rating and Ranking process for projects that provide matching funds. In order to not create an unfair advantage to larger communities that have a greater ability of providing matching dollars, a sliding scale based upon population of the entity was established so that the smallest communities need a smaller percentage of match for the same points a larger community would need a larger match percentage to receive.

CHAPTER VIII. METHOD OF DISTRIBUTION

The Five County Association of Governments annually updates the Rating and Ranking criteria for selecting applications. We send that out to all entities in the region (potential legal applicants) and stress the importance of the criteria in the selection of the highest priority projects.

The potential applicants are invited to the annual How to Apply Application Workshop where they are given an application manual of materials that includes the region's approved and adopted Rating and Ranking criteria. Through our mailings and agency newsletter potential applicants made aware of the possibility of using CDBG funds. The Association follows a specific process identified in the adopted Rating and Ranking criteria to determine the awarding of funds. We fund the highest ranking project fully and go down the list in descending order of points, fully funding each project until this years allocation of funding is exhausted. We do not have a specific set aside of resources to be allocated among funding categories. We have established a grant limit of \$300,000 for a two-year multi-year application. The first year of a multi-year application is limited to \$200,000 with the remaining \$100,000 in year two. A single year application may be up to the amount of \$200,000. It is anticipated that the ability of an entity to apply for \$200,000 in a single year application (up from the previous \$150,000) will enable some projects to be completed in a single year rather than stretched into a multi year time frame. Larger projects will still be able to leverage outside funds to stretch available resources.

A. SUMMARY OF HUD PROGRAMS

Funding for U.S. Department of Housing and Urban Development (HUD) programs other than the Community Development Block Grant (CDBG) program are prioritized by the Balance of State Continuum of Care and allocated directly through HUD. Funding for the CDBG program is allocated in the Five County region utilizing an adopted Rating and Ranking process.

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

B. OUTREACH EFFORTS WITH MINORITY/ETHNIC POPULATIONS

The Five County Association of Governments developed brochures for the HOME rehabilitation program in English and Spanish. In the past these brochures have been distributed throughout the region at key locations including: Local food pantries, senior citizen centers, municipal offices, etc. Once the decision is made on how to administer the HOME program in a sustainable manner it is anticipated that we will again provide this service in Spanish as well as in English.

While the minority population as a percentage of the overall population in the Five County Region is relatively small (7.6%) made up of many races, there is a somewhat larger percentage of population identified with a Hispanic ethnicity (8.9%). The Association will need to work to continue to ensure that services are accessible by those with limited English proficiency.

As part of the intake process, each potential applicant is asked how they learned of the program. Most of the respondents indicated that it was from having obtained a brochure. Others responded that they were referred from other service agencies, including a notable number referred from the Home Energy Assistance Target (HEAT) program, the Weatherization program and the local chapter of Habitat for Humanity. A smaller number heard about it from other individuals.

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

The elected officials who constitute the Rating and Ranking Committee of the Five County Association of Governments have a long tradition of prioritizing projects that have essentially established guidance for applicants. Over the previous 30+ years of the CDBG program the local elected officials of Five County Association of Governments have primarily focused on brick and mortar projects and improving basic infrastructure. Projects which eliminate an urgent health threat or address public safety such as fire protection have been historically been positioned high in regional priority. Projects which meet federally mandated requirements have been given consideration such as special projects to eliminate architectural barriers have been accomplished. In addition, several major housing projects have been undertaken to meet the need for decent, affordable housing for those in the lowest income categories. A regionally common concern in the past has been lack of adequacy in the safe distribution of meals for home bound elderly. That need has been addressed in a collaborative way by the elected officials in southwestern Utah through the procurement of purpose-designed Meals on Wheels delivery vehicles.

The rating and ranking criteria approved for the 2015 program year was approved by the Steering Committee of the Five County Association of Governments in August of 2014. It is anticipated that the results of an analysis of this 1 year action plan will be considered and evaluated in making staff recommendations as to future changes to the rating and ranking criteria. The rating and ranking criteria and guidelines are adopted each year by local elected officials. At that time consideration of additional points or preference based upon being a "focus community" may be considered.

Regional priorities are reviewed on an annual basis by staff to determine their validity. Information gathered from jurisdictions capital improvements lists is utilized to determine regional priorities. Priorities listed below have been fairly consistent over the

course of several years, with the six priorities. However, housing has been moved down and public safety activities have moved up. This is based on a regional review of all fire stations in the Five County region which revealed a number of deficiencies in facilities and equipment.

#1 Public Safety Activities

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

#2 LMI Housing Activities

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

#3 Community Facilities

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

#4 Public Utility Infrastructure

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

#5 Projects to remove architectural barriers

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

#6 Parks and Recreation

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

CHAPTER IX. BARRIERS TO FAIR AND AFFORDABLE HOUSING

A. ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

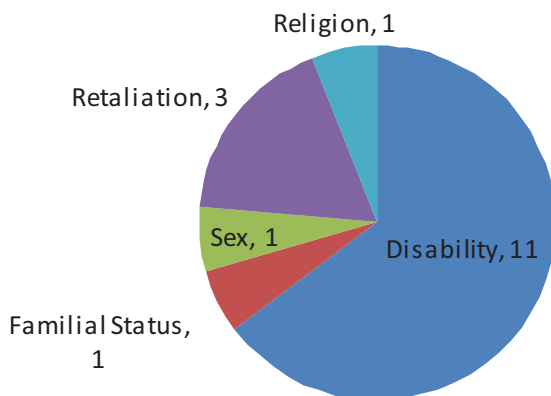
The purpose of an Analysis of Impediments is to assess public and private conditions and factors that affect fair housing choice. Impediments to fair housing choice include both actions taken because of race, color, religion, sex, disability, familial status, or national origin to restrict housing choices and actions which have the effect of restricting housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin. Many of these impediments are linked to those which also limit affordable housing opportunities. Therefore, much of the analysis focuses both on impediments to fair housing choice and to affordable housing.

1. Evaluation of Current Fair Housing Legal Status

Utah's Fair Housing Act (Utah Code Annotated §57-21-1) prohibits discrimination on the basis of race, religion, color, sex, national origin, familial status, disability or source of income in the rental, purchase and sale of real property. According to The Utah Anti-discrimination and Labor Division, there were a total of 17 fair housing complaints between July 1, 2008 and March 1, 2014. This compares to 296 complaints statewide. A total of 13 complaints were filed in Washington County, 3 in Iron County, and 1 in Kane County with no formal complaints in Beaver or Garfield County. The basis for these complaints are summarized in the chart below.

Currently, the only formal mechanism for identifying discrimination cases, based upon the parameters of the Fair Housing Act, is the incident of fair housing complaints. In order to more comprehensively analyze the level of discrimination in the region, it may be necessary to incorporate other methods, such as testing of

Basis of Fair Housing Complaints in Five County Region: 2008-2014



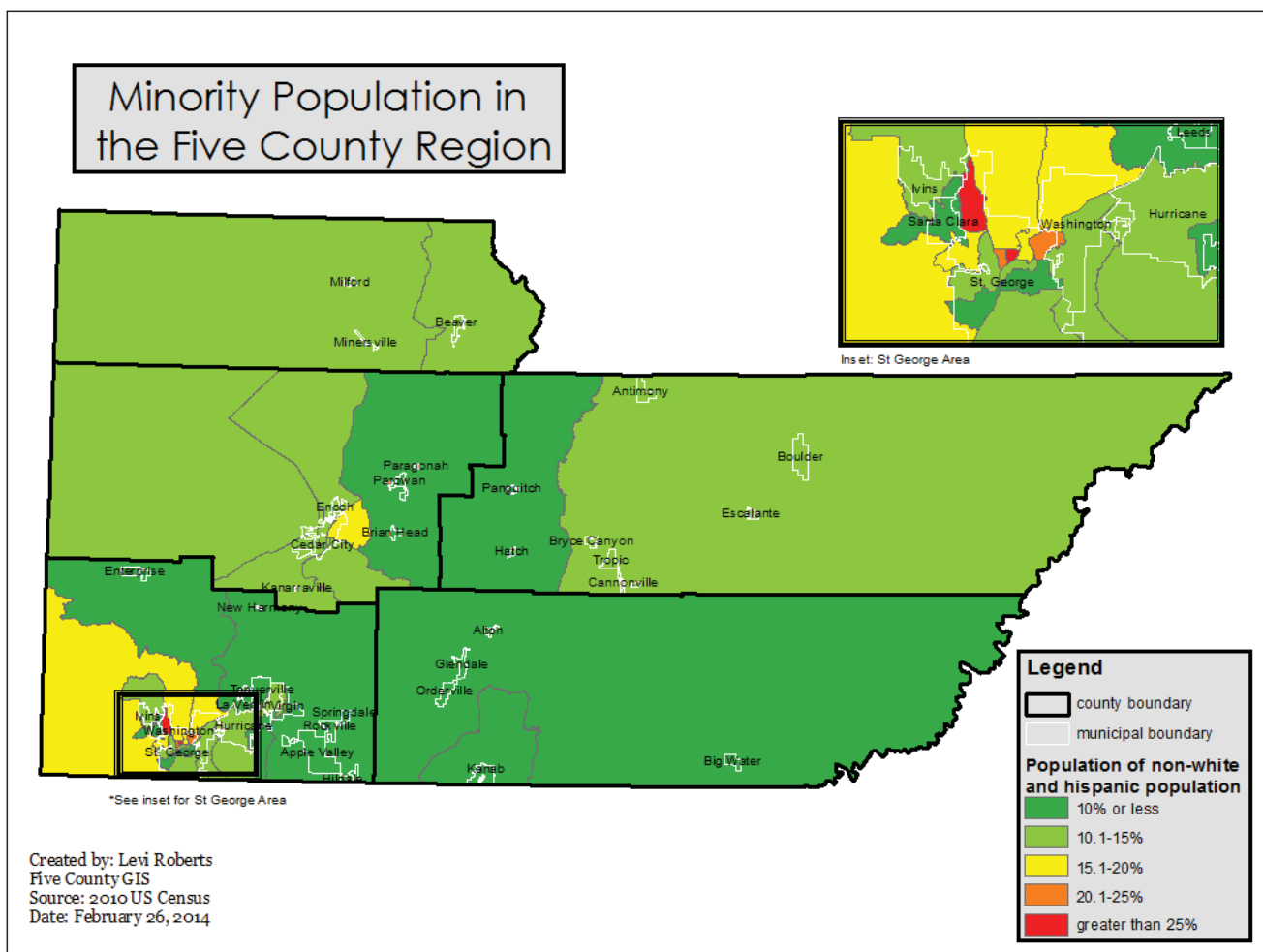
landlords. However, these methods are not currently being utilized. The Five County staff will remain diligent in its efforts to ensure that housing is provided in accordance with the Utah Fair Housing Act.

2. Ethnic and Racial Minority Populations

Ethnic and racial minorities in Southwest Utah are comprised of all races, not categorized as “white only” and Hispanic populations. The map below displays the minority population in census tracts across the Five County Region, according to this definition. The minority population ranges from 6% to 33% in areas across the region. In Beaver, Kane and Garfield County, minority populations in these counties is relatively low, ranging from 6% to 14%, with higher concentration in Beaver County. In Iron County, the census tract on the northeast corner of Cedar City has a minority population of 19%, which is the highest for areas outside of Washington County.

The only city in the region, where significant minority population concentration (i.e. segregation) can be inferred is in St George City. The area in St George, with the highest minority population is the census tract which includes Dixie State University with a minority population of 33%. The “Dixie Downs” area has a minority population of approximately 27%. This area includes a high supply of low to moderate income housing, including mobile and manufactured homes and apartment complexes. This area is also home to a Spanish dual-immersion program at the elementary school. This is compared to the census tract with the lowest minority population in St George, which is primarily composed of the Bloomington Area, with a minority population 7%.

Disparities in minority population may be indicative of impediments to fair housing, including zoning barriers, NIMBYism, limited availability of housing vouchers, siting of housing, and private lending practices. However, there are other factors, including cultural preferences and community history that contribute to segregation. Communities throughout the region should ensure that minority populations have equal opportunity to obtain housing and participate in all aspects of community life.



