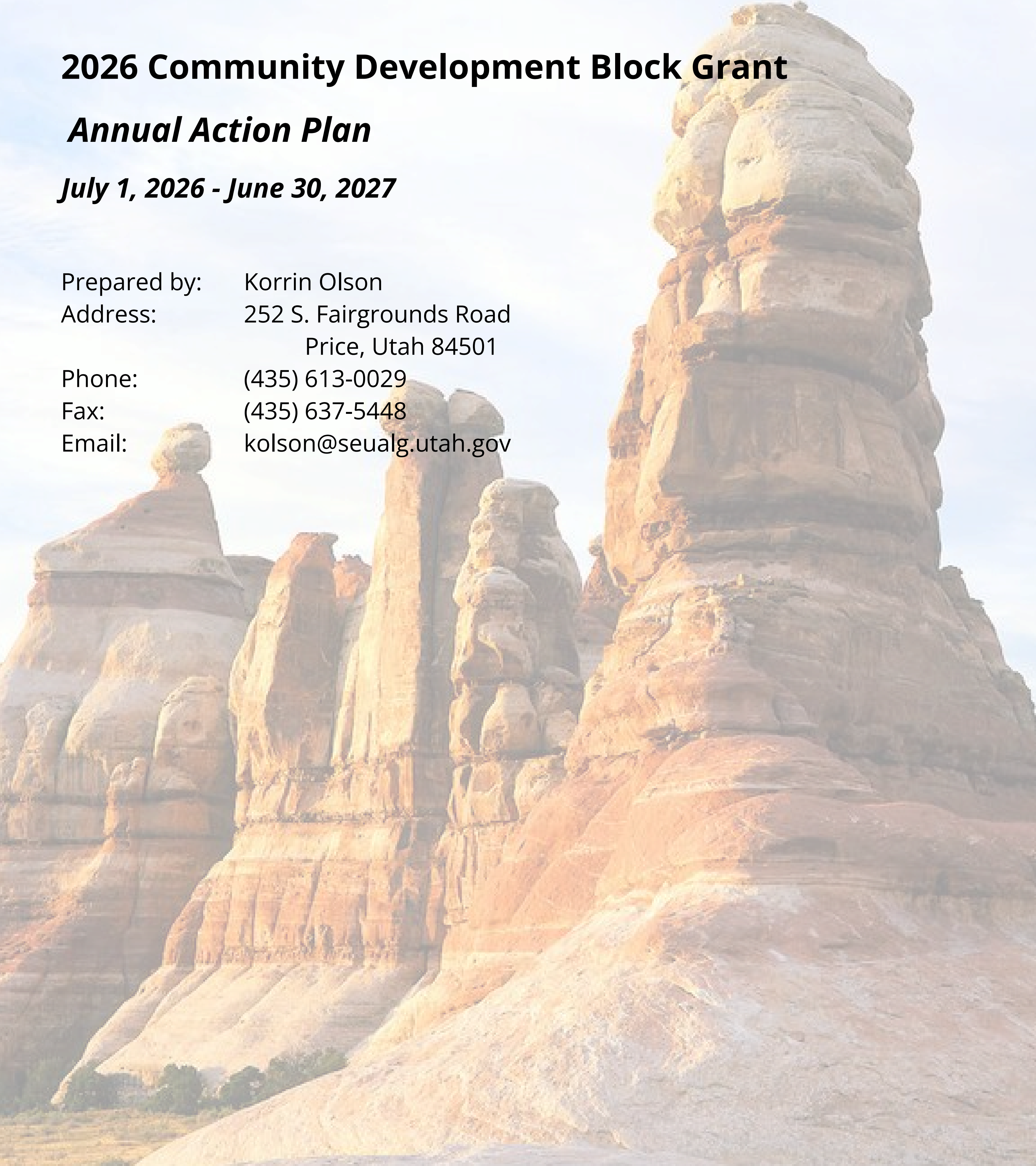
SERDA SOUTHEASTERN REGIONAL DEVELOPMENT AGENCY

2026 Community Development Block Grant

Annual Action Plan

July 1, 2026 - June 30, 2027

Prepared by:	Korrin Olson
Address:	252 S. Fairgrounds Road Price, Utah 84501
Phone:	(435) 613-0029
Fax:	(435) 637-5448
Email:	kolson@seualg.utah.gov



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Executive Summary

Southeastern Utah is vast, remote and quietly resilient. It is a place made up of well-established communities that have a history of thriving economic systems - especially in the energy sector. However, as energy dependencies shift and prices continue to rise, some portions of the region are facing difficulty in transitioning their economies. Factors such as increased housing prices, low-wage jobs, aging infrastructure and a lack of access to public transportation create a barrier to achieving a growing economic environment.

The lack of housing development is creating a barrier to new and old growth. Current and potential residents as well as emerging adults are not able to find housing. As the economy diversifies, workforce housing remains scarce to nearly non-existent. In some regions, when new housing is developed, it can be quickly turned into short term or nightly rental housing intended for short-term visitors. This can be disruptive to progress as the area already has some stringent policies on zoning, and stressed water, sewer and power utility services.

Amongst some concerning developments, many groups, such as the Southeastern Regional Development Agency (SERDA - formerly the Southeastern Association of Local Governments or SEUALG), are working towards a common goal of economic diversification. Each county is welcoming the development of an innovative entrepreneurial ecosystem to assist small and new businesses with growth and succession. Housing programs are active, with as many as 15 affordable housing homes built each year. With continued action the region could experience a revitalization similar to the economic satisfaction experienced in years past.

Along with focusing on housing development, the Southeastern Regional Development Agency is committed to creating an energy diversification strategy for Southeastern Utah. In December 2023, SEUALG was selected for the inaugural cohort of the Capacity Building for Repurposing Energy Assets program, funded by the U.S. Department of Energy, aimed at facilitating knowledge exchange among coal-dependent communities transitioning economically. In partnership with the University of Utah, SERDA has been contracted to conduct a manufacturing economic impact analysis for Carbon and Emery Counties. Using data from similar regional businesses, SERDA developed a hypothetical metal fabrication company to model potential outcomes. The University of Utah also contracted SERDA to coordinate stakeholder engagement sessions for related studies under this project, including coal-to-nuclear, coal with nuclear, solar and nuclear, and broader all-of-the above energy technologies.

