

CHAPTER I. EXECUTIVE SUMMARY

A. EVALUATION OF CURRENT NEEDS

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

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

Housing

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

Community Development

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

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

Economic Development

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

B. EVALUATION OF PAST PERFORMANCE

The following projects were accomplished during the past year:

Five County AOG - Region: 1) Five County staff provided regional planning including updating the region's Consolidated Plan; community planning for housing, community and economic development; assistance through attendance at various meetings and review and development of codes and ordinances; 2) Revolving Loan Fund program delivery was provided throughout the region to expand economic development opportunities, primarily to low and moderate income individuals and businesses by retaining existing jobs and/or creating additional employment. The number of persons benefitting in 2009 through job retention/creation was 40 and 21 were LMI individuals; and 3) Housing program delivery to foster decent and affordable housing throughout the region. This includes opportunities for LMI persons through the down payment/closing cost assistance program, HOME Rehabilitation Program and Emergency HOME program. The number of households benefitting in FY 2009 was 163, all of which qualified as LMI.

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

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

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

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

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

C. FUNDING PRIORITY DECISION MAKING PROCESS

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

D. SUMMARY OF CITIZEN PARTICIPATION AND CONSULTATION

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

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

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

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

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

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

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

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

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

E. PRIORITIES

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

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

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

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

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

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

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

1. Housing

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

2. Community Development

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

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

3. Economic Development

Chapter 3 identifies the following economic development priorities:

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

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

4. Summary of One year Performance Measures

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

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

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

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

Iron County: 1) Cedar City on behalf of the Cedar Housing Authority-- Construction of 18 units of low income housing for elderly persons over the age of 62 and persons with a disability. Construction of these units will occur adjacent to their current facility and will provide decent affordable housing. The projected number of households benefitting from this project is 18, with all low/moderate income beneficiaries; **2) Cedar City on behalf of the Iron County Care & Share--** The applicant is proposing to construct Phase I of a homeless shelter. The project will consist of a two story structure, consisting of approximately 3,639 square feet on the ground floor and 1,395 square feet on the second floor, for a total of 5,034 square feet. During the initial build, the second story will only be “shelled out” and not completed, as it is planned for future expansion needs to provide housing. This facility will provide the opportunity for decent, safe, and affordable housing for chronically homeless individuals. The initial stage of building will create a homeless shelter that can serve 12 men, six women and a family unit that can house a family of five; and **3) Cedar City on behalf of TURN Community Services, Inc.--** TURN Community Services is proposing improvements to several homes (Ashdown, Hughes, and Harps Cottage) as well as the day care center which serves handicapped clients. Improvements to these facilities will provide availability and sustainability to clients served through this organization. The total number of beneficiaries is estimated to be 55, and all clients will be low/moderate income.

Washington County: 1) Ivins City--The proposed project includes installation of wide concrete valley gutters in the center of streets to address drainage conditions. Full depth replacement of asphalt on 420 South, the west side of 100 East and 75 East from 400 South to 530 South; asphalt mill and overlay of 450 South, 500 South, and the east side of 100 East; and the patch and slurry seal of the remaining streets 540 South, 550 South, and 75 East from 520 South to 600 South. The project will also include approximately 2000 square feet of repairing existing concrete. Proposed improvements will assist with flood protection and improve availability and sustainability in this site specific neighborhood. The proposed project will benefit 323 persons, of which 240 (74.3%, 2009 survey) are LMI persons; **2) LaVerkin City--** The City is

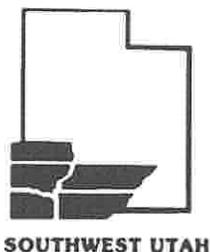
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proposing to purchase and install a Water Telemetry Supervisory Control and Data Acquisition (SCADA) system to monitor water in the LaVerkin City water system. This project will enable the City to better manage their water system as well as monitor the useage. The project will improve the livability and sustainability for community residents. A citywide survey was conducted and resulted in 4,487 beneficiaries, with 2,782 (66.1%, 2009 survey) being LMI; and **3) Washington City on behalf of Color Country Community Housing, Inc.--** Color Country Community Housing, Inc. is partnering with the Erin Kimball Memorial Foundation to purchase and rehabilitate a 24-unit apartment complex located in Washington City, Utah called the Ridgeview Apartments. It is proposed that the facility will be used as transitional housing for those fleeing domestic violence situations. The total number of beneficiaries will be approximately 60 (2.5 average household size) and all will be low/moderate income households. The project will provide decent affordable housing and will also enhance availability and sustainability in the community.

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Five County Association of Governments

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

Fax (435) 673-3540



Post Office Box 1550
St. George, Utah 84771

Office (435) 673-3548

**A RESOLUTION ADOPTING THE
FIVE COUNTY ASSOCIATION OF GOVERNMENTS
FIVE YEAR CONSOLIDATED PLAN**

WHEREAS the local governments of southwestern Utah, in order to be eligible to receive certain federal funding, are required to prepare a Consolidated Plan and submit the same to the Utah Division of Housing and Community Development (DHCD), for inclusion in the State of Utah Consolidated Plan to be submitted to the U.S. Department of Housing and Urban Development; and

WHEREAS the local governments of southwestern Utah, through the Five County Association of Governments, have jointly prepared a new five-year regional Consolidated Plan, covering the 2010-2015 program years, incorporated herein by reference; and

WHEREAS a public forum/open house was held by the Association of Governments in conjunction with its regularly scheduled Steering Committee meeting on January 20, 2010 to receive comments on the draft Consolidated Plan; and

WHEREAS the draft Consolidated Plan was made available for public review during the month of January 2010 and public comments were solicited during that time; and

WHEREAS comments by elected officials of southwestern Utah were also solicited during that time; and

WHEREAS the Association's Steering Committee has reviewed and considered the Consolidated Plan on February 10, 2010.

NOW, THEREFORE, BE IT RESOLVED BY THE STEERING COMMITTEE OF THE FIVE COUNTY ASSOCIATION OF GOVERNMENTS that the Five County Association of Governments Consolidated Plan is hereby adopted.

The foregoing resolution adopted the 10th day of February, 2010.

Commissioner Lois Bulloch, Chair

ATTEST:

Kenneth L. Sizemore, Executive Director