3. Source of Income

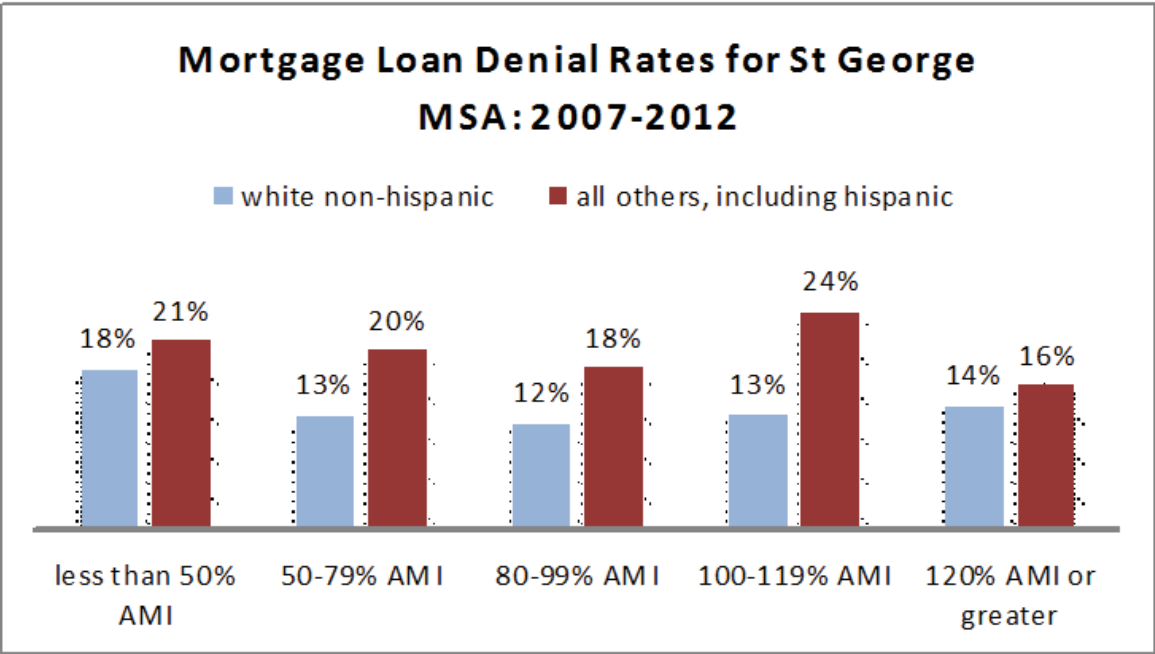
There is some suspicion that source of income may be a fair housing issue. Many landlords do not know about the Utah-specific protected class. Occasionally, Five County works with landlords who refuse to house clients needing rapid re-housing assistance because “government” is paying for the initial deposit and several months of rent. Five County will work to coordinate additional fair housing training to better educate landlords on fair housing.

4. Private Lending Practices

Private lending practices are indicative of potential impediments to home ownership. The Home Mortgage Disclosure Act (HMDA) requires mortgage lenders in metropolitan statistical areas (MSAs) to record information about income, race and ethnicity. Unfortunately, data is not available for areas outside of MSAs. Therefore, FCAOG staff could only analyze data for St George MSA. Approximately 68% of the population of the Five County Region resides within the St George MSA, comprising Washington County, so this information provides a large sample for the region.

To better understand possible disparities in lending practices for racial and ethnic minorities, staff analyzed the denial rates of “white, non-Hispanic” populations and “all others, including Hispanic” in the St George MSA between 2007-2012. For this time period 13.4% of white were denied mortgage loans, while 18.3% of minorities were denied. This indicates that there is a disparity between denial rates for whites and for minority populations.

Some of this disparity may be attributed to income levels. However, even when accounting for income, there is a mortgage application denial rate disparity across all income ranges (see chart below). There is a particular large disparity in loan denial rates for households earning 100-119 AMI, with a 13% denial rate for white non-Hispanic and 24% for all others, including Hispanic. This disparity may be indicative of an impediment to fair housing.



5. Analysis of City Zoning Ordinances

Zoning Ordinance regulations govern the use, lot size, and density for new development. Such regulations have a direct impact upon the ability for a community to provide affordable housing and fair housing choice.

Table 10-1 displays some zoning regulations which affect affordable housing in each of the larger municipalities throughout the Five County Region. This list is not comprehensive, but provides a sample of zoning regulations that have an impact upon a community’s ability to provide affordable and fair housing.

**Table 9-1
Zoning Ordinance Affordable Housing Measures**

City	Affordable Housing Measure					
	Minimum lot size	Multi-family zoning	Mobile Homes	Mixed Use	Accessory Dwelling Units	Density Bonus
Beaver County						
Beaver	9,800 ft ²	duplexes: permitted, multi-family/ town homes: conditional	permitted only in mobile home zone	none	none	10% bonus for planned development
Milford	6,000 ft ²	multi-family: permitted, up to 30 units/acre	permitted in mobile home zone, conditional in planned development	residential and commercial permitted in Main Street District	conditional use in residential medium	10% bonus for planned development
Garfield County						
Escalante	10,000 ft ²	duplexes: permitted, multi-family: conditional	permitted in mobile home zone, RR-1, R-1-20	residential/ commercial district permits single-family	none	10% bonus for planned development
Panguitch	8,000 ft ²	multi-family permitted in residential district	permitted only in mobile home zone	residential permitted in commercial zones	none	10% bonus for planned development
Iron County						
Cedar City	6,000 ft ²	multi-family: permitted	permitted only within industrial zone	Mixed use zone established, up to 24 units/acre	permitted in single family residential	higher densities permitted in PUD, varies by zone
Enoch	18,000 ft ²	duplexes permitted, multi-family prohibited	mobile homes permitted in mobile home district, mixed residential, neighborhood commercial	none	none	minimum lot area may be reduced in cluster overlay zone
Parowan	10,000 ft ²	multi-family: permitted	permitted in single/ multi-family	apartments permitted in commercial zone	none	higher densities permitted in PUD, varies by zone
Kane County						
Kanab	8,000 ft ²	multi-family: permitted	permitted in residential agriculture zone	mixed use permitted in commercial zones	permitted in single family residential zones	higher densities permitted in PUD, varies by zone

**Table 9-1
Zoning Ordinance Affordable Housing Measures**

City	Affordable Housing Measure					
	Minimum lot size	Multi-family zoning	Mobile Homes	Mixed Use	Accessory Dwelling Units	Density Bonus
Washington County						
Enterprise	8,000 ft ²	duplexes: permitted, multi-family: conditional	permitted in residential districts with additional regulations	residential/ commercial permitted in Neighborhood Commercial District	none	none
Hurricane	6,000 ft ²	multi-family: permitted	permitted in mobile home district, single family; conditional in multi-family	Pedestrian Oriented Commercial Zone: promotes mixed-use	permitted within R-1-15; conditional within R-1-10, R-1-8	20% bonus for planned development
Ivins	5,000 ft ²	duplex: permitted, multi-family: conditional	permitted in existing mobile home district, no new mobile districts allowed	mixed-use development overlay established	permitted in most residential zones, restricted to family members	Offered in R-M zone, subdivision enhancement overlay
LaVerkin	6,000 ft ²	fourplexes permitted, higher prohibited	permitted only in mobile home district	permitted in Planned Community Development Zone	none	Offered in R-1-14 zone with development agreement
Santa Clara	7,000 ft ²	townhouses, permitted in planned development, multi-family prohibited	prohibited in all zones within the city	mixed use zone: permits mix of commercial/ residential; no multi-family	permitted in mixed lot development within 8,000 - 9,000 ft ² lot	lot size reduction permitted if overall density does not exceed underlying zone
Toquerville	12,000 ft ²	multi-family: permitted	mobile home district (reserved)	residential/ commercial mix permitted in residential zones	none	lot size reduction permitted if overall density does not exceed underlying zone
Washington	6,000 ft ²	fourplex: permitted, multi-family: conditional	permitted only in mobile home district	mixed use permitted in downtown zone	none	none

- **Minimum lot sizes for single-family dwellings**
Land costs directly impact the total cost of a property for someone renting or buying a housing unit. Large minimum lot sizes may inhibit viable affordable housing from developing. For comparison reasons, minimum lot sizes for single-family dwellings are listed. Most cities in the region allow for lot sizes of 10,000 ft² (1/4 acre) or lower. The city with the largest minimum lot size is Enoch at 18,000 ft² (nearly 1/2 acre). Ivins permits lot sizes as small as 5,000 ft² (1/8 acre).
- **Multi-family zoning**
Multi-family housing, including apartments, townhouses, condos, and duplexes are often more affordable than a conventional single family dwelling. All municipalities have some provision for multi-family housing within their respective zoning codes. However, the restrictiveness of these regulations toward multi-family housing varies across the Five County Region. Most municipalities include mixed residential zones, which are intended to allow for some type of multi-family housing. Perhaps the most flexible zoning code is in Panguitch, which does not divide multi-family and single family into separate districts, rather lists both as a permitted use within the “residential district.” Conversely, Enoch only permits two family dwellings in one district (M-R-2) provided that the lot is greater than 22,000 ft². Santa Clara does not permit multi-family dwellings of greater density than a townhome or a condo. Several other jurisdictions (Enterprise, Ivins, Escalante, Beaver) list apartments as a conditional use within a multi-family zone, while permitting duplexes and/or townhomes.
- **Mobile Home Zoning**
Mobile homes are typically much less expensive than site built homes. According to a study commissioned by the University of Illinois, mobile homes are typically one third to one half the cost of a site built home. Throughout the region, mobile homes are an important component of a community’s affordable housing supply. With the exception of Santa Clara, mobile homes are permitted in some districts within every municipality in the Region. In some cities (Beaver, Panguitch, Ivins, LaVerkin, Toquerville), mobile homes are only permitted within designated mobile home districts. Milford, Escalante, Hurricane have created a mobile home district, but also allow for mobile homes in other areas of the city. Enterprise, Kanab, Parowan, and Cedar City do not have established mobile home districts, but allow for mobile home development in specified districts. Many municipalities specify that mobile homes can only be built within a developed mobile home park. The Zoning Ordinance for Ivins City specifies that the mobile home district will only be applied to existing mobile home areas and prohibits the establishment of new mobile home districts.
- **Mixed-Use Zoning**
Allowing a mix of uses, including commercial and residential, allows residents to minimize transportation costs by locating near goods and services. Mixed-use development can include a mix of uses horizontally (within the same development) or vertically (within the same building). Smart Growth advocates often promote pedestrian scale development, with

retail on the first floor and residential uses above. This type of development is permitted in some cities (Toquerville, Kanab, Cedar City, Hurricane). Horizontal mixed-use, in which retail is mixed within the same zone as residential uses is more commonly permitted. The only communities, which do not include mixed-use provisions within their respective ordinances are Beaver and Enoch.

- **Accessory Dwelling Units (ADUs)**

One tool used to provide for affordable housing is by allowing accessory dwelling units, also known as “mother-in-law units,” “granny flats,” “guest houses,” or “casitas” to be built on the same lot as a single family dwelling. ADUs are typically restricted to be either less than 50% of the square footage of the principal dwelling or less than 800 ft². Permitting this type of development allows a community to provide for more affordable housing without significantly altering the character of a single family residential neighborhood. Cedar City, Milford, Kanab, Ivins, Hurricane, and Santa Clara each allow ADUs under certain conditions. Cedar City and Kanab have the most flexible ordinance with regards to ADUs, permitting “guest houses” within single family residential neighborhoods. In Hurricane, “guest houses” are listed as a permitted use in the R-1-15 (15,000 sq ft lot size minimum), and conditional in the R-1-10 and R-1-8 zones. Santa Clara permits ADUs in mixed lot developments on lots between 8,000 and 9,000 ft². Milford lists “granny flats” as a conditional use in residential medium zones. Ivins permits “casitas” to be built in most residential zones, but limits use to immediate family members.

- **Density Bonuses**

Density bonuses allow a developer to develop smaller lot sizes than those conventionally allowed, possibly increasing the affordability of those housing units. Most municipalities that provide for density bonuses require conditions, such as additional open space. In some cases, the conditions increase the cost of the development, lowering the offsetting effect of a lower land cost. Inclusionary zoning provides density bonuses to developers that develop affordable housing. There are no municipalities in the region with inclusionary zoning built within the zoning ordinance. However, most municipalities include some form of a density bonus for planned developments, which have the potential for decreasing the cost to residents.

B. Affordable Housing Plan Development

A review of local general plans and land use ordinances municipalities in this region has identified at least some provisions for affordable housing built within their respective ordinances. However, each city can take measures to improve the opportunity to develop affordable housing.

Utah House Bill 295 requires all cities and counties, with over 1,000 inhabitants, to include an affordable housing element as part of the general plan, which assesses the gaps and needs for affordable housing. The Five County Association of Governments has been working with and is continuing to work with a cities in our region to develop Affordable Housing Plans.

Plans have been developed for LaVerkin, Milford, Panguitch, Parowan, Cedar City, Enoch, Toquerville, Kanab, Ivins, and Santa Clara. A planning process is currently underway for Enterprise, Beaver, Washington, and Hurricane City. Our goal at FCAOG is to help ensure that each City (communities with a population of 1,000 or more) have an Affordable Housing Plan (also known as a Plan for Moderate Income Housing) in compliance with Utah Code requirements. The purpose for developing these plans is to help increase affordable housing opportunities for current and future residents. The plans include an analysis of the current supply of affordable housing in the community and the demand for such housing. Within each plan, communities may address impediments to affordable housing.

Some of the common findings from plans include:

- Although there is generally an adequate supply of housing affordable to moderate-income households (80% AMI), demand generally outpaces supply for low-income (50% AMI) and very low-income households (30%).
- Manufactured and mobile homes in communities helps meet some of the need for low income housing.
- Housing Authorities in the region (St George, Cedar, Beaver) are addressing affordable housing needs for low-income households, but are unable to meet the needs of those in need of assistance. Cities should continue to support Housing Authorities to address low income housing needs.
- Allowing smaller lot and unit sizes, multi-family, and accessory dwelling units would help address the need for affordable housing in many communities in the region.
- A review of impact fee structures for several communities is needed so that impact fees match the impact of the development. Since 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.

7. Summary: Affordable & Fair Housing Impediments and Strategies

The following is a summary list of impediments to affordable and fair housing and possible strategies to address these impediments. As mentioned above, Five County AOG staff works with jurisdictions throughout the region to develop affordable housing plans. FCAOG staff will work to incorporate recommendations included in affordable housing plans from the following list of impediments and strategies when developing and reviewing plans, while being sensitive to the local conditions.