In Spring 2024, SEUALG joined the second cohort of the Communities Local Energy Action Plan (C-LEAP) program, aimed at empowering communities like SEUALG to develop robust strategies for adapting their energy systems amidst changing economic and environmental dynamics. By engaging in C-LEAP and these strategic initiatives, SEUALG is at the forefront of energy transition planning, ensuring a sustainable future for its communities. This initiative aims to uplift southeastern Utah, with a particular focus on Carbon and Emery Counties. Final reports are in final rough-draft review and are expected to be published early Q1 2026.

Through a collaboration with the Utah Governor's Office of Planning and Budget, SERDA assisted with creating a committee that could align and streamline many efforts in the region to coordinate project efforts, assign a champion, identify funding mechanisms and assign time frames to economic development projects in Carbon and Emery counties. The deliverable for this project is an implementation strategy and a tactics tracker for small to large regional projects. Future plans include to take this model and incorporate a similar committee into Grand and San Juan county.

SERDA Allocation

The amount of CDBG funds available for Utah each year varies based upon the federal legislative appropriation passed by the United States Congress. The amount is typically announced by the U.S. Department of Housing and Urban Development (HUD) in May or June of each year. The method of funding (MOD) has remained the same since establishing the new method in 2022. The MOD is calculated by each region (each Association of Governments, which there are seven) receiving a base of $400,000, with the remaining being allocated based upon the percentage of State LMI population (40%); average poverty rate (53%); pre-1980 housing (15%); and the number of pre-approved LMI communities (10%). For the 2025 program year, the expected SERDA allocation is $778,284.00 - a slight decrease from the previous program year as all funds from program year 2025 were all expended with no rollover.

SERDA Mutual Self-Help Program

Unfortunately, due to the absence of USDA funding this past year, SERDA was unable to move forward with the construction of any new Mutual Self-Help homes. However, we have successfully established a $500,000 Land Acquisition Fund and have purchased two lots in Carbon County. These lots are designated for the start of a four-home build group planned for 2026. Additionally, we have purchased six lots in Huntington, Emery County, which are tentatively planned for use for a 2027 cohort.

SERDA Single-Family Housing Rehabilitation Program

In the CDBG 2026 program year, SERDA's Single-Family Housing Rehabilitation Program has received a set aside of $174,000 ($134,000 for construction funds and $40,000 for program administration). In addition to the set aside, SERDA received $185,277 in funds that were previously allocated toward land acquisition. These additional funds were used to enhance the Single-Family Housing Rehabilitation Program and allowed for the completion of 12 homes with these funds. With SERDA's Single-Family Housing Programs' set aside, the agency typically funds a minimum of six homes per program year.

Housing

Throughout the creation of the action plan, SERDA staff understood the importance of regularly meeting with housing and service provider agencies and city or county planning officials within the organization's service region. Housing needs and priorities in Carbon, Emery, and San Juan counties have not encountered major shifts over the past few years. All four counties have seen an increase in home prices and the lack of affordable, decent and safe housing.

The identified housing needs across the entire Region continues to be:

1. Increase the number of affordable housing units for low to moderate income residents;
2. Preserve existing affordable housing by rehabilitating owner occupied and rental units with an emphasis on energy efficiency;
3. Develop "workforce housing", both rental and owner-occupied in all counties;
4. Renovate or replace exiting pre-1976; both rental and owner-occupied;
5. Develop housing for people with disabilities and other special needs, including supportive housing services and programs, including adding Permanent Supportive Housing Units;
6. Increase the number for Mutual Self-Help Ground up construction projects by looking for additional land acquisition.

General Community Development

In the course of developing the four counties' capital improvement lists, SERDA consistently engages with municipal and county bodies to compile vital needs assessment data. Gathering the data from counties is primarily accomplished through the use of the Community Assessment Survey (Appendix C). During the survey officials are able to cite critical projects which likely need funding to be advanced. Projects are continually developed as funding becomes available and the overarching objectives and priorities for community development include (items are presented in no particular order):

1. Sewer System
2. Culinary Water Storage
3. Culinary Water Source
4. Culinary Water Distribution System
5. Health Care
6. Roads and Road Maintenance
7. Recreation Facilities
8. Fire Department Equipment/Facilities
9. Public Safety Facilities (e.g. Police)
10. Housing for Low-to-Moderate Income
11. Housing for Area Workforce
12. Services to Assist Homeless Individuals

Community Development Project

For the funding year of 2025 Community Development Block Grant (CDBG), funds were awarded to applicants to perform the following types of projects: construction of an ADA-compliant restroom and multi-use building for Emery Town, Phase 2 Infrastructure Project for Moab Community Land Trust partnering with Grand County and a Main Street Planning project for Green River City.

2026 CDBG Projects:

SERDA: Manage the CDBG program for the southeastern region and update the regional Consolidated Plan

SERDA: Community development planning to LMI communities in areas of southeastern Utah

SERDA: Rehabilitate a minimum of six owner-occupied homes

Awarded Program Year 2026 Projects will be listed here.

2025 CDBG Projects:

SERDA: Manage the CDBG program for the region and update the regional Consolidated Plan

SERDA: Community development planning to LMI communities and areas of Southeastern Utah

SERDA: Rehabilitate a minimum of 12 owner-occupied homes

Emery Town: Construction of Multi-Use Building with ADA Restrooms

Grand County - Moab Community Land Trust: Arroyo Crossing Phase II - Road Infrastructure

Green River: Engineering and Design Work for Main Street Updates

**Due to the delay in Contract Agreements from HUD, photos of 2025 CDBG projects have not been taken as projects have been delayed.*

Outreach

Consultation

Throughout the data collection process SERDA actively consulted with all 19 cities and towns in the four counties that are located within the agency's region. Those entities include:

Carbon County	Elmo Town	Grand County
Price City	Huntington City	Castle Valley Town
Wellington City	Castle Dale City	Moab City
East Carbon City	Orangeville City	San Juan County
Helper City	Ferron City	Monticello City
Scofield Town	Clawson Town	Blanding City
Emery County	Emery Town	Bluff Town
Cleveland Town	Green River City	

Alongside consultations with cities, towns and counties, SERDA collaborated with a diverse group of entities within the region on an ongoing basis throughout the data collection process. The entities which we engaged with in the past year included:

The Area Agency on Aging	SERDA Community Services Programs	The Southeastern Utah Economic Development Region
The Housing Authority of Carbon/Emery County	The Grand County Homeless Coordinating Committee (and Continuum of Care Committee)	County Economic Development Offices
Regional Planning Office (SERDA)	The Carbon/Emery Homeless Coordinating Committee (and Continuum of Care Committee)	Tripartite (CSBG) Advisory Board
The Housing Authority of Southeastern Utah	Balance of State Homeless Coordinating Committee	Public Safety Agencies

Four Corners Community Behavioral Health	San Juan County Behavioral Health Region	Local Office of the Department of Workforce Services
Carbon Addiction Reduction And Elimination (CARE) Coalition	Price City The Boys and Girls Club	San Juan County Econ. Development and Tourism
Faith Based Coalition	Active Re-Entry	Moab Travel Council
Southeast Utah Community Action Partnership (SCAP)	Grand County Senior Center	Monticello City
Easter Seals	San Juan Area Agency on Aging	Moab City
AARP Moab Trail Taxi	Grand County Emery Telcom	Southeastern Entrepreneurial Network (SEEN)

Coordination with local governments throughout Carbon, Emery, Grand and San Juan county is always happening. SERDA is constantly engaged with elected officials on how we can best support our 19 cities and towns and four counties.

In Carbon and San Juan County, SERDA hosts quarterly Council of Government meetings as a place of collaboration and support for local officials in each community. Although Council of Government meetings are not held in Emery and Grand County, attending already scheduled meetings is one of our top priorities.

Citizen Participation

The Southeastern Utah Association of Local Governments (SERDA) held a public hearing on December 11, 2025 to solicit comments for the Community Development Block Grant Program.

SERDA held a 30-day comment period from January 27, 2026 to February 26, 2026 to solicit comments on the Regional Annual Action Plan for July 1, 2026 to June 30, 2027. A public hearing will be held on February 26, 2026 to solicit comments from the public. The following notice was published on the Utah Public Notice Website:

SOUTHEASTERN UTAH ASSOCIATION OF LOCAL GOVERNMENTS
REGIONAL ANNUAL ACTION PLAN ON HOUSING AND COMMUNITY DEVELOPMENT
30-DAY PUBLIC COMMENT PERIOD AND PUBLIC HEARING NOTICE

Southeastern Utah Association of Local Governments (SEUALG) will hold a Public Hearing on Thursday, February 26, 2026 at 11:00 AM or soon thereafter at 252 South Fairgrounds Road, Price, Utah 84501, to take comments on the 2026 Annual Action Plan which can be reviewed at http://SERDA.gov or attached to this notice. Written public comments will also be accepted from January 27, 2026 to February 26, 2026. To comment, please contact Korrin Olson: 252 South Fairgrounds Road, PO Box 1106, Price, Utah, 84501 or by email at kolson@seualg.utah.gov.

The purpose of the Public Hearing is to obtain citizen comment on the housing and community development needs of the Southeastern Utah region for development of the Annual Action Plan for submission to the State of Utah, Department of Workforce Services, Housing and Community Development Division. This plan is required by the U.S. Department of Housing and Urban Development and must be approved prior to SEUALG receiving their allocation of the State Small Cities Community Development Block Grand (CDBG) program funding. Information that will be provided at the public hearing includes a summary of the history of this program in the Southeastern Utah region and the draft of the Annual Action Plan (also attached to this notice).

In compliance with the Americans with Disability Act, individuals wishing to attend this meeting and who acquire special accommodations should contact Paula Ingram at 435-637-5444 at least five (5) working days prior to the meeting.

Public Outreach Efforts

There is rarely any attendance from the public at formal public hearings held during the consolidated planning/CDBG application process. In order to obtain as much input as possible, SERDA staff attend many of the public meetings and hearings held by SERDA's partner entities. These meetings include; local planning and zoning board meetings, housing authority and community housing development organization board meetings, tripartite board meetings (Community Services Block Grant), interagency coordinating council meetings, homeless and continuum of care meetings, economic development councils, as well as special programs such as the Regional Transportation Coordinating Council, etc. SERDA staff presented information about the Consolidated Plan, CDBG Program, housing rehabilitation program, etc., and solicited input about the issues, needs, goals and priorities to be identified in the Consolidated Plan. Along with attending meetings, a yearly annual action plan survey is sent out to gain further feedback from local leaders in each community.

To inform the public about the thirty day comment period and public hearing for the updated Program Year 2026 Annual Action Plan, SERDA ensured that postings of the public comment and hearing notice were published in the following ways:

- San Juan Record Newspaper: *waiting on response, will provide date in final plan

- Moab Times Newspaper: January 29, 2026
- ETV Newspaper: January 28, 2026
- Serda.utah.gov Website: January 27, 2026
- SERDA Agency Building: January 27, 2026
- Utah Public Notice Website: January 27, 2026

Expected Resources

Expected CDBG Funding for Program Year 2026	$778,284.00
SERDA Set-Asides (listed in CDBG Rating and Ranking Policy)	$274,000.00
Total Amount for Applying Entities in SERDA's Region	**$504,284.00**

The SERDA applies annually for funds for the administration and planning of the CDBG program and Consolidated Plan totaling $50,000.00. In addition to the administration and planning funds, SERDA applies for, and has written in policy for awarded monies to be used towards the Single-Family Housing Rehabilitation for a total of $174,000.00. ($134,000 - Construction Funds, $40,000 - Administration). Additional funds, which is not part of the rating-and-ranking system, of $50,000.00 is used for general community development planning for low-to-moderate income communities. The remaining $504,284 is open for the southeastern region to apply for projects that are CDBG eligible. Per the SERDA rating and ranking criteria, any excess funds not allocated to a project will be rolled into the Single Family Housing Rehab Program.

In SERDA's Rating and Ranking Criteria, 9 A-D states that if a project is funded by other funding other than CDBG, then the project would receive more points. The criteria is determined based on the population size of the community. The higher the percentage of non-CDBG funds invested into a project, then the higher points the project will receive.

Goals & Objectives

For the 2026 Program Year, SERDA plans to fund as many projects as CDBG funding permits. Additionally, funds will be used to facilitate Single Family Housing Rehab, and other regional admin and planning efforts in the four counties.