Table 9-2
Affordable & Fair Housing Impediments and Strategies

Impediments	Strategies
Development costs (impact fees) are passed onto the consumer	<p>Local governments can seek low-interest loans and/or grants to reduce development costs.</p> <p>Continue to encourage jurisdictions to enact measures to reduce or waive such fees for projects that include affordable housing opportunities.</p> <p>Jurisdictions may enact graduated impact fees, which set higher fees for larger, less centralized development, and lower fees more smaller, more central development, thus more accurately pricing the impact of the development, and increasing affordability of housing.</p>
Lack of ordinances which specifically mandate the provision of affordable housing	<p>Jurisdictions may consider enacting <i>inclusionary zoning</i> to help ensure that housing developments allocate a certain portion of the units to low and moderate income home buyers.</p> <p>Continue to evaluate local land use ordinances in order to suggest amending regulations, where possible.</p>
Costs of pre-development construction and on-site work is excessive	<p>Zone for higher densities to centralize services</p> <p>Encourage in-fill development and adaptive reuse</p> <p>Suggest implementation of mixed-use rehabilitation projects, i.e., retail main street store fronts with upstairs low-income apartments.</p>
Historically the cost of property acquisition has affected housing affordability. Large minimum lot sizes tend to inhibit the viability of building affordable housing.	<p>Zone for higher densities and allow for smaller building lots, multi-family housing, and accessory dwelling units</p> <p>Allow for flexibility in zoning ordinances for open space requirements, parking provisions, etc. on low-income housing projects</p> <p>Partner with non-profits and/or Housing Authorities on low-income housing developments</p> <p>Encourage jurisdictions to allow density bonuses for projects which provide affordable housing opportunities</p>

Table 9-2
Affordable & Fair Housing Impediments and Strategies

Impediments	Strategies
Not enough coordination between government programs and other funding sources	<p>Collaborate with other agencies and housing providers to network information, resources and services</p> <p>Partner on projects with other housing providers and lenders to reduce costs to low-income consumers</p> <p>Provide educational program to enlighten local governments on their role in the scope of participation with other entities</p>
Private sector developers may not be taking a sufficient role in the provision of affordable housing	Work with local employers to establish employer assisted housing (EAH). Ultimately, EAH builds employee loyalty and reduces turnover by offering home buyer assistance or rental assistance
Lack of rental assistance available	Collaborate with local non-profits, clergy, and Housing Authorities to increase the availability of rental assistance programs, including Section 8 housing.
Mortgage application denial rates in the St George MSA for minority populations are significantly higher than for whites	Communicate with private lending institutions to adhere to fair housing laws.
Low-income populations are sometimes unable to overcome personal hardships because a lack of knowledge and/or training	<p>Offer down-payment and closing cost assistance to low-income, first-time home buyers.</p> <p>Encourage low-income persons to participate in First Time Home Buyers education courses, when available</p> <p>Outreach to residents and tenants of public and manufactured housing assisted by public housing agencies to inform them of available down payment/closing cost assistance.</p> <p>Encourage local jurisdictions to follow fair housing laws to help prevent discrimination against minority groups, the elderly, disabled, single parent households, and other protected classes.</p>

G. IMPLEMENTATION STRATEGY

The Association staff will continue to identify potential barriers to housing affordability, as well as develop strategies that are currently not being utilized so that they may be implemented to overcome increasing challenges faced in meeting affordable housing needs in the Five County region.

The Five County Association of Governments is a regional planning organization which provides technical assistance to local governments which adopt local plans and land use ordinances. We do not have regulatory authority within each incorporated city. Because of our role is to function as a technical support agency, our staff at the Association will continue to work with local governments to identify and help them implement the strategies identified in the local jurisdiction's general plan, zoning, subdivision and other land use ordinances and codes.

H. ADDITIONAL TOOLS TO ADDRESS AFFORDABLE HOUSING

1. Low Income Housing Tax Credit (LIHTC) Program

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

Table 9-3 Completed Low Income Housing Tax Credit Projects (as of 1/14)	
Location of Units	# of LIHTC Units
Utah Statewide Total	17,445
Beaver County	35
Garfield County	9
Iron County	557
Kane County	47
Washington County	1,204
Source: Utah Housing Corporation, Completed Housing Credit Projects by County, link: https://utahhousingcorp.org/PDF/CompletedProjects.pdf	

In addition to those listed above, 2015 Low Income Housing Tax Credit (LIHTC) awards resulted in a total of 4 additional housing units or \$50,739 housing credits awarded to projects in the Five County region. Specifically, Beaver Housing Authority received a credit for four CROWN homes in Milford.

2. Rural Rental Housing Loans (Section 515)

Rural Rental Housing Loans, administered by the U.S. Department of Agriculture (USDA) are direct, competitive mortgage loans made to provide affordable multifamily rental housing for very low-, low-, and moderate-income families, elderly persons, and persons with disabilities. This is primarily a direct housing mortgage program; its funds may also be used to buy and improve land and to provide necessary facilities such as water and waste disposal systems.¹

A total of 338 properties in Washington, Iron, and Kane County utilize these loans to provide low to moderate income housing. See Table 9-4 below for detailed statistics.

Table 9-4 Rural Rental Housing Loans	
Location	Properties with Active Section 515 Loans
Utah Totals	1,722
Beaver County	0
Garfield County	0
Iron County	63
Kane County	46
Washington County	229
Source: National Housing Trust * Expire before the end of the fiscal year 2015.	

¹U.S. Dept of Housing & Urban Development, Rural Housing and Economic Gateway

CHAPTER X. OTHER HOUSING CONSIDERATIONS

A. SINGLE-FAMILY

Our agency is active in providing weatherization services that enable persons, especially lower-income, elderly, and the disabled to have reduced energy costs that enable them to afford to maintain their homes. It has also been the general policy of the AOG to leverage available public funding, when and where appropriate, for the development of single family subdivision infrastructure to enable the development of affordable housing on a neighborhood scale rather than assisting individual single family properties. Single family rehabilitation must be determined to be financially sustainable from an administrative standpoint before the Association can resume providing this on an ongoing basis.

B. LEAD BASED PAINT STRATEGY

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

C. PUBLIC/PRIVATE HOUSING COORDINATION

To better connect public and private housing and social service agencies, additional community partners will be invited to attend LHCC and homeless case manager meetings for Washington and Iron Counties. Some housing authorities already attend. Additional private-sector involvement could increase coordination in regard to rapid re-housing, transportation, and transportation.

Five County Association of Governments Community Action Program hopes to better coordinate with private landlords in the future. One such coordination is to invite landlords in the community to learn about programs to assist current/future tenants and compile a more updated “affordable rental” list for community members. Five County has strong relationships with some landlords of income-restricted housing and other affordable housing units. They are the primary source of referrals for homeless prevention. In some instances, they waive application fees and expedite the rental process for homeless clients. It is desired to increase this network in the future.

Social Service agencies and public/private housing need additional opportunities to coordinate efforts to ensure Fair Housing compliance in this Five County area. Five County plans to coordinate Fair Housing training for landlords in Washington County.

D. HOUSING MARKET & AFFORDABLE HOUSING

While the housing market has recovered in most of the region, affordable housing remains an issue throughout Southwest Utah. As less households qualify for mortgage loans, the demand for rental housing has increased, resulting in increased rental rates. In many locations, rental rates are comparable to mortgage rates for a similar unit.

Realizing the need for additional affordable/workforce housing assistance, Five County Association of Governments has put an Ombudsman in place to assist the region in addressing these issues. The Ombudsman provides assistance to local communities throughout Beaver, Garfield, Iron, Kane and Washington counties in an effort to address housing issues and to aid individuals and families in their quest for housing alternatives. Additionally, the Ombudsman publishes a quarterly newsletter which provides affordable housing information and highlights area resources and accomplishments. The newsletter is mailed to the staff and elected officials of all area jurisdictions and posted on <http://www.southernutahhousing.com/>. The Ombudsman manages this website, which provides information about affordable housing programs in the region.

APPENDIX A

Local Jurisdictions in the Five County District

Beaver County	Garfield County	Iron County	Kane County	Washington County
Beaver City Milford Minersville	Antimony Boulder Bryce Canyon City Cannonville Escalante Hatch Henrieville Panguitch Tropic	Brian Head Cedar City Enoch Kanarraville Paragonah Parowan Piute Indian Tribe of Utah Cedar Band Indian Peaks Band Shivwits Band	Alton Big Water Glendale Kanab Orderville	Apple Valley Enterprise Hildale Hurricane Ivins LaVerkin Leeds New Harmony Rockville St. George Santa Clara Springdale Toquerville Virgin Washington City

Note: St. George City is a HUD Entitlement City and has been since 2004.

APPENDIX B.

**2-5YEAR CAPITAL IMPROVEMENT LISTS FOR BEAVER,
GARFIELD, IRON, KANE & WASHINGTON COUNTIES**

Five year action plan, Capital Investment Plan

Five County 2-5 Year Consolidated Plan - 2016-2020

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
BEAVER COUNTY						
Beaver County	H	Equestrian Facility	\$ 800,000	PCIFB (Loan) Other	\$ 500,000 300,000	2016
	H	Water Improvements at the Minersville Reservoir	\$ 50,000	PCIFB (Grant) County	\$ 25,000 25,000	2016
Beaver City	M-1	Multi Government Complex	\$ 850,000	PCIFB (Grant) PCIFG (Loan) City	\$ 350,000 350,000 150,000	2017
	M-1	Sidewalk/Walking Path 600 North	\$ 260,000	PCIFB (Grant) PCIFG (Loan) RC&D	\$ 110,000 110,000 40,000	2018
	M-2	600 North Road Improvements	\$ 328,000	PCIFB (Grant) PCIFB (Loan) City - B&C	\$ 150,000 150,000 28,000	2019
Milford City	H	Sewer Master Plan	\$ 50,000	PCIFB (Grant) City	\$ 25,000 25,000	2016-17
	L	Drainage Master Plan	\$ 75,000	PCIFB (Grant) City	\$ 37,500 37,500	2016-17
Minersville	H-1	Master Survey of the Town	\$ 80,000	PCIFB Town	\$ 40,000 40,000	2016
	M	Walking Path	\$ 150,000	RC&D Grant Donations	\$ 100,000 50,000	2017

Five year action plan, Capital Investment Plan

Five County 2-5 Year Consolidated Plan - 2016-2020

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
ELK MEADOWS SPECIAL SERVICE DISTRICT						
Elk Meadows Special Service District	H	Drainage Improvements	\$ 500,000	PCIFB (Grant) PCIFB (Loan)	\$ 250,000 250,000	2017
MILFORD AREA HEALTH CARE SERVICE DISTRICT #3						
Milford Area Health Care Service District #3	M	New Ambulance	\$ 200,000	PCIFB (Grant) PCIFB (Loan)	\$ 100,000 100,000	2016
SOUTHWEST UTAH BEHAVIORAL HEALTH CENTER						
Southwest Ut. Behavioral Health Center		No information submitted for 2-5 year list				
SOUTHWEST UTAH PUBLIC HEALTH DEPARTMENT						
Southwest Ut. Public Health Department	M	New Building - Beaver, Utah	\$ 500,000	PCIFB (Loan)	\$ 500,000	2016

Five year action plan, Capital Investment Plan

Five County 2-5 Year Consolidated Plan - 2016-2020

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
GARFIELD COUNTY						
Garfield County	H	Landfill Lining	\$ 500,000	PCIFB (Loan) County	\$ 250,000 250,000	2016
	H	Fairground Improvements	\$ 200,000	PCIFB (Loan) County	\$ 100,000 100,000	2016
	H	Senior Citizen's Center	\$ 800,000	PCIFB (Loan) County	\$ 400,000 400,000	2017
Antimony	M-1	Town Maintenance Equipment	\$ 100,000	PCIFB (Grant)	\$ 100,000	2016
Boulder	H-1	Town Park Sprinkler System	Unknown	To Be Determined	To Be Determined	2016
	H-1	Cemetery Improvements	\$ 50,000	PCIFB (Grant) Town	To Be Determined	2017
	H-1	Maintenance Equipment	Unknown	To Be Determined	To Be Determined	2018
	M-1	Surveillance Equipment	Unknown	To Be Determined	To Be Determined	2019
Bryce Canyon City	H	Day Care Center	\$ 600,000	PCIFB (Loan) PCIFB (Grant)	\$ 300,000 300,000	2019
	H	Housing Planning	\$ 100,000	PCIFB (Grant) Town	\$ 50,000 50,000	2019
	H	Events Center	\$ 2,000,000	PCIFB (Loan) PCIFB (Grant)	\$ 1,000,000 1,00,000	2019
	H	Natural Gas Line Extension	\$ 10,000,000	PCIFB (Loan) PCIFB (Grant)	\$ 5,000,000 5,000,000	2019
	M	Sewer Improvements	\$ 1,000,000	PCIFB (Loan) PCIFB (Grant)	\$ 500,000 500,000	2019
Cannonville		No information submitted for 2-5 year list				

Five year action plan, Capital Investment Plan

Five County 2-5 Year Consolidated Plan - 2016-2020

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Escalante	H-1	Main Street Improvements	\$ 900,000	PCIFB (Loan) City	\$ 850,000 50,000	2016
	H-2	Science Center	\$ 9,000,000	To Be Determined	To Be Determined	2018
	M-1	City Parks and Trails	\$ 100,000	PCIFB (Grant) Other	\$ 80,000 20,000	2018
	M-2	Heritage Center	\$ 2,000,000	PCIFB Other	\$ 150,000 1,500,000	2018
	L-1	Library	\$ 200,000	To Be Determined	To Be Determined	2019
Hatch	No projects listed on 2-5 year list					
Henrieville	H-1	Asphalt Road Resurfacing	\$ 300,000	To Be Determined	To Be Determined	2016-19
	H-2	Historic & Main Street Improvements	\$ 175,000	To Be Determined	To Be Determined	2016-19
	M	Bike Path	To Be Determined	To Be Determined	To Be Determined	2016-19
Panguitch	H-1	Historic Lighting - Main & Center Streets	\$ 400,000	PCIFB UDOT City Funds	\$ 150,000 200,000 50,000	2016-17
	H-2	Expand Landfill	\$ 100,000	PCIFB (Grant) City	\$ 80,000 20,000	2016-17
	H-3	Swimming Pool	\$ 1,000,000	PCIFB Other	\$ 800,000 200,000	2016-17
	M-1	Improvements to Triple C Arena - Warmup Area, Stalls, Miscellaneous	\$ 400,000	PCIFB / CDBG County City	\$ 300,000 50,000 50,000	2016-17
	M-2	Balloon Rally Land, Golf Course	\$ 500,000	PCIFB City/Donations	\$ 350,000 150,000	2016-17

Five year action plan, Capital Investment Plan

Five County 2-5 Year Consolidated Plan - 2016-2020

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Panguitch (Continued)	M-4	Ballpark Lighting - Expand Fields	\$ 300,000	PCIFB City	\$ 250,000 50,000	2016-17
Tropic	H	Extend Tropic Sidewalks	\$ 100,000	PCIFB (Loan) Town	\$ 50,000 50,000	2016
	H	Ballpark Lighting	\$ 15,000	PCIFB (Grant) Town	\$ 8,000 7,000	2016
	H	Drainage Improvements	\$ 1,500,000	PCIFB (Loan)	\$ 1,500,000	2016
	M	Road Reconstruction - 50 South	\$ 598,382	PCIFB Town	\$ 300,000 298,382	2017
	M	City Park Improvements	\$ 350,000	PCIFB (Loan) PCIFB (Grant)	\$ 175,000 175,000	2017
	M	Open Water Storage Reservoir	\$ 3,000,000	PCIFB (Loan) PCIFB (Grant)	\$ 1,500,000 1,500,000	2018
	M	Heritage Center Improvements	\$ 100,000	PCIFB (Loan) PCIFB (Grant)	\$ 50,000 50,000	2018
	M	Improve Veterans Memorial	\$ 30,000	PCIFB (Grant)	\$ 30,000	2018
	M	Extend Sidewalks on Highway 12	\$ 400,000	PCIFB UDOT	\$ 200,000 200,000	2018
MAMMOTH CREEK SPECIAL SERVICE FIRE DISTRICT						
Mammoth Creek Special Service Fire District	H	Used Wildland Fire Engine	\$ 60,000	PCIFB (Grant)	\$ 60,000	2016
PANGUITCH LAKE FIRE SPECIAL SERVICE DISTRICT						
Panguitch Lake Fire Special Service District		No projects on five year list				

Five year action plan, Capital Investment Plan

Five County 2-5 Year Consolidated Plan - 2016-2020

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
PAUNSAUGUNT CLIFFS SPECIAL SERVICE DISTRICT						
Paunsaugunt Cliffs Special Service District		No projects on five year list				
SOUTHWEST UTAH BEHAVIORAL HEALTH CENTER						
Southwest Ut. Behavioral Health Center		No information submitted for 2-5 year list				
SOUTHWEST UTAH PUBLIC HEALTH DEPARTMENT						
Southwest Ut. Public Health Department		No projects listed on 2-5 year list				
TICABOO UTILITIES IMPROVEMENT DISTRICT						
Ticaboo Utilities Improvement District	H	Well Pump Replacement	\$ 650,000	PCIFB (G/L)	\$ 650,000	2016

Five year action plan, Capital Investment Plan

Five County 2-5 Year Consolidated Plan - 2016-2020

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
IRON COUNTY						
Iron County	H-1	Road Improvement / Kanarraville to SR-56	\$ 4,000,000	Road Funds; FAS Funds / Grants	To Be Determined	2016-17
	H-2	Rebuild of Parowan Gap Road - Parowan to 2200 West	\$ 1,000,000	FAS Funds / Road Funds	To Be Determined	2017
	H-3	Westview Drive - Rebuild and widen, adding safety lanes	\$ 4,000,000	FAS Funds/ Road Funds	To Be Determined	2018
	H-4	Remodel and Addition on Cedar Senior Citizens Center	\$ 300,000	CDBG (Grant)	\$ 300,000	2016-17
	H-5	Upgrade E-911 Dispatch System	\$ 300,000	911 Funds/ Grant Funds	To Be Determined	2016
	M-1	Road Improvement/Repair Desert Mound to Iron Springs	\$ 1,000,000	FAS Funds/ Road Funds	To Be Determined	2016-18
	M-2	Meals-on-Wheels Replacement Vehicles (2)	\$ 100,000	CDBG	\$ 100,000	2016
	M-3	Enoch to Summit Frontage Road Repair and Resurface	\$ 2,000,000	FAS Funds/ Road Funds	To Be Determined	2017
Brian Head	H-1	Dedicated Line from Town Hall to Mammoth Tank	\$ 358,000	USDA/Town	\$ 358,000	2016
	H-2	Parowan Canyon Sewer Trunk Line (Phase I)	\$ 864,000	USDA/Town	\$ 864,000	2017
	M-1	Water Distribution Line from 1 MG Tank to Salt Pile Tank and Pump Station	\$ 694,000	USDA/Town	\$ 694,000	2018
	M-2	Brian Head Town Sewer Manhole Repairs	\$ 293,000	USDA/Town	\$ 293,000	2018
Cedar City	H-1	Sewer Line Replacement - Citywide	\$ 3,500,000	Sewer Fund, Bonding, DEQ, PCIFB	To Be Determined	2016-18
	H-2	Water Storage Tank	\$ 4,200,000	Water Fund, Bonding, DDW, PCIFB	To Be Determined	2016-18

Five year action plan, Capital Investment Plan

Five County 2-5 Year Consolidated Plan - 2016-2020

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Cedar City (Continued)	H-3	Golf Course Sprinkling - Replace and Up-size Sprinkling System	\$ 2,500,000	Bonding, PCIFB	To Be Determined	2016-18
	M-1	Coal Creek Flood Control	\$ 2,000,000	PCIFB & Other Grants	To Be Determined	2016-18
	H	Extend the 4500 West Sewer Line to the MTI Lift Station	\$ 3,000,000	PCIFB (Loan)	\$ 3,000,000	2016
	H	Expand the WWTP Building and Laboratory	\$ 400,000	Fees	\$ 400,000	2016
	H	Re-route the Westview LS Discharge Around Cedar Mountain LS	To Be Determined	Fees/Loans	To Be Determined	2016
	M-1	Trail Expansion	\$ 250,000	PCIFB	\$ 250,000	2016-17
	M-2	Public Works Fleet Maintenance Building	\$ 500,000	Bonding, PCIFB	To Be Determined	2017
	M	Re-drill Quichapa Well	\$ 1,130,000	Water Fund	\$ 1,130,000	2016
	M	Install 3 rd Final Clarifier at WWTP	To Be Determined	Fees/Loans	To Be Determined	2016
	M	Install Sewer Line from Equestrian Point LS to 4500 W	To Be Determined	Fees/Loans	To Be Determined	2017
	L-1	All Wheel Drive 1500 gpm Pumper	\$ 500,000	PCIFB (Loan)	\$ 500,000	2016-17
	L	Replace CCTV Van	\$ 175,000	Fees	\$ 175,000	2018
	L	Replace Hydro-Ex Truck	\$ 500,000	PCIFB (Loan)	\$ 500,000	2018

Five year action plan, Capital Investment Plan

Five County 2-5 Year Consolidated Plan - 2016-2020

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Enoch City	H-1	Storm water Drainage Improvements	\$ 250,000	To Be Determined	\$ 250,000	2016
	H-2	Transportation Plan	\$ 20,000	PCIFB (Grant) City	\$ 10,000 10,000	2016
	M-1	New Culinary Water Tank - 400,000 Gallon	\$ 4,000,000	To Be Determined	\$ 4,000,000	2018
	L-1	Remodel Office Building	\$ 112,556	To Be Determined	\$ 112,556	2018
	L-2	Police Office Expansion	\$ 127,500	To Be Determined	\$ 127,500	2019
Kanarraville	No information submitted for 5-year list					
Paragonah	H-1	Power Distribution Upgrade	\$ 1,000,000	PCIFB (Grant) Town	\$ 900,000 100,000	2016
	H-2	Water Tank	\$ 300,000	PCIFB (Grant) Town	\$ 290,000 10,000	2016
	H-3	Culinary Water Upgrade	\$ 1,000,000	PCIFB (Grant) Town	\$ 950,000 50,000	2017
Parowan	M	Trail Construction	\$ 1,000,000	PCIFB (Loan) PCIFB (Grant)	\$ 500,000 500,000	2017
	M	Maintenance Facility	\$ 750,000	PCIFB (Loan) City	\$ 750,000	2019

Five year action plan, Capital Investment Plan

Five County 2-5 Year Consolidated Plan - 2016-2020

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
CEDAR CITY HOUSING AUTHORITY						
Cedar City Housing Authority	H-1	Development of 2-4 Low-Income Housing Units	\$ 600,000	CDBG OWHLF	\$ 300,000 300,000	2016-18
	H-1	Apply for Funding or Sell Current Housing Stock to Purchase and/or Develop Low-Income Housing	\$ 500,000	To Be Determined	To Be Determined	2016-18
SOUTHWEST UTAH BEHAVIORAL HEALTH CENTER						
Southwest Ut. Behavioral Health Center		No information submitted for 2-5 year list				
SOUTHWEST UTAH PUBLIC HEALTH DEPARTMENT						
Southwest Ut. Public Health Department	L	Building Remodel in Cedar City	\$ 1,500,000	PCIFB (Loan)	\$ 1,500,000	2018

Five year action plan, Capital Investment Plan

Five County 2-5 Year Consolidated Plan - 2016-2020

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
KANE COUNTY						
Kane County	H	Construction of Community Center	To Be Determined	PCIFB	To Be Determined	2016
	H	Baseball Complex	To Be Determined	PCIFB	To Be Determined	2016
	H	Kaneplex Improvements	To Be Determined	PCIFB	To Be Determined	2016
Alton		No information submitted for 2-5 year list				
Big Water	H-1	Community Center	\$ 100,000	PCIFB/CDBG	\$ 100,000	2016
	H	Soccer and Ball Park	\$ 150,000	PCIFB (Grant)	\$ 100,000	2017
Glendale		No information submitted for 2-5 year list				
Kanab City	H	Fire Station #2 Remodel	\$ 300,000	PCIFB (G/L)	\$ 300,000	2016-19
	H	Community Recreation Center	\$ 1,500,000	PCIFB (Loan)	\$ 1,500,000	2016-19
	H	Baseball Field Improvements	To Be Determined	To Be Determined	To Be Determined	2016-19
	H	Cemetery Improvements	To Be Determined	To Be Determined	To Be Determined	2016-19
Orderville	M	New/Remodel Town Offices & Justice Court Porch	\$ 300,000	To Be Determined	To Be Determined	2017
	M	Acquisition of Property for Town Park	\$ 50,000	To Be Determined	To Be Determined	2017
	M	Orderville Ballpark Improvements / Acquisition of Property	\$ 150,000	To Be Determined	To Be Determined	2018
	L	New Fire Station - Mt. Carmel Area	\$ 250,000	To Be Determined	To Be Determined	2018

Five year action plan, Capital Investment Plan**Five County 2-5 Year Consolidated Plan - 2016-2020**

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
KANE COUNTY HUMAN RESOURCES SSD						
Kane Co. Human Resources SSD	H	Emergency Room - Surgery - Business Office Remodel	\$ 10,000,000	PCIFB (Loan)	\$10,000,000	2017
KANE COUNTY WATER CONSERVANCY DISTRICT						
Kane County Water Conservancy District		No projects listed on 2-5 year list				
SOUTHWEST UTAH BEHAVIORAL HEALTH CENTER						
Southwest Ut. Behavioral Health Center		No information submitted for 2-5 year list				
SOUTHWEST UTAH PUBLIC HEALTH DEPARTMENT						
Southwest Ut. Public Health Department		No projects listed on 2-5 year list				