Goal Outcome Indicator	Quantity	Unit of Measurement
Public Facility or Infrastructure Activity other than low/moderate income housing benefit	*Final number will be available once PY26 CDBG Funds have been awarded (Feb/Mar 2026)	Persons Assisted
Public Facility or Infrastructure Activities for low/moderate income housing benefit		Households Assisted
Public service activities other than low/moderate income housing benefit		Persons Assisted
Public service activities for low/moderate income housing benefit		Household Assisted
Facade treatment/Business building rehabilitation		Business
Rental units constructed		Household Housing Unit
Rental units rehabilitated		Household Housing Unit
Homeowner housing added	4	Household Housing Unit
Homeowner housing rehabilitated	6	Household Housing Unit
Direct financial assistance to homebuyers		Households Assisted
Homelessness Prevention (includes Short Term Rental Assistance)		Persons Assisted
Businesses assisted		Business Assisted
Jobs created/retained		Jobs

Affordable Housing

One year gols for the number of households supported through:	Quantity
Rental assistance	
The production of new units	4
Rehab of existing units	6
Acquisition of existing units	
Total	10

Allocation Priorities

The SERDA Rating and Ranking Committee (RRC) is composed of one county commissioner and one municipal elected official from each county. The main committee is supported by an Advisory Committee, which is composed of two recommended individuals from each county to represent the county and municipalities and will be on the Rating and Ranking Advisory Committee for two-year terms. Members of the advisory committee are recommended by the SERDA RRC. The split of representation between city and county is intended to ensure that both county and city level interests are equally illustrated. Individuals are nominated to be on the committee in alignment with SERDA's bylaws.

Annually, the Rating and Ranking Committee updates the SERDA CDBG Rating and Ranking Policies and scoring criteria (Appendix B) for the next program year. Updates are conducted based upon the results from the Community Assessment (Appendix C). The SERDA CDBG Rating and Ranking Policies and scoring criteria must be approved by the SERDA Governing Board. The SERDA CDBG Rating and Ranking Policies and scoring criteria can be found in the Utah Community Development Block Grant Application Policies and Procedures manual and on the SERDA website (SERDA.utah.gov).

The process for awarding CDBG funds to applicants after submission are as follows:

1. Applications are preliminarily rated and ranked by SERDA staff and State of Utah staff.
2. Applications are rated and ranked by SERDA Rating and Ranking Committee and assisted by the Rating and Ranking Advisory Committee.
3. Final approval and awarding are made by the SERDA Governing Board from the recommendations created by SERDA and State of Utah Staff and SERDA Rating and Ranking Committee.

Public Housing

There are two Public Housing agencies located in the SERDA Region covering four counties. They are Carbon/Emery County Housing Authority and Grand County Housing Authority (which covers both Grand and San Juan counties).

Carbon/Emery Counties have 141 units that are available for rental for low income persons and families. They also have 225 leased rentals with Section 8 vouchers and can go up to 300 vouchers. There are multi-family units that are in Wellington, Utah and two locations in Price, Utah. On average, the units are at 95-98% capacity with about a 2-5% vacancy rate.

Grand County Housing Authority also services San Juan County through a nonprofit organization named the Housing Authority of Southeastern Utah. Between the two counties, there is on average sixteen apartment complexes that are available for low income persons and families. Some do accept Section 8 vouchers while others are reserved for seniors, those with disabilities and clients of Four Corners Behavioral Health. On average, particularly in Grand County, they are filled to capacity, especially during the high tourism season.

Barriers to Affordable Housing

The development of new buildings face significant hurdles due to stringent land use, zoning, and construction regulations, exacerbating the challenge of providing affordable housing.

Southeastern Utah suffers from a staggeringly high rate of poverty where 15.2% of individuals live below the poverty line. San Juan County is identified by the Economic Development Administration as being an area of persistent poverty as the county has had a rate of 20% or higher poverty for the last thirty years. Both Grand and San Juan Counties are identified by the Census Tract as being disadvantaged to some extent. The number of individuals living in poverty almost doubles that of the median of Utah. This economic disparity underscores the obstacles which many residents face when seeking home ownership. Because of growth and development pressures associated with the tourism industry, some communities, especially those within Grand and and San Juan Counties, face high infrastructure impact fees.

Als0, a limited number of high-paying, full-time and sustainable job opportunities may force residents to look elsewhere or seek different housing opportunities. However, residents may face additional difficulty in finding out-of-area employment due to poor transportation connections between the region and to urban centers such as the Wasatch Front. To gain employment, many residents enter into the tourism or hospitality sectors, which employ approximately 5,838 workers. However, these positions are often low-wage and seasonal, further perpetuating the economic struggle for these individuals.

Further complications of developing affordable housing can be hindered by the costs of land. In resort locations, due to the growth and development pressures associated with the tourism industry, some communities in southeastern Utah face high infrastructure impact fees. Several communities in southeastern Utah are working to address the cost of land by adopting zoning ordinances that encourage the development of affordable housing (e.g. allowing for accessory dwellings, offering high-density bonuses for affordable housing, and relaxing some development requirements [sidewalk parkways, open areas, and landscaping regulations]). However, there is limited progress on adjusting the cost of land and the zoning ordinances which could accompany it, and therefore creating little real impact for the communities.

Because of stagnant population growth, developers have not found it profitable to invest in the Region; however, this has begun to change in the last year with the use of remote work and the continual growth of the Wasatch Front. Consequently, counties in the region are preparing for unexpected population growth, straining already inadequate water and sewer infrastructure. Urgent action is needed to reconcile the shortfall in housing supply, necessitating adjustments over the next 3-5 years to accommodate both existing and anticipated population bases.

Other Actions

Southeastern Utah Association of Local Governments Single-Family Housing Rehabilitation Program rehabs a minimum of six homes in Southeastern Utah. In the past, the program has had a policy in place that limits a project to getting a $10,000 grant of CDBG funds. In Program Year 2019, SERDA Single-Family Housing Rehabilitation has increased the threshold of the $10,000 grant to a $15,000 grant. This was needed because of inflation in construction cost and the restrictions and limits on other funding sources, such as Olene Walker funding and USDA funding. With the increase, gaps of funding for projects to be completed should be closed. In Program Year 2023, SEULAG was given an extra $287,704 for the Single-Family Housing Rehabilitation Program and for Program Year 2024, SERDA increased the grant amount from $15,000 to $25,000.