Five year action plan, Capital Investment Plan

Five County 2-5 Year Consolidated Plan - 2016-2020

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
WASHINGTON COUNTY						
Washington County	M-1	Washington County Administrative Complex	\$ 9,000,000	PCIFB (Loan)	\$ 5,000,000	2018
	M-2	Washington County Correctional Facility Expansion	\$ 4,000,000	PCIFB (Loan)	\$ 4,000,000	2020
	M-3	Washington County Little Valley Library Branch	\$ 2,500,000	PCIDB (Loan)	\$ 2,500,000	2020
	L-1	Washington County/St. George Interlocal Agency	\$ 9,000,000	PCIFB (Loan)	\$ 9,000,000	2020
	M-1	<u>Northwestern Special Service District</u> Brookside Fire Station Remodel	\$ 150,000	CDBG	\$ 150,000	2016
	M-4	<u>Angell Springs Special Service District</u> Solar Panels for Electricity Generation	\$ 47,115	CDBG	\$ 47,115	2016
Apple Valley	H-1	Design and Construction of Town Hall	\$ 1,000,000	PCIFB (Loan) PCIFB (Grant)	\$ 500,000 500,000	2016-17
	H-2	Side Street Improvements on High Volume Roads	\$ 2,000,000	PCIFB (Loan) PCIFB (Grant)	\$ 1,000,000 1,000,000	2017
Enterprise City		No information submitted for 2-5 year list				
Hildale City		No information submitted for 2-5 year list				
Hurricane City	H	Gould's Wash Storm Water Detention Basin	\$ 3,500,000	PCIFB (Loan) City	\$ 3,000,000 500,000	2016
	M	Purgatory Road	\$ 1,400,000	PCIFB (Loan) City	\$ 1,000,000 400,000	2018
	M	Toquerville Springs Transmission Line Upgrade	\$ 1,000,000	PCIFB (Loan) City	\$ 750,000 250,000	2019
Ivins City	H	Old Highway 91 Improvements	\$ 500,000	PCIFB (Loan)	\$ 500,000	2016
	H	Desert Rose Park	\$ 850,000	PCIFB (Loan) City	\$ 600,000 250,000	2017

Five year action plan, Capital Investment Plan

Five County 2-5 Year Consolidated Plan - 2016-2020

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Ivins City (Continued)	H	Tuacahn Drive Trail	\$ 250,000	PCIFB (Loan) City	\$ 200,000 50,000	2017
	M	Fire Engine Replacement	\$ 500,000	PCIFB (Loan)	\$ 500,000	2017
	M	Ambulance Replacement	\$ 150,000	PCIFB (Loan)	\$ 150,000	2018
	M	Red Rock Park	\$ 150,000	PCIFB (Loan)	\$ 150,000	2017
	L	Skate Park	\$ 350,000	PCIFB (Loan) City	\$ 300,000 50,000	2018
LaVerkin City	H-1	300 West Street Improvements	\$ 100,000	PCIFB (Loan) City	\$ 80,000 20,000	2016
	H-2	100 South Street Improvements (Main Street to State Street)	To Be Determined	To Be Determined	To Be Determined	2016
	H-3	Street Upgrade (400 North)	\$ 275,000	PCIFB (Loan)	\$ 275,000	2016
	H-4	Drainage System Upgrade	\$ 75,000	PCIFB (Grant) City	\$ 67,500 7,500	2016
	M-1	Pressurized Secondary Water System Upgrade (New Valves)	\$ 750,000	PCIFB (Grant) City	\$ 600,000 150,000	2017
	M-2	100 East Street Improvements	\$ 1,200,000	PCIFB (Loan)	\$ 1,200,000	2018
	M-3	300 North Street Improvement (Fire Department)	\$ 160,000	PCIFB (G/L)	\$ 160,000	2018
	M-4	Community Center/Restore Old Church	\$ 1,500,000	CDBG PCIFB (G/L) Rural Develop. Homeland Sec. SHPO/Museum School District City	\$ 150,000 930,000 50,000 35,000 300,000 10,000 25,000	2019
	L-1	Sports Field Complex	\$ 1,000,000	PCIFB (Loan)	\$ 1,000,000	2019
	L-2	Irrigation System Upgrade (Relocate Lines)	\$ 3,800,000	PCIFB (Loan)	\$ 3,800,000	2020
Leeds	No information submitted for 2-5 year list					

Five year action plan, Capital Investment Plan

Five County 2-5 Year Consolidated Plan - 2016-2020

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
New Harmony		No information submitted for 2-5 year list				
Rockville		No information submitted for 2-5 year list				
St. George		No information submitted for 2-5 year list				
Santa Clara	H	Santa Clara Drive Improvements	\$ 3,500,000	PCIFB and Federal	To Be Determined	2016
Springdale	H-1	Water Treatment Plant Upgrade/Replacement	\$ 2,000,000	PCIFB (Loan) DDW	\$ 2,000,000	2017
Toquerville		No information submitted for 2-5 year list				
Virgin	H-1	No information submitted for 2-5 year list				
Washington City	H	Green Springs Trans.	\$ 214,496	City (Bond)	\$ 215,000	2016
	H	Green Springs Substation	\$ 2,242,409	City (Bond)	\$ 2,242,409	2016
	H	Warm Springs Trail Head (Boilers)	\$ 300,000	City Impact Fees	\$ 300,000	2016
	H	Veteran Park Upgrade	\$ 200,000	City Rap Tax	\$ 200,000	2016
	H	Overhead Freeway Crossing	\$ 43,582	City Reserves	\$ 43,582	2017
	H	Green Springs Drive Power Feeder	\$ 319,360	City Reserves	\$ 319,360	2018
	H	Washington Dam Road Phase III - Widen from 1900 East to Southern Parkway	\$ 1,075,000	Streets	\$ 1,075,000	2019
	H	Washington Dam East Storm Drain	\$ 1,200,000	City Impact Fees	\$ 1,200,000	2019
	H	Fire Engine Pumper	\$ 600,000	Impact Fees	\$ 600,000	2016
	M	Virgin River Trail Phase 3 - East from Sunrise Valley to the East City Boundary	\$ 250,000	Impact Fees	\$ 250,000	2016

Five year action plan, Capital Investment Plan

Five County 2-5 Year Consolidated Plan - 2016-2020

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Washington City (Continued)	M	Two Million Gallon Water Tank for Green Springs / Red Cliffs Area	\$ 1,000,000	PCIFB City	To Be Determined	2016
	M	Replace and Up-Size Main Street and 100 East Sewer Trunk Lines	\$ 70,000	Sewer	\$ 70,000	2016
	M	Graham Manor Power Underbuild	\$ 33,000	City Reserves	\$ 33,000	2017
	M	Washington Dam Road Trail - East from the South of the Bridge to the East City Boundary	\$ 300,000	Impact Fees	\$ 300,000	2017
	M	Sewer Trunk Line along Canal Easement	\$ 2,000,000	City	\$ 2,000,000	2017
	M	Parks Department Shop	\$ 250,000	Impact Fees	\$ 250,000	2018
	M	Replace and Up-Size Main Street and 100 East Sewer Trunk Lines	\$ 655,000	Sewer	\$ 655,000	2018
	M	New 840 South Street from 3050 South (St. George) to 300 East	\$ 4,000,000	Streets	\$ 4,000,000	2018
	M	Sewer Line along Washington Fields Road from Warner Valley Road to Airport	\$ 1,500,000	Sewer	\$ 1,500,000	2018
	M	Sewer Line Extension along Main Street to Northern Corridor	\$ 150,000	Sewer	\$ 150,000	2018
	M	20 East Widening at Adams Lane	\$ 500,000	Streets	\$ 500,000	2018
	M	Washington Dam Road Water Line Up-Size - Sunrise Valley to Southern Parkway	\$ 250,000	Water	\$ 250,000	2020
	M	Widen and Lengthen 3650 South from Southern Parkway to West City Boundary	\$ 1,500,000	Streets	\$ 1,500,000	2020
	L	Washington Fields Road Phase 5 from Warner Valley to Southern City Limits	\$ 6,500,000	Donors/Streets	\$ 6,500,000	2018
	L	Washington Dam Road Water Line Up-sizing from Sunrise Valley Road to Southern Parkway	\$ 460,000	Water	\$ 460,000	2018
	L	Main 16" Water Line from Warner Valley Road to Airport	\$ 2,000,000	Water	\$ 2,000,000	2018

Five year action plan, Capital Investment Plan

Five County 2-5 Year Consolidated Plan - 2016-2020

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
Washington City (Continued)	L	Washington Fields Road - Phase from Warner Valley to Southern City limits	\$ 6,500,000	Donors/Streets	\$ 6,500,000	2018
	L	Extend Main Street from Buena Vista to Northern Corridor	\$ 1,000,000	Streets	\$ 1,000,000	2018
	L	Bulloch Street Extension to Washington Parkway	\$ 1,000,000	Donors	\$ 1,000,000	2019
	L	South Frontage Road from Washington Parkway to 300 East	\$ 1,000,000	Donors/Streets	\$ 1,000,000	2020
	L	Washington Fields Road - Sewer Line Up-size from Sunrise Valley Road to Southern Parkway	\$ 50,000	Sewer	\$ 50,000	2020
	L	Warner Valley System - Water Transmission	\$ 2,000,000	Water	\$ 2,000,000	2020
FIVE COUNTY ASSOCIATION OF GOVERNMENTS						
Five County Association of Governments	H-1	Planning, Administration, Rating and Ranking, Economic Development Technical Assistance and Planning/RLF and Housing Program Delivery	\$ 90,000 (per year)	CDBG	\$ 90,000 (per year)	2014-17
GUNLOCK SPECIAL SERVICE DISTRICT						
Gunlock Special Service District	H	Gunlock Special Service District Culinary Water System Improvements Security Fencing Water Tanks & Spring \$ 25,000 Spring Source Dev. / Solar Meter 120,000 Transmission Line Replacement 375,000 System Upgrade - Gardner/Lakeview Subdivision 250,000	\$ 770,000	PCIFB (Loan) PCIFB (Grant) District	\$ 350,000 350,000 70,000	2016-19
LEEDS AREA SPECIAL SERVICE DISTRICT						
Leeds Area Special Service District	H	Procurement of Type Six Chasis	\$ 52,000	PCIFB (Loan) PDIFB (Grant)	\$ 26,000 26,500	2017
	H	Procurement of Type III Fire Truck	\$ 215,000	PCIFB (Loan) PCIFB (Grant)	\$ 107,500 107,500	2019

Five year action plan, Capital Investment Plan**Five County 2-5 Year Consolidated Plan - 2016-2020**

Jurisdiction	Local Priority	Project Description	Estimated Total Cost	Funding Source	Funding Amount	Year Submitted
SOUTHERN UTAH SHOOTING SPORTS PARK SPECIAL SERVICE DISTRICT						
Southern Utah Shooting Sports Park	M-2	Water & Power Facilities/Building	\$ 200,000	PCIFB (Loan)	\$ 200,000	2018
SOUTHWEST UTAH BEHAVIORAL HEALTH CENTER						
Southwest Ut. Behavioral Health Center		No information submitted for 2-5 year list				
SOUTHWEST UTAH PUBLIC HEALTH DEPARTMENT						
Southwest Ut. Public Health Department	L	New Building in Hurricane, Utah	\$ 2,000,000	PCIFB (Loan)	\$ 2,000,000	2017
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT						
Washington County Water Conservancy District		No information submitted for 2-5 year list				

WHAT WOULD BE CONSIDERED A **SEVERELY DETERIORATED** HOUSING UNIT?

To be considered “severely deteriorated” the surveyor of the dwelling should see that:

1. The roof surface needs much repair or complete replacement, having many rolling, damaged or missing shingles. The underlying structure appears solid (i.e. no bowed trusses);
2. Exterior siding is either falling off or missing in large areas, bricks are cracked or peeling away from the wall. The underlying wall structure appears to be unaffected significantly;
3. Windows/frames, doors, foundations, and/or chimney may appear damaged, but repairable;
4. Taken as a whole there is an obviously visible need for much repair and rehabilitation to many of the home's non-structural systems;
5. There may appear to be only minor structural damage that should be repairable.

Severely deteriorated homes are those that are beyond acceptable limits and which need repair. Severely deteriorated homes need numerous minor repairs and/or several significant major repairs. A severely deteriorated home is one needing multiple major repairs to many of its core features, including exterior siding, foundation, roof, doors, windows, etc. The dwelling unit appears to be in need of these repairs very soon or it will likely become dilapidated (uninhabitable) in the near future. Restoration costs will be very significant but are not likely to be more than half the cost of constructing a new replacement dwelling unit.

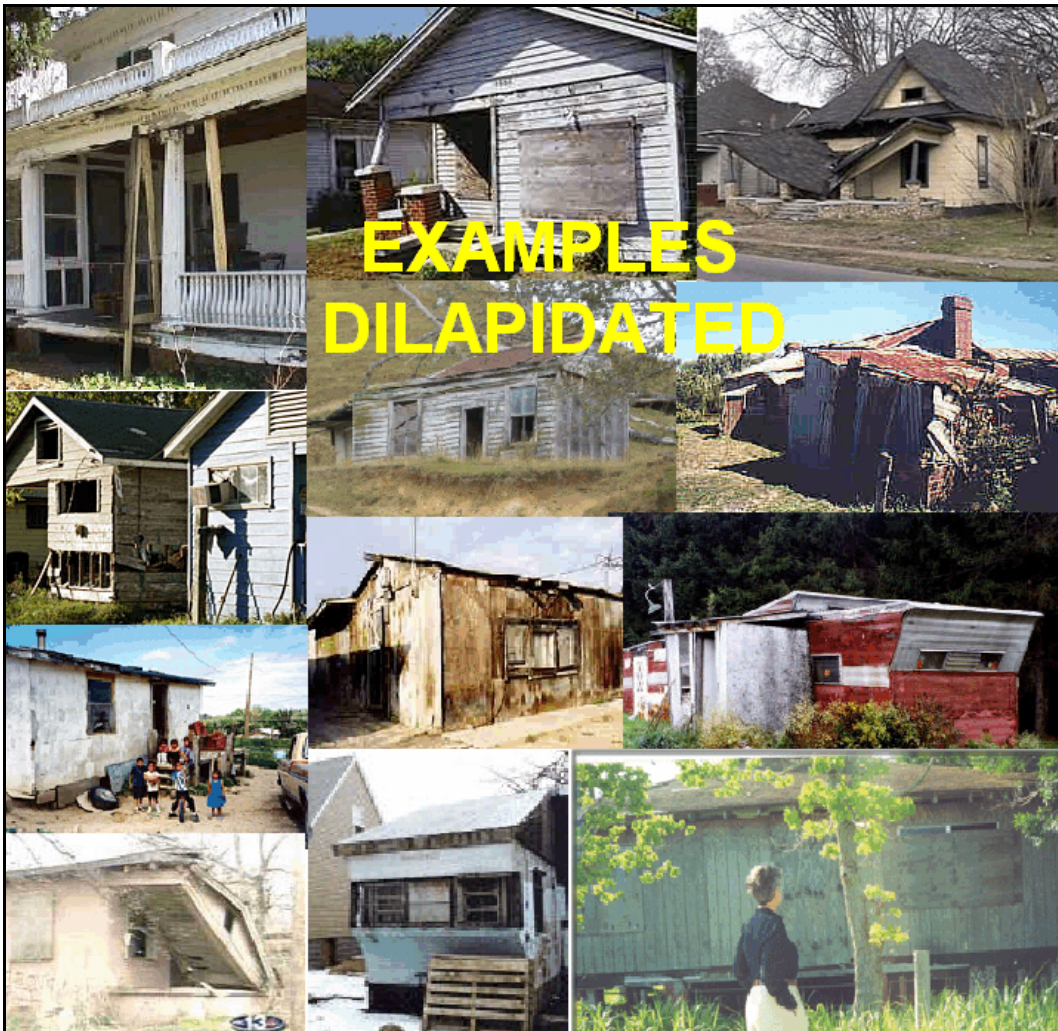


WHAT WOULD BE CONSIDERED A **DILAPIDATED** HOUSING UNIT?

To be considered “dilapidated” the surveyor of the dwelling should see that:

1. There appears to be significant structural problems that are so obviously severe that the home likely should be torn down and replaced;
2. The home is, or should be, considered uninhabitable, but may still be inhabited by a family;
3. There are many obvious signs of severe structural distress, such as walls breaking down, or a non-existent or crumbling foundation;
4. The building structure appears weak with signs of failure of roof trusses, window frames, concrete breakage and cracking, etc.

Dilapidated dwelling units are those that are well beyond the point considered as severely deteriorated. These are units that are likely beyond even significant rehabilitation efforts. The cost of rehabilitation of a dilapidated unit into a viable residence, even if it were feasible, may reach an amount almost equal to simply replacing the unit with new construction.



APPENDIX D.

**REPORT OF PREVIOUSLY APPROVED CDBG PROJECTS
FROM 1982 THROUGH 2014**

COMMUNITY DEVELOPMENT BLOCK GRANT										
ALLOCATION TOTALS BY TYPE OF PROJECTS - FIVE COUNTIES COMBINED										
FY 1982 THROUGH FY 2014										
CATEGORY	WATER	FIRE	WASTE WATER	COMMUNITY FACILITIES	RE-DEVELOP-MENT /HOUSING	ADA	PUBLIC SERVICES	MEDICAL FACILITY / AMBULANCE	FLOOD CONTROL	TOTAL
Total Number of CDBG Grants Awarded by Type of Project	46	37	13	32	30	13	7	6	9	193
Total of CDBG Dollars Allocated by Type of Project	\$3,048,607	\$3,547,676	\$1,539,300	\$3,578,872	\$4,336,011	\$ 917,833	\$469,238	\$ 730,000	\$ 636,764	\$18,804,301
Percentage of Total CDBG Dollars Allocated by Type of Project	18.2%	15.2%	9.4%	21.1%	19.3%	5.6%	2.9%	4.4%	3.9%	100%
Average Dollar Amount of CDBG Assistance by Type of Project	\$ 66,274	\$ 95,883	\$ 118,408	\$ 111,839	\$ 144,534	\$ 70,603	\$ 67,034	\$ 121,667	\$ 70,752	\$ 97,432

CDBG FUNDING HISTORY BY COUNTY IN SOUTHWEST UTAH 1982 THROUGH 2014						
Total Allocation	Program Yr.	Beaver	Garfield	Iron	Kane	Washington
\$ 275,603.00	1982	-0-	54,000	70,000	-0-	151,603
366,123.00	1983	62,500	-0-	64,000	49,860	189,763
403,876.00	1984	61,810	135,000	62,450	10,000	134,616
387,224.00	1985	-0-	-0-	115,000	63,865	208,359
343,225.00	1986	20,000	66,000	86,300	15,550	155,375
(District RLF)**	1987	-0-	-0-	-0-	-0-	-0-
345,448.00	1988	-0-	-0-	-0-	112,000	233,448
(District RLF)**	1989	-0-	-0-	-0-	-0-	-0-
387,466.00	1990	120,000	-0-	-0-	-0-	267,466
470,340.00	1991	98,000	171,740	-0-	125,000	75,600
441,365.00	1992	110,000	-0-	-0-	128,165	203,200
342,783.00	1993	-0-	* -0-	246,733	-0-	96,050
608,414.00	1994	66,000	-0-	360,421	-0-	181,993
1,209,023.00	1995	184,826	153,709	550,993	75,000	244,495
695,217.00	1996	111,996	210,000	148,005	68,100	157,116
805,828.00	1997	122,761	150,000	233,067	150,000	150,000
706,757.00	1998	150,000	95,000	212,600	225,382	23,775
814,711.00	1999	150,000	184,903	113,963	150,000	215,845
863,000.00	2000	335,000	279,000	150,000	-0-	99,000
(District-Building)**	2001	-0-	-0-	-0-	-0-	-0-
970,674	2002	-0-	342,774	300,000	-0-	327,900
1,087,851	2003	135,000	290,000	150,000	110,975	401,876
535,586	2004	***50,961	76,441	176,441	129,821	101,922
669,746	2005	150,000	-0-	290,000	149,746	80,000
666,260	2006	300,000	-0-	-0-	216,260	150,000
612,445	2007	150,000	-0-	318,366	-0-	144,109
661,608	2008	-0-	150,000	281,664	41,200	150,000
1,043,466	2009	100,000	306,125	387,341	100,000	150,000
706,333	2010	150,000	223,060	183,273	-0-	-0-
555,643	2011	150,000	-0-	255,643	-0-	-0-
860,764	2012	300,000	150,000	300,000	67,000	-0-
614,332	2013	150,000	150,000	164,332	-0-	150,000
****735,668	2014	150,000	-0-	135,668	-0-	450,000
\$18,804,301	TOTALS	\$3,378,854	\$3,187,752	\$5,356,260	\$1,987,924	\$4,893,511
<p>*Note1: Garfield County was awarded a 1993 CDBG in amount of \$200,000 which was intended to construct a long-term care facility. Those funds were regionally reallocated in 1995. The Total Allocation Figures for 1993 and 1995 were adjusted accordingly.</p> <p>**Note 2: The entire CDBG allocation was made to a regional project (RLF Fund Recapitalization in the 1987 and 1989 CDBG program years and for acquisition of FCAOG Tonaquint Center Office Building in CDBG program year 2001).</p> <p>***Note 3: A 2004 CDBG was made to Beaver County to provide for ADA accessibility at the historic pioneer era Beaver County Courthouse. This project was awarded funding but not undertaken and no CDBG funds were expended. The CDBG contract was voluntarily terminated by Beaver County and the \$85,000 was subsequently regionally reallocated in 2006. The \$85,000 awarded is not reflected here since it was reallocated in 2006.</p> <p>****Note: This amount includes an additional \$142,308 in other state CDBG funds which were funded in 2014 to Enterprise City. That amount will be reduced from the 2015 regional allocation.</p> <p>The totals shown on these tables are only for funds allocated to the five member counties and the jurisdictions therein, and does <u>not</u> include funding allocated to ongoing regional planning activities.</p>						

**CDBG FUNDING HISTORY
FY 1982 THROUGH FY 2014
28 Projects Funded**

BEAVER COUNTY

YEAR FUNDED	GRANTEE	TYPE OF PROJECT	GRANT \$ AMOUNT
1983	Minersville	Water	62,500
1984	Milford	Wastewater	61,810
1986	Minersville	Fire	20,000
1990	Minersville	Water	120,000
1991	Beaver City	Water	98,000
1992	Beaver City	ADA Accessibility	110,000
1994	Beaver City	ADA Accessibility	66,000
1995	Minersville	Water	137,476
1995	Milford	Community Facilities Addition/Renovations Senior Citizens Center	47,350
1996	Minersville	Water	111,996
1997	Minersville	Water	122,761
1998	Beaver City	Redevelopment/Housing	150,000
1999	Beaver County on behalf of SSD#1	Fire	150,000
2000	Beaver City	Flood Control (Planning)	35,000
2000	Beaver City	Redevelopment/Housing (Low-income Housing)	150,000
2000	Minersville	Community Facilities Construct a Senior Citizens Center	150,000
2003	Beaver City	ADA Accessibility (Civic Center)	135,000
2004	Beaver County	Public Services- Meals on Wheels Delivery Trucks	50,961
2005	Beaver County	Community Facilities Replace Milford Senior Citizens Center (Year 1 of 2 year funding)	150,000

BEAVER COUNTY (continued)

YEAR FUNDED	ENTITY	TYPE OF PROJECT	GRANT \$ AMOUNT
2006	Beaver County	Community Facilities Replace Milford Senior Citizens Center (Year 2 of 2 year funding)	150,000
2006	Beaver County	Medical Facility - Construct Ambulance Garage/Facility in Beaver City	150,000
2007	Beaver City/Beaver City Housing Authority	Property acquisition for LMI housing	150,000
2009	Beaver County on behalf of SSD	Procurement of New Ambulance	100,000
2010	Beaver City/Beaver City Housing Authority	Procurement and replacement of facilities for LMI housing - 15 units (\$300,000 over 2 years: Year 1 of 2 year funding)	150,000
2011	Beaver City/Beaver City Housing Authority	Procurement and replacement of facilities for LMI housing - 15 units (\$300,000 over 2 years: Year 2 of 2 year funding)	150,000
2012	Minersville Town	Library Remodel/Expansion (multi-year project totaling \$300,000 over 2 years. Year 1 and 2 were funded in year 1)	300,000
2013	Milford City/Beaver City Housing Authority	Property acquisition for LMI housing	150,000
2014	Beaver City/Beaver City Housing Authority	Construction of new Housing Authority Office Facility	150,000
TOTAL			3,378,854

**CDBG ALLOCATIONS BY TYPES OF PROJECTS
FY 1982 THROUGH FY 2014**

BEAVER COUNTY

TOTAL NUMBER OF CDBG FUNDED PROJECTS: 26

TOTAL DOLLAR AMOUNT OF GRANTS DURING HISTORY OF CDBG PROGRAM: \$3,378,854

CATEGORY	WATER	FIRE	WASTE-WATER	COMMUNITY FACILITIES	RE-DEVELOPMENT /HOUSING	ADA	PUBLIC SERVICES	MEDICAL FACILITIES / AMBULANCE	FLOOD CONTROL	TOTAL
Number of CDBG Projects by Type of Project	6	2	1	4	6	3	1	2	1	26
Total of CDBG Dollars Allocated by Type of Project	\$ 652,733	\$ 170,000	\$ 61,810	\$ 797,350	\$1,050,000	\$ 311,000	\$ 50,961	\$ 250,000	\$ 35,000	\$3,378,854
Percentage of Total CDBG Dollars Allocated by Type of Project	19.3%	5.0%	1.8%	23.6%	31.1%	9.2%	1.5%	7.4%	1.1%	100%
Average Dollar Amount of CDBG Assistance by Type of Project	\$ 129,995	\$ 85,000	\$ 61,810	\$ 199,337	\$ 175,000	\$ 103,667	\$ 50,961	\$ 125,000	\$ 35,000	\$ 114,298

**CDBG FUNDING HISTORY
FY 1982 THROUGH FY 2014
28 Projects Funded**

GARFIELD COUNTY

YEAR FUNDED	ENTITY	TYPE OF PROJECT	GRANT \$ AMOUNT
1982	Henrieville	Water	\$ 54,000
1984	Garfield Co./Ticaboo	Community Facilities	75,000
1984	Boulder	Fire	50,000
1984	Hatch	Water	10,000
1986	Tropic	Fire	66,000
1991	Antimony	Fire	71,740
1991	Escalante	Water	100,000
1995	Panguitch	Wastewater	126,209
1995	Tropic	Community Facilities (Maintenance Building)	27,500
1996	Escalante	Water	60,000
1996	Panguitch	Wastewater	150,000
1997	Panguitch	Fire	150,000
1998	Escalante	Water	95,000
1999	Tropic	Fire	109,903
1999	Escalante	Wastewater	75,000
2000	Cannonville	Community Facilities (Community Center/ Library/Clinic)	150,000
2000	Escalante City	Community Facilities (Senior Center)	129,000
2002	Antimony Town	Water (System Engineering)	42,774
2002	Tropic Town	Redevelopment/Housing (LMI Housing)	150,000
2002	Panguitch City	Water (System Improvements)	150,000
2003	Henrieville Town	Water (System Improvements)	140,000
2003	Antimony Town	Community Facilities (Community Center)	150,000
2004	Garfield County	Public Services- Meals on Wheels Delivery Trucks	76,441
2008	Escalante City	Fire	150,000