Appendix A

Consultation Forms

Consultation Form

CDBG Annual Action Plan

1. AOG: Southeastern ALG Employee: Korrin Olson

2. Name of Agency Consulted: Carbon County Date of Consultation: Ongoing

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

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

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

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

	Housing Needs Assessment	x	Public Housing Needs		Market Analysis
	Homeless Needs-Chronically homeless		Homeless Needs-Families with Children		Homelessness Needs-Veterans
	Homelessness Needs-Unaccompanied Youth		Homelessness Strategy		Non-Homeless Special Needs
	HOPWA Strategy	x	Economic Development		Anti-Poverty-Strategy
	Lead-based Paint Strategy		Other:		

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

Throughout PY2026, SERDA consulted with Carbon County on various occasions. Many of the consulting meetings were informal or in a meeting setting.

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

Carbon County is partnering with SERDA to provide support and authorizations of SERDA programs to be implemented in the County, namely CDBG Single-Family Housing Rehabilitation. Other consulting meetings were to discuss possible CDBG projects located within the County. Some of those project ideas are; fire equipment purchases, planning studies for municipal power, construction of a new public works and public safety building for the city and water tank improvements.

In addition to consulting with Carbon County, the cities located within Carbon County were consulted. These consulting visits are very similar to the County’s visits in regards to programs SERDA offers and discussing possible CDBG projects.

Consultation Form

CDBG Annual Action Plan

1. AOG: _Southeastern ALG__________________ Employee: __Korrin Olson_____________

2. Name of Agency Consulted: ___Emery County_____ Date of Consultation: __Ongoing____

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

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

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

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

___	Housing Needs Assessment	x	Public Housing Needs	___	Market Analysis
___	Homeless Needs-Chronically homeless	___	Homeless Needs-Families with Children	___	Homelessness Needs-Veterans
___	Homelessness Needs-Unaccompanied Youth	___	Homelessness Strategy	___	Non-Homeless Special Needs
___	HOPWA Strategy	x	Economic Development	___	Anti-Poverty-Strategy
___	Lead-based Paint Strategy	___	Other:		

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

Throughout PY2026, SERDA consulted with Emery County and the cities and towns located within the county on various occasions. Many of the consulting meetings were informal or in a meeting setting.

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

Emery County is partnering with SERDA to provide support and authorizations of SERDA programs to be implemented in the County, namely CDBG Single-Family Housing Rehabilitation. Other consulting meetings were to discuss possible CDBG projects located within the County. Some of those project ideas are; updating parks in various towns, affordable housing strategies, ADA compliance with public spaces, and fire equipment purchases.

In addition to consulting with Emery County, the cities located within Emery County were consulted. These consulting visits are very similar to the County's visits in regards to programs SERDA offers and discussing possible CDBG projects.

Consultation Form

CDBG Annual Action Plan

1. AOG: _Southeastern ALG___________________ Employee: _Korrin Olson______

2. Name of Agency Consulted: ___Grand County _____ Date of Consultation: __Ongoing_____

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

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

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

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

___	Housing Needs Assessment	X	Public Housing Needs	___	Market Analysis
___	Homeless Needs-Chronically homeless	___	Homeless Needs-Families with Children	___	Homelessness Needs-Veterans
___	Homelessness Needs-Unaccompanied Youth	___	Homelessness Strategy	___	Non-Homeless Special Needs
___	HOPWA Strategy	X	Economic Development	___	Anti-Poverty-Strategy
___	Lead-based Paint Strategy	___	Other:		

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

Throughout PY2065, SERDA consulted with Grand County and the cities and towns located within the county on various occasions. Many of the consulting meetings were informal or in a meeting setting.

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

Grand County is partnering with SERDA to provide support and authorizations of SERDA programs to be implemented in the County, namely CDBG Single-Family Housing Rehabilitation. Other consulting meetings were to discuss possible CDBG projects located within the County. Some of those project ideas are; updating public restrooms to meet ADA compliance, ADA accessible sidewalks, expanding free public transit services, affordable housing and fire equipment purchases.

In addition to consulting with Grand County, the cities located within Grand County were consulted. These consulting visits are very similar to the County's visits in regard to programs SERDA offers and discussing possible CDBG projects.

Consultation Form

CDBG Annual Action Plan

1. AOG: _Southeastern ALG_ Employee: _Korrin Olson_

2. Name of Agency Consulted: _San Juan County_ Date of Consultation: _Ongoing_

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

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

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

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

	Housing Needs Assessment		Public Housing Needs		Market Analysis
	Homeless Needs-Chronically homeless	x	Homeless Needs-Families with Children		Homelessness Needs-Veterans
x	Homelessness Needs-Unaccompanied Youth		Homelessness Strategy		Non-Homeless Special Needs
	HOPWA Strategy	X	Economic Development	x	Anti-Poverty-Strategy
	Lead-based Paint Strategy	X	Other: Infrastructure		

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

Throughout PY2026, SERDA consulted with San Juan County and the cities and towns located within the county on various occasions. Many of the consulting meetings were informal or in a meeting setting with most being held via telephone and/or Zoom and Google Meets because of travel constraints.

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

San Juan County is partnering with SERDA to provide support and authorizations of SERDA programs to be implemented in the County, namely CDBG Single-Family Housing Rehabilitation. Other consulting meetings were to discuss possible CDBG projects located within the County. Some of those project ideas are; updating their Children's Justice Center, purchasing fire equipment, rehabbing an abandoned school into a community center, and building restrooms and changing stations for their volunteer fire department.

In addition to consulting with San Juan County, the cities located within San Juan County were consulted. These consulting visits are very similar to the County's visits regarding programs SERDA offers and discussing possible CDBG projects.