GARFIELD COUNTY (continued)			
YEAR FUNDED	ENTITY	TYPE OF PROJECT	GRANT \$ AMOUNT
2009	Hatch Town	Construction of a Multipurpose Community Center	229,185
2009	Cannonville Town	Curb & Gutter Drainage Improvements (Year 1 of 2 year \$300,000 project - \$76,940 in year 1)	76,940
2010	Cannonville Town	Curb & Gutter Drainage Improvements (Year 2 of 2 year \$300,000 project- \$223,060 in year 2)	223,060
2012	Hatch Town	Procure new fire truck	150,000
2013	Panguitch City	Procure new fire truck	150,000
TOTAL			\$3,187,752

**CDBG ALLOCATIONS BY TYPES OF PROJECTS
FY 1982 THROUGH FY 2014**

GARFIELD COUNTY

TOTAL NUMBER OF CDBG FUNDED PROJECTS: 28

TOTAL DOLLAR AMOUNT OF GRANTS DURING HISTORY OF PROGRAM: \$3,187,752

CATEGORY	WATER	FIRE	WASTE - WATER	COMMUNITY FACILITIES	RE- DEVELOP- MENT /HOUSING	ADA	PUBLIC SERVICES	MEDICAL FACILITIES / AMBULANCE	FLOOD CONTROL	TOTAL
Number of CDBG Projects by Type of Project	8	8	3	6	1	0	1	0	1	28
Total of CDBG Dollars Allocated by Type of Project	\$651,774	\$897,643	\$351,209	\$760,685	\$150,000	0	\$ 76,441	0	\$300,000	\$3,187,752
Percentage of Total CDBG Dollars Allocated by Type of Project	20.4%	28.2%	11.0%	23.9%	4.7%	0%	2.4%	0%	9.4%	100%
Average Dollar Amount of CDBG Assistance by Type of Project	\$81,472	\$112,205	\$117,070	\$126,781	\$150,000	0	\$ 76,441	0	\$300,000	\$113,848

**CDBG FUNDING HISTORY
FY 1982 THROUGH FY 2014
45 Projects Funded**

IRON COUNTY

YEAR FUNDED	ENTITY	TYPE OF PROJECT	GRANT \$ AMOUNT
1982	Iron Co./Beryl Area	Fire	\$ 20,000
1982	Kanarraville	Water	50,000
1983	Paragonah	Water	64,000
1984	Cedar City	Wastewater	20,450
1984	Enoch City	Water	42,000
1985	Iron Co./Senior Center	Community Facilities	100,000
1985	Parowan City	Fire	15,000
1986	Iron Co./Summit SSD	Water	20,300
1986	Iron Co./Senior Center	Community Facilities	30,000
1986	Kanarraville	Fire	36,000
1993	Enoch City	Wastewater*	200,000
1993	Parowan City	Water	46,733
1994	Iron Co./Iron Parke, Inc.	ADA	34,650
1994	Cedar City/Housing Authority	Community Facilities	75,000
1994	Parowan City	Water	30,000
1994	Enoch City	Wastewater*	200,000
1994	Enoch City	Water	20,771
1995	Iron Co./Cedar Senior Citizens Center.	ADA	27,661
1995	Iron Co./Beryl-New Castle Community Ctr.	ADA	23,332
1995	Enoch City	Wastewater*	200,000
1995	Cedar City/Housing Auth.	Redevelopment/Housing	150,000
1995	Iron Co./Ambul. Garage	Medical Facility	150,000

IRON COUNTY (continued)			
YEAR FUNDED	ENTITY	TYPE OF PROJECT	GRANT \$ AMOUNT
1996	Cedar City/Housing Authority	Redevelopment/Housing	106,320
1996	Enoch City	ADA	41,685
1997	Cedar City/Housing Authority	Redevelopment/Housing	150,000
1997	Parowan City	Fire	83,067
1998	Cedar City	Community Facilities (Architectural Design)	9,600
1998	Cedar City/Housing Authority	Community Facilities	132,000
1998	Iron County/New Castle	Fire	71,000
1999	Parowan	Water	5,000
1999	Paragonah	Water	108,963
2000	Cedar City/Iron County Care & Share	Community Facilities - Care & Share Land Acquisition	150,000
2002	Brian Head Town	ADA	150,000
2002	Iron County/Ambulance Garage	Medical Facility	150,000
2003	Cedar City/Housing Authority	Redevelopment/Housing (Multifamily LMI Housing Rehabilitation)	150,000
2004	Iron County (Iron County Council on Aging)	Community Facilities - Addition to Cedar City Senior Center (Year 1 of 2 year funding)	100,000
2004	Iron Conty	Public Services- Meals on Wheels Delivery Trucks	76,441
2005	Iron County (Iron County Council on Aging)	Community Facilities - Addition to Cedar City Senior Center (Year 2 of 2 year funding)	140,000
2005	Cedar City/Iron County Care & Share	Community Facilities - Care & Share Warehouse Infrastructure	150,000
2007	Iron County (Iron County Council on Aging)	Community Facilities - Construct replacement Parowan Senior Center (Year 1 of 2 year funding)	168,366
2007	Cedar City/Housing Authority	Redevelopment/Housing (Acquisition of 19 unit multi-family apartment to maintain below market rate rentals)	150,000

IRON COUNTY (continued)			
YEAR FUNDED	ENTITY	TYPE OF PROJECT	GRANT \$ AMOUNT
2008	Iron County (Iron County Council on Aging)	Community Facilities - Construct replacement Parowan Senior Center (Year 2 of 2 year funding)	131,664
2008	Cedar City/Housing Authority	Redevelopment/Housing (Acquisition of 18-24 units of LMI Housing for Elderly Persons (Year 1 of 2 year funding)	150,000
2009	Cedar City/Housing Authority	Redevelopment/Housing (Acquisition of 18-24 units of LMI Housing for Elderly Persons (Year 2 of 2 year funding)	150,000
	Cedar City/Iron County Care & Share	Plan Development, Design and Construction of New Homeless Shelter	174,781
	Iron County	Public Services- Meals on Wheels Delivery Trucks	62,560
2010	Cedar City/Iron County Care & Share	Redevelopment/Housing (Construction of 18-20 unit Complex for Elderly and Disabled Individuals (\$300,000 total: Year 1 of 2 year funding)	183,273
2011	Cedar City/Housing Authority	Redevelopment/Housing (Construction of 18-20 unit Complex for Elderly and Disabled Individuals (\$300,000 total: Year 2 of 2 year funding)	116,727
2011	Cedar City/Iron County Care & Share	Phase II of Improvements at new Homeless Shelter	138,916
2012	Iron County/Beryl Fire SSD	Expansion of Fire Station at Beryl Junction. (multi-year project totaling \$300,000 over 2 years. Year 1 and 2 were funded in year 1)	300,000
2013	Cedar City/Housing Authority	Property acquisition for LMI housing. (\$300,000 total: Year 1 of 2 year funding)	164,332
2014	Cedar City/Housing Authority	Property acquisition for LMI housing. (\$300,000 total: Year 2 of 2 year funding)	135,668
TOTAL			\$5,356,260
Note: The Enoch City Wastewater project was a single project funded \$200,000 each year over a three year period 1993, 1994 and 1995 (\$600,000 total).			

**CDBG ALLOCATIONS BY TYPES OF PROJECTS
FY 1982 THROUGH FY 2014**

IRON COUNTY

TOTAL NUMBER OF CDBG FUNDED PROJECTS: 45

TOTAL DOLLAR AMOUNT OF GRANTS DURING HISTORY OF PROGRAM: \$5,356,260

CATEGORY	WATER	FIRE	WASTE WATER	COMMUNITY FACILITIES	RE- DEVELOP- MENT / HOUSING	ADA	PUBLIC SERVICES	MEDICAL FACILITIES / AMBULANCE	FLOOD CONTROL	TOTAL
Number of CDBG Projects by Type of Project	9	6	2	9	10	5	2	2	0	45
Total of CDBG Dollars Allocated by Type of Project	\$387,767	\$ 525,067	\$620,450	\$1,186,630	\$1,920,017	\$277,328	\$ 139,001	\$300,000	0	\$5,356,260
Percentage of Total CDBG Dollars Allocated by Type of Project	7.2%	9.8%	11.6%	22.2%	35.8%	5.2%	2.6%	5.6%	0%	100%
Average Dollar Amount of CDBG Assistance by Type of Project	\$ 43,085	\$87,511	\$310,225	\$131,844	\$192,002	\$ 55,466	\$ 69,005	\$150,000	0	\$119,028

**CDBG FUNDING HISTORY
FY 1982 THROUGH FY 2014
26 Projects Funded**

KANE COUNTY

YEAR FUNDED	ENTITY	TYPE OF PROJECT	GRANT \$ AMOUNT
1983	Kanab	Water	\$ 19,860
1983	Orderville	Medical Facility	30,000
1984	Alton	Fire	10,000
1985	Kane Co./Mt. Carmel	Water	48,865
1985	Kanab City	Flood Control	15,000
1986	Kane County/Long Valley SSD	Wastewater	15,550
1988	Kane County/Long Valley SSD	Wastewater	112,000
1991	Kanab City	Fire	125,000
1992	Kanab City	Community Facilities (Community Center)	128,165
1995	Big Water	Fire	75,000
1996	Orderville	Water	68,100
1997	Kanab	Community Facilities (Library)	150,000
1998	Kanab	Flood Control	63,382
1998	Glendale	Flood Control (Planning)	12,000
1998	Glendale	Fire - Construction of Fire Station	150,000
1999	Kane County (Kane Co. Water Conservancy District)	Water	150,000
2003	Orderville	ADA	75,000
2003	Alton	ADA	35,975
2004	Glendale	Flood Control	78,860
2004	Kane County	Public Services- Meals on Wheels Delivery Trucks	50,961

KANE COUNTY (continued)			
YEAR FUNDED	ENTITY	TYPE OF PROJECT	GRANT \$ AMOUNT
2005	Kanab City on behalf of Color Country Community Housing, Inc.	Affordable Housing Project Infrastructure (Mesa Hills)	149,746
2006	Orderville	Culinary Water System Improvements	140,500
2006	Alton	Fire - Remodel/Addition	75,760
2008	Orderville	Fire - Station Design/Engineering	41,200
2009	Alton	Procurement of Wildland Fire Truck	100,000
2012	Orderville Town	Backup Electrical Generator for Red Hollow Culinary Water Wells	67,000
TOTAL			\$1,987,924

**CDBG ALLOCATIONS BY TYPES OF PROJECTS
FY 1982 THROUGH FY 2014**

KANE COUNTY

TOTAL NUMBER OF CDBG FUNDED PROJECTS: 26

TOTAL DOLLAR AMOUNT OF GRANTS DURING HISTORY OF PROGRAM: \$1,987,924

CATEGORY	WATER	FIRE	WASTE WATER	COMMUNITY FACILITIES	RE- DEVELOP- MENT / HOUSING	ADA	PUBLIC SERVICES	MEDICAL FACILITIES	FLOOD CONTROL	TOTAL
Number of CDBG Projects by Type of Project	6	7	2	2	1	2	1	1	4	26
Total of CDBG Dollars Allocated by Type of Project	\$ 494,325	\$ 576,960	\$127,550	\$278,165	\$ 149,746	\$110,975	\$50,961	\$ 30,000	\$169,242	\$1,920,924
Percentage of Total CDBG Dollars Allocated by Type of Project	24.866%	29.023%	6.416%	13.993%	7.533%	5.582%	2.564%	1.6%	8.8%	100%
Average Dollar Amount of CDBG Assistance by Type of Project	\$ 82,388	\$ 82,423	\$ 63,775	\$139,083	\$ 149,746	\$ 55,488	\$ 50,961	\$ 30,000	\$ 42,311	\$ 76,459

**CDBG FUNDING HISTORY
FY 1982 THROUGH FY 2014
68 Projects Funded**

WASHINGTON COUNTY

YEAR FUNDED	ENTITY	TYPE OF PROJECT	GRANT \$ AMOUNT
1982	Wash.Co./Pine Valley	Fire	\$ 1,850
1982	LaVerkin City	Community Facilities	4,076
1982	Leeds Town	Water	8,965
1982	Springdale Town	Water	76,338
1982	Toquerville Town	Community Facilities	1,500
1982	Washington City	Water	58,874
1983	Wash. Co./Dixie Deer	Water	79,763
1983	Virgin Town	Water	110,000
1984	Wash. Co./Pintura	Water	9,000
1984	LaVerkin City	Fire	74,000
1984	Santa Clara City	Water	14,491
1984	Washington City	Flood Control	37,125
1985	Wash. Co./Senior Center	Community Facilities	75,000
1985	Enterprise City	Fire	68,150
1985	Ivins Town	Fire	39,000
1985	Virgin Town	Community Facilities	26,209
1986	Hildale City	Fire	94,088
1986	St. George City	Redevelopment /Housing (Demolish Liberty Hotel)	61,287
1988	Ivins Town	Wastewater	70,000
1988	New Harmony Town	Fire	103,260
1988	Washington City	Wastewater	60,188
1990	Wash. Co./Brookside Central Vol. Fire Dept	Fire	80,000
1990	Hurricane City	Fire	154,414
1990	LaVerkin City	Water	33,052

WASHINGTON COUNTY (continued)			
YEAR FUNDED	ENTITY	TYPE OF PROJECT	GRANT \$ AMOUNT
1991	Enterprise City	Wastewater	75,600
1992	Ivins Town	Water	70,000
1992	LaVerkin City	Water	20,000
1992	Rockville Town	Community Facilities (Community Center)	113,200
1993	Hurricane City	Water	75,000
1993	LaVerkin City	Water	21,050
1994	Enterprise City	Wastewater	129,993
1994	St. George City	ADA	52,000
1995	LaVerkin City	Flood Control (Planning)	20,397
1995	LaVerkin City	ADA	86,530
1995	Hurricane City	Flood Control	75,000
1995	Wash. Co./Brookside Central Vol. Fire Dept.	Fire	62,568
1996	Hurricane City	Water	90,000
1996	Leeds Town	Fire	67,116
1997	Wash. Co./ Enterprise Senior Citizens Center	Community Facilities (Remodel former Library)	150,000
1998	Wash. Co./Grafton 1 st	Grafton Schoolhouse Redevelopment/Housing (eliminate slum/blight conditions)	7,300
1998	Wash. Co./Gunlock SSD	Water (Planning)	4,000
1998	New Harmony Town	Water (Planning)	6,475
1998	Toquerville Town	Redevelopment/Housing (Planning)	6,000
1999	Virgin Town	Wastewater (Study)	42,500
1999	Wash Co./Grafton 2 nd	Grafton Schoolhouse Redevelopment/Housing (eliminate slum/blight conditions)	39,785
1999	St. George	Redevelopment/Housing(Afford. Housing Duplex)	100,000
1999	Enterprise	Fire	33,560

WASHINGTON COUNTY (continued)			
YEAR FUNDED	ENTITY	TYPE OF PROJECT	GRANT \$ AMOUNT
2000	Washington County	Community Facilities (Senior Citizens Center Planning/Design)	6,250
2000	Washington County	Community Facilities (Re-roof Hurricane Sen. Citizens Center)	17,750
2000	Hurricane City/CCCHI	Low-Income Housing	75,000
2002	Leeds Town	Water (Planning)	35,000
2002	Washington County	Community Facilities (Hurricane Senior Center architectural pre-design)	7,900
2002	Washington County	Community Facilities (Improvements at new Senior Center in St. George)	60,000
2002	Hurricane City	Fire (west side station)	150,000
2002	Washington County on behalf of Family Support Center	Redevelopment/Housing (Renovation of duplex as temporary housing for children at risk)	75,000
2003	Washington County on behalf of Southwest Center	Redevelopment/Housing (Architectural design for transitional housing)	9,625
2003	Springdale Town	Redevelopment/Housing (Infrastructure for \$6 Million LMI Housing Project)	150,000
2003	Enterprise City	Medical Facility (Community Clinic Expansion)	150,000
2003	St. George City	Redevelopment/Housing - LMI Housing Assistance	92,251
2004	Washington County	Public Services- Meals on Wheels Delivery Trucks	101,922
2005	Washington County	ADA Accessibility Improvements at several County-owned facilities	80,000
2006	Washington County on behalf of Gunlock Special Service District	Culinary Water System Improvements	150,000

WASHINGTON COUNTY (continued)			
YEAR FUNDED	ENTITY	TYPE OF PROJECT	GRANT \$ AMOUNT
2007	Washington County	Public Services- Meals on Wheels Delivery Trucks	49,952
2007	Washington County	Community Facilities (Hurricane Senior Center Parking Lot Improvements)	94,157
2008	Ivins City	Redevelopment/Housing - Curb/Gutter/Sidewalk in site-specific LMI area (Year 1 of 2 year funding)	150,000
2009	Ivins City	Redevelopment/Housing - Curb/Gutter/Sidewalk in site-specific LMI area (Year 2 of 2 year funding)	150,000
2013	Washington City/Erin Kimball Mem. Foundation	Redevelopment/Housing - Housing & services location victims of domestic violence	150,000
2014	Washington County/Northwestern SSD	Construction of new fire station in Gunlock	150,000
2014	Enterprise City	Construction of new fire station in Enterprise. (2 year multi-year project, \$300,000 total. Year 1 and 2 year will be funded in year 1. Next year's regional allocation reduced by \$142,308.	300,000
TOTAL			\$4,893,511

**CDBG ALLOCATIONS BY TYPES OF PROJECTS
FY 1982 THROUGH FY 2014**

WASHINGTON COUNTY

TOTAL NUMBER OF CDBG FUNDED PROJECTS: 68

TOTAL DOLLAR AMOUNT OF GRANTS DURING HISTORY OF PROGRAM: \$4,893,511

CATEGORY	WATER	FIRE	WASTE WATER	COMMUNITY FACILITIES	RE- DEVELOP- MENT / HOUSING	ADA	PUBLIC SERVICES	MEDICAL FACILITIES / AMBULANCE	FLOOD CONTROL	TOTAL
Number of CDBG Projects by Type of Project	17	14	5	11	12	3	2	1	3	68
Total of CDBG Dollars Allocated by Type of Project	\$862,008	\$1,378,006	\$378,281	\$556,042	\$1,066,248	\$218,530	\$151,874	\$150,000	\$132,522	\$4,893,511
Percentage of Total CDBG Dollars Allocated by Type of Project	17.6%	28.2%	7.7%	11.4%	21.8%	4.5%	3.1%	3.0%	2.7%	100%
Average Dollar/Amount of CDBG Assistance by Type of Project	\$ 50,706	\$ 98,429	\$ 75,656	\$ 50,549	\$88,854	\$ 72,843	\$75,937	\$150,000	\$ 44,174	\$ 71,963

APPENDIX E

COMMUNITY ASSESSMENT EXAMPLE

Note: Completed assessment forms for other participating entities are on file at the Five County Association of Governments

COMMUNITY ASSESSMENT

Milford City

General Administration

- | | |
|---|--------------------------------------|
| 1. Government Type: | Manager by Ordinance |
| 2. City Office Address: | 26 South 100 West, Milford, UT 84751 |
| 3. Is City Office facility in full compliance with ADA? | Yes |
| 4. Number of FTE Employees: | 6 |
| 5. Number of PT Employees: | 6-7 |

Fire

- | | |
|---|--|
| 1. Addresses of Fire Stations | 300 South 100 West, Milford, UT and 241 South Main, Milford, UT; 60 West Main Street, Minersville |
| 2. Service Area (Portion of Town or All) | Milford, Minersville and all of West Beaver County |
| 3. Average Response Time (2.5-4 minutes) | 2-4 Minutes |
| 4. Town/City Fire Dept. or Fire District? | Special Service District #2 |
| 5. Is Station ADA Accessible? | Yes |
| 6. Station Size | <u>4,800</u> sq. ft. # of Bays <u>6</u> |
| 7. Fire ISO Rating | 5 |
| 8. Fire Vehicles: | Type (Pumper, Brush, Ladder, Extraction)
<u>1972 LaFrance Engine; 1960 Coast Engine;</u>
<u>1984 Chevrolet one-ton Brush Truck; Rescue Brigadier; and</u>
<u>1976 Superior (Support Vehicle--Old Ambulance)</u>

Condition (poor, fair, good, excellent)
<u>All vehicles are considered to be in good condition</u> |
| 9. Firefighters | # of FT Firefighters <u>1</u> # of PT Firefighters <u>0</u>
of Volunteer Firefighters <u>25</u> |
| 10. How Many Firefighters are EMT/ Paramedics | # EMT <u>3</u> # Paramedics <u>0</u> |
| 11. Fire Department needs during next five years? | Vehicles <u>1 New Engine</u> Facilities _____

Two older pumper trucks will be retired. The district needs to purchase two new trucks this year and they have money set aside for this purpose. The current fire station in Milford needs additional office space and more room for storage. They are considering expanding the station on both ends. Upgraded wildland fire trucks and equipment are needed to meet current needs. Several pieces of equipment are being stored on Milford Flat. The SSD is trying to secure the garage in the rear of the fire station for wildland truck and equipment storage. The old fire station is used to store Christmas decorations and other town items. |
| 12. Fire personnel needs during next five years? | Full-Time <u>1</u> Part-Time <u>0</u> Volunteers <u>10</u>
EMT <u>0</u> Paramedic <u>0</u> |

Ambulance Garage

1. Addresses of Ambulance Garage	880 North Main, Milford; 60 West Main Street, Minersville
2. Service Area (Portion of Town or All)	Milford, Minersville and all of West Beaver County
3. Town/City Fire Dept. or Fire District?	Special Service District #2
4. Is Station ADA Accessible?	Yes (New building adjacent to the hospital in Milford)
5. Station Size	_____ sq. ft. # of Bays <u>3</u>
6. Is Facility ADA Accessible (Yes/No)	Yes
7. Ambulance Vehicles:	3 Ambulances - (2012 Chevy, 2009 Ford with Horton Box and 2014 Ford). The new 2014 Ford ambulance will be stationed in Minersville, and there are two ambulances in Minersville
Ambulance Facility	The large conference room is used for EMT training twice a month; Beaver County Search and Rescue have used the facility for their command center; In process of installing a base station and radios; The restock supply room is secure; There is cross use of the facility by the Utah Highway Patrol, Beaver County Sheriff, and fire department training. The long-term care van for the senior citizens center is also stored in the Ambulance Garage. One bay is equipped for mass casualty.

Police

1. Police Station Address	Contract with Beaver County Sheriff Department (Based out of Beaver)
2. Average Response Time (Minutes)	2-5 Minutes
3. Is facility ADA Assessable (Yes/No)	Yes
4. Number of Police Vehicles	<u>14</u> Full-Time Corrections Officers <u>24</u>
5. Number of Employees	# Full-time Police <u>11</u> # of Part-time Police <u>0</u>
6. Personnel needs during next 5 years	# Full-time <u>3</u> # Part-time <u>0</u>

Recreation/Cultural

1. Recreation (parks) and Cultural Facilities (libraries, opera houses, etc.) Available	Library, 400 South 100 West; Senior Citizens Center, 415 North 100 West
List main features of each park (playground, ball diamonds, rodeo grounds, swimming pool, picnic pavilion, picnic tables, tennis courts, basketball courts, skate park, etc.)	Three Community Parks; 1 Golf Course; 1 Picnic Pavilion; Baseball Diamond; Rodeo Arena in one Park; Swimming Pool, 141 North 200 West; Tennis Courts—(belong to Beaver County School District)
2. Are all of the above fully ADA Accessible? (Yes/No)	Yes
3. Additional recreation facilities needed during next five years	Expand Golf Course
4. List facilities needing improvements and what is needed.	

Sewer Systems

- | | |
|--|------------------------------|
| 1. Is there a sewer system? (Yes/No) | Yes |
| 2. Type of System (i.e. lagoon, sewage treatment plant) | Lagoon |
| 3. Is system functioning as designed? (Yes/No) | Yes |
| 4. Is system adequate for current use? (Yes/No) | Yes |
| 5. Does City/Town believe system will be adequate for next five years? | No |
| If no, what are the most pressing needs? | One lift station is settling |

Culinary Water

- | | |
|--|--|
| 1. What are sources of culinary water | Wells <u>2</u> Springs _____ Surface Water _____ |
| 2. Total gallons (per day) source water available | 1,000 g.p.m. |
| 3. Storage capacity in (million gallons) i.e. 0.5 MG | 1.9 million gallons |
| 4. Number of water connections | Residential <u>600</u> Commercial <u>50</u> |
| 5. Average overall daily use in gallons | 380,400 |
| 6. Average per connection use in gallons | 735 |
| 7. Does City/Town believe system will be adequate for next five years? | Yes |
| If no, what are the most pressing needs? | |

Secondary Water (Irrigation) System

- | | |
|---|-----|
| 1. Does community have a secondary water system? Yes/No | Yes |
|---|-----|

Jurisdiction's Self-Assessment

Milford City

Please complete the following "self-assessment" table using a scale of 1 to 10. 1 meaning completely inadequate ← →10 meaning extremely well-addressed	
	RATING 1-10
	2014
Fire Department Facilities	9
Fire Department Equipment	9
Fire Department Staffing/Volunteers	8
Police/Public Safety Facilities	8
Police/Public Safety Staffing	10
Recreational Facilities	9
Community Sewer System	7
Culinary Water System Source	10
Culinary Water System Storage	10
Culinary Water System Distribution	10
Streets and Roads	6
Streets and Roads Maintenance	6
Solid Waste Disposal	10
Health Care (public or private)	10
Animal Control Services (County)	9
Court Facilities	9
Jail Facilities (County)	10
Housing - Low to Moderate Income	5
Housing - Needs for Area Workforce	5

Please list and describe any changes, positive or negative, in your community's facilities or infrastructure in the past several years:

The municipal building has a huge health hazard, due to bats. There is s need for new city officies and facilities for Beaver County. Also, the sewer lift station is settling.

Briefly describe any significant economic development activity, positive or negative, that has occurred in your jurisdiction in the past several years:

There has been a lot of new employment at the local C.S. Mining operation, solar companies are moving into the area, and there is also the potential of pot ash mining.

Equal Opportunity Employer / Program

Auxiliary aids and services are available upon request to individuals with disabilities by calling (435) 673-3548. Individuals with speech and/or hearing impairments may call the Relay Utah by dialing 711. Spanish Relay Utah: 1-888-346-3162