Appendix B

Allocation Policies and Procedures

CDBG RATING AND RANKING POLICIES
PROGRAM YEAR 2026
BOARD APPROVAL: August 28, 2025

ALLOCATION POLICIES - the following set-asides are established for the 2026 program year:

1. $100,000 will be set-aside to fund the Region-wide CDBG administration, consolidated planning, general planning assistance, affordable housing planning, and economic development technical assistance activities operated by the Southeastern Utah Association of Local Governments (SEUALG):
    a. Update of the Region's required Consolidated Plan;
    b. Coordinate Consolidated Planning activities and efforts with the Region's economic development practitioners, chambers of commerce, travel councils, and the Southeastern Utah Economic Development Region Board and CEDS (Comprehensive Economic Development Strategy) Committee;
    c. Coordinate Consolidated Planning activities and efforts with the Region's homeless coordinating committees, agencies providing services to persons with disabilities, region housing authorities, and other non-profit and special service agencies that serve low-income clients;
    d. Coordinate Consolidated Planning activities with the Region's Rural Transportation Planning organization for the development and implementation of a mobility management system to provide access and mobility services to senior citizens, persons with disabilities, and low-income workers;
    e. Provide technical assistance to the Region's CDBG applicants to ensure the successful completion of their applications;
    f. Technical assistance to for-profit businesses located within low-to-moderate income areas and/or low-to-moderate income business owners. Technical assistance includes, but is not limited to: workshops, assistance in developing business plans, marketing, and referrals to lenders or technical resources.
    g. Support region-wide planning efforts within the communities of Southeastern Utah. These initiatives will encompass activities such as planning and zoning commission meetings participation, GIS mapping, project mapping, and other tasks requested by local municipalities.

2. $174,000 will be set-aside to fund the following region-wide housing program operated by the

Southeastern Utah Association of Local Governments - Single Family Housing Rehabilitation:

a. At least seventy percent (70%) of the allocated set-aside is to provide rehabilitation of the homes of LMI residents throughout the Region, either as a stand-alone project or in coordination with funds from the Olene Walker Loan Fund, Rural Development, or other sources;
b. Up to thirty percent (30%) of the allocated set-aside is for the cost of program delivery of the Region's housing rehabilitation programs funded by CDBG, by providing loan underwriting services, development of scopes of work, contractor supervision, and housing rehabilitation-repair technical assistance directly to clients and to other entities or agencies providing services to low income persons;
c. Operate the lead-based paint evaluation program for the Region's housing rehabilitation activities, and other agencies that serve low-income clients with housing and rehabilitation services.

3. To remain eligible for funding under the State of Utah CDBG Program, all applicants must have drawn down at least 50% of any previous year's CDBG funds by the time they submit their first application for the upcoming program year (by January 31st).

4. The State of Utah has established the minimum amount of funding of $30,000 per project and the maximum amount is limited by the annual allocation amount.

5. Applicants must provide written documentation of the availability and status of all other proposed funding at the time the application is submitted, including all sources of funding which are considered local contributions toward the project and its administration.

6. The Southeastern Utah Association of Local Governments (SEUALG) will aid with the completion of the application of eligible applicants. The initiation and completion of the application will fall solely on the applicant(s). All applications for CDBG funds will be prepared in accordance with the State of Utah and federal regulations.

7. Official representatives of potential applicants **MUST ATTEND ONE** of the "How to Apply Workshops" in the SEUALG region. Applicants that do not attend will not be considered for funding. Official representatives can be elected officials of the applicant entity or management level employees of the entity such as city/county managers or administrators, city/county recorders or clerks, or management staff from the entities' planning or community development departments. Third party representation (engineers, architects, lower level entry staff, etc.) will be accepted only if a written designation from the entity is provided at the start of the "How to Apply Workshop". Nonprofit organizations and special service districts executives should attend with the sponsoring city or county, if possible.

8. All applications will be scored by the Rating and Ranking Committee (RRC) based on the rating and ranking criteria approved by the SEUALG Governing Board. SEUALG staff will make recommendations to the RRC on each application and then present the application to the SEUALG Governing Board for final approval.

9. The SEUALG Governing Board has the final approval for all projects in the region. The SEUALG Board consists of one county commissioner and one municipal elected official from each county. The process for selecting these board members from each county is in alignment with the

SEUALG Bylaws.

10. The Rating and Ranking Committee (RRC) will be composed of two recommended individuals from each county to represent the county and municipalities. These recommendations will be from the SEUALG Governing Board. The RRC creates the Rating and Ranking Policies and Criteria to be approved by the SEUALG Governing Board.

11. Projects must be consistent with the Region's Consolidated Plan.

12. Public service providers, traditionally non-profit organizations, are allowed to apply for CDBG funds for capital improvements and major equipment purchases. Examples are: program delivery vehicles, new construction, rehabilitation, and facility expansion. State of Utah policy prohibits the use of CDBG funds for operating and maintenance expenses. This includes paying administrative costs, salaries, etc. No more than 15% of the state's yearly allocation of funds may be expended for public service activities.

13. Applicants requesting CDBG funds for planning purposes should be aware that planning activities are subject to a 20% cap per region per program year. This regional 20% cap on planning does include SEUALG's set-asides for Regional Planning and Admin and Consolidated Planning. Due to the change in SEUALG's allocation for each program year, partial funding or no funding may be available.

14. Applications on behalf of sub-recipients (i.e. special service districts, non-profit organizations, etc.) are allowed. The applicant city or county must understand that even if they name the sub-recipient as project manager, the city or county is still responsible for the project's viability and program compliance. A subcontractors' agreement between the applicant entity and the sub-recipient must accompany the application. The letter must be signed by the board person. To utilize CDBG funds for a public service, the service must be either a new service or a quantifiable increase in the level of existing services which has been provided by the applicant in the previous 12 months.

15. To qualify for American with Disabilities Act (ADA) points, a project must be an adaptation to an existing facility or structure. New construction must be ADA compliant by law, so while these projects may meet the National Objective and qualify for CDBG funding, they will be rated and ranked as community development projects.

16. A - Project Maturity (Construction): Funding should be prioritized to those projects which are the most "mature". Maturity is defined as those situations where: 1) the applicant has assigned a qualified project manager; 2) has selected an engineer and/or architect; 3) proposed solution to problem identified in the Scope of Work and ready to proceed immediately; 4) has completed architectural/engineering design (blueprints); and 5) identifies all funding sources and funding maturity status. Projects that are determined to not be sufficiently mature to be ready to proceed in a timely manner, may not be rated and ranked.

    B - Project Maturity (Non-Construction): Funding should be prioritized to those projects which are the most "mature". Maturity is defined as those situations where: 1) the applicant has assigned a qualified project manager; 2) can provide proof of site control; 3) proposed solution to problem identified in the Scope of Work and ready to proceed immediately; 4) has completed a statement of need; and 5) identifies all funding sources and funding maturity status. Projects that are determined to not be sufficiently mature to be ready to proceed in a timely manner, may not be rated and ranked.

17. When an applicant submits more than one application, only the highest ranked application will be considered for funding unless all other applications have been funded.

18. Emergency projects may be considered by the RRC at any time during the year. Projects that are considered for emergency CDBG funding must still meet a national objective and regional goals set by the RRC. Projects may be considered an emergency if the following criteria applies:
    a. Funding through a normal CDBG funding cycle would create an unreasonable health and/or safety risk to people or property;

    If an applicant deems it necessary to apply for emergency funding, they must contact the Southeastern Utah Association of Local Governments promptly to discuss the details of the project and the state required application procedure and the RRC criteria. Emergency funds are limited on a statewide basis and will need approval from the State CDBG Policy Board. The amount of emergency funds awarded will be subtracted from the top of the Region's next yearly allocation.

19. In regards to applications scoring, the following policies will be followed in the event of a tie:
    a. The project that has the highest percentage of LMI persons benefiting;
    b. The project with the most local leveraged funds;
    c. The project with the most other leveraged funds;
    d. The largest geographical area benefitted;
    e. The project with the largest number of LMI beneficiaries.

20. All applications will be fully funded beginning with the highest ranked project then sequential to the next highest ranked project and so on. In the event the next highest project cannot be fully funded, the following policies will be implemented to allocate the remaining funds:
    a. The next ranked application will be evaluated to determine whether or not the project is still viable and can meet a CDBG national object with reduced funding;
    b. If the next ranked application cannot be awarded partial funding, SEUALG staff will move to the next highest ranked application and follow the same evaluation process. This process will be followed until all applications have been evaluated and funding is exhausted;
    c. If none of the remaining applications can be adequately funded with the remaining funds, the funds will be allocated to the region-wide housing programs.

21. To ensure all requirements and time constraints for the CDBG application deadline of January 31st are met, applications must have a project consultation meeting with SEUALG CDBG staff prior to December 1. Those applicants that do not consult with SEUALG CDBG staff prior to December 1 will not be eligible to apply for CDBG funding, unless given SEUALG Board approval.
22.

Decisions by Criteria Number:

1. Capacity to Carry Out Grant (5 points possible): Grantee's history in administering CDBG grants. In the case that this is a grantee's first CDBG grant, 2.5 points will be given. The State of Utah CDBG Staff determines this score by the following:

a. Applicant's capacity to administer grant - project manager consistency (1 point)
b. Documentation/Communication (1 point)
c. Project completed in contract period (1 point)
d. Compliance with regulations/laws (2 points)

2. A - Project Maturity - Construction (10 points possible): A qualified project manager has been selected - meaning the project manager is an employee or elected official that will be with the applicant or sub-recipient entity to oversee the grant until closeout; an architect or engineer has been selected and is working with applicant; applicant has a well-defined scope of work illustrating the problem and solution of the project including demographics, data, address of project, work to be performed, etc.; completed architectural/engineering design (blueprints) are completed and submitted; funding in place - meaning all other forms of funding is secured/committed and supporting documents are attached with the application.

   B - Project Maturity - Non-Construction (10 points possible): A qualified project manager has been selected - meaning the project manager is an employee or elected official that will be with the applicant or sub-recipient entity to oversee the grant until closeout; applicant can provide proof of site control (e.g. MOU, ownership, etc.); applicant has a well-defined scope of work illustrating the problem and solution of the project including demographics, data, address of project, work to be performed, etc; has competed a statement of need; and submitted funding in place - meaning all other forms of funding is secured/committed and supporting documents are attached with the application.

3. A - Public Facility Development/Improvements (7 points possible): Development and improvements on housing, economic revitalization and development, infrastructure, work force, community safety, healthcare or transportation needs. All activities must be eligible for CDBG Activities.

   OR

   B - Improvement of LMI Housing (5 points possible): Improvement of existing housing stock with rehabilitation. This includes but is not limited to: energy-efficiency improvements, infrastructure, ADA accessibility, rehabilitating an existing building to become LMI housing.

   OR

   C - Development of LMI Housing (7 points possible): Development of new housing that is to benefit low-to-moderate income families and individuals. This includes but is not limited to: infrastructure, property acquisition for housing projects, construction.

4. Affordable Housing Plan (2 points possible): City or county has adopted an affordable housing plan and the project implements items addressed in the plan. Those projects that do not implement items in the plan will receive 0 points.

5. Extent of Poverty (5 points possible): Extent of extremely low-to-very-low-income (0-50% AMI) households or beneficiaries in a project are divided by total households or population of a project area.

6. LMI Project Beneficiaries (4 points possible): Percentage of project beneficiaries that are low-to-moderate income (LMI).

7. Project Overall Impact (10 points possible): The area in which the beneficiaries are located. Those projects impacting the community/county as a whole will receive more points than those projects that are site specific or targeting a population.

8. CDBG Funds Requested Per Capita (5 points possible): Total CDBG funds divided by the communities' population. Points will then be given in relation to the cost per person (8 a-d).

9. Applicant Last Funded (5 points possible): Points are given to those applicants based on when they last received CDBG funding.

10. Jurisdiction Property Tax Rate (5 points possible): The communities/counties that maintain an already high tax burden, as compared to the tax ceiling set by state law (municipalities .007 per dollar [Utah Code 10.6.133], counties .0032 or .0036 per dollar [Utah Code 59.2.908]) will be given higher points in this category.

11. Civil Rights Compliance (2 points possible): Applicant is in compliance with federal laws and regulations related to civil rights. One point will be awarded if the applicant has completed the "ADA Checklist for Readily Achievable Barrier Removal" form. One point will be awarded if the applicant has adopted all of the following policies: Grievance Procedure under the Americans with Disabilities Act, Section 504 and ADA Effective Communication Policy, Language Access Plan and Section 504 and ADA Reasonable Accommodation Policy (forms available from SEUALG).

12. Pro-Active Planning (5 points possible): The State of Utah emphasizes the importance of integrating pro-active planning into government operations. Additional points will be given to communities that show a commitment to improvement through planning that meet the following guidelines:
    a. Demonstration of local responsibility for planning and land use in their communities in coordination with other governments;
    b. Development of efficient infrastructure including water and energy conservation;
    c. Incorporation of fair housing opportunity and affordability into community planning;
    d. Protection and conservation plan for water, air, critical lands, important agricultural lands and historic resources;
    e. Removal of barriers to accessibility of programs and facilities for all persons.

2026 CDBG Application Scoring Criteria									Score
1	**Capacity to Carry Out Grant**	**Excellent** 5 points	**Very Good** 4 points	**Good** 3 points	**Average** 2 points	**Below Average** 1 point			
2 a	**Project Maturity (Construction - 10 points possible)**	**Project Manager** 1 point	**Architect or Engineer** 1 point	**Scope of Work** 3 points	**Completed Architectural or Engineering Design** 3 points		**Funding in Place** 2 points		
2 b	**Project Maturity (Non-Construction - 10 points possible)**	**Project Manager** 1 point	**Proof of Site Control** 1 point	**Scope of Work** 4 points	**Statement of Need** 2 points		**Funding in Place** 2 points		
3 a	**Public Facility Development/ Improvements**	**Housing** 7 points	**Economic Revitalization & Development** 6 points	**Infrastructure** 5 points	**Work force** 4 points	**Community Safety** 3 points	**Healthcare** 2 points	**Transportation** 1 points	
OR									
3 b	**Improvement of LMI Housing**	**>6 units** 5 points	**3-5 units** 4 points	**<2 units** 3 points					
OR									
3 c	**Development of LMI Housing**	**9+ units** 7 points	**5-8 units** 6 points	**1-4 units** 5 points					
4	**Affordable Housing Plan**	**Yes** 2 points	**No** 0 points						
5	**Extent of Poverty in Project Area**	**>20%** 5 points	**15%-19%** 4 points	**10%-14%** 3 points					
6	**LMI Project Beneficiaries**	**>76%** 4 points	**66%-75%** 3 points	**56%-65%** 2 points	**51%-55%** 1 point				
7	**Project's Overall Impact**	**County/Community Wide** 10 points		**Site Specific or Targeted Population** 5 points					
8	**CDBG Funds Requested per Capita**								
8 a	**Jurisdictions with a population of less than 500**	**$1-$1000** 5 points	**$1001-$2000** 4 points	**$2001-$3000** 3 points	**$3001-$4000** 2 points	**$4001+** 1 point			

8 b	**Jurisdictions with a population of 501-1,000**	**$1-$500** 5 points	**$501-$1000** 4 points	**$1001-$1500** 3 points	**$1501-$2000** 2 points	**$2001+** 1 point			
8 c	**Jurisdictions with a population of 1,001- 5,000**	**$1-$250** 5 points	**$251-$500** 4 points	**$501-$1000** 3 points	**$1001-$1500** 2 points	**$1501+** 1 point			
8 d	**Jurisdictions with a population of greater than 5,000**	**$1-$125** 5 points	**$126-$250** 4 points	**$251-$500** 3 points	**$501-$750** 2 points	**$751+** 1 point			
9	**Applicant Last Funded**	**Last Funded PY2018 or earlier** 5 points	**Last Funded PY2019** 4 points	**Last Funded PY2020** 3 points	**Last Funded PY2021** 2 points	**Last Funded PY2022** 0 points			
10	**Jurisdiction Property Tax Rate**	**>50%** 5 points	**40-49%** 4 points	**30-39%** 3 points	**20-29%** 2 points	**10-19%** 1 point	**<10%** 0 points		
11	**Civil Rights Compliance**	**Fully Compliant** 1 point	**Completed ADA Checklist** 1 point						
12	**Pro-Active Planning (Add Points Together for each Met Requirement)**	**Cooperation with other Governments** 1 point	**Efficient Infrastructure** 1 point	**Fair Housing Opportunity and Affordability** 1 point	**Protection and Conservation Plan** 1 point	**Accessibility** 1 Point			
							Total Points		**/ 65**

Appendix C

Community Assessment Survey

2026 Annual Action Plan Needs Assessment

Thank you for taking this consultative survey.
Please fill out this survey to the best of your ability. Be aware that your answers are not anonymous and will be used by the Southeastern Regional Development Agency and its pertaining programs to assist in economic revitalization, grant-writing, planning support and other needs. The anticipated time to finish this survey is 20 minutes, please allow adequate time to finish the survey in its entirety. Surveys which are not fully completed and submitted will not be counted.

Question 1
Please fill in your name, position, city or town name and county.

Question 2
Please rank the following needs from (1) highest importance to (12) lowest importance for your community:
-Sewer System
-Culinary Water Storage
-Culinary Water Source
-Culinary Water Distribution
-Health Care
-Roads and Road Maintenance
-Recreation Facilities
-Fire Department and Equipment
-Public Safety Facilities (e.g. police)
-Services to Assist Homeless Individuals
-Housing for Low to Moderate Income Persons
-Housing for Area Workforce

Question 3
Please rank your city/town's development priorities from (1) being most important to (6) being the least important:
-Housing
-Employment
-Infrastructure (e.g. roadways)
-Transportation
-Community Safety
-Healthcare

Question 4
What are the primary transportation issues in your region? (select all that apply)
-Lack of public transportation
-Poor road conditions
-Unsafe road conditions
-High cost of vehicle maintenance
-Limited or no access to carpooling or rideshare options
-Distance from shopping areas (e.g. a Main Street district or other shopping center)

Question 5
What are the main challenges faced by local businesses in your community? (select all that apply)

-Access to capital and financing
-Workforce shortages
-Competition from larger corporations
-Regulatory hurdles
-Infrastructure limitations
-Lack of office space
-Other (please specify)

Question 6
How does your city/town attract and retain business? (select all that apply)
-Business incubators and accelerators
-Small business loans and grants
-Mentorship programs
-Networking events and workshops
-Access to co-working and office spaces
-Other (please specify)

Question 7
Please rank your city/town's development priorities from (1) being the most important to (5) being the least important:
-Diversification of industry
-Job creation
-Enhanced Main Street
-Enhanced quality of life for residents
-Reduction of poverty rates

Question 8
In regards to workforce housing, how much of an impact are the following?

Definitions/Instructions:
Extremely impactful: This item is essential and should be prioritized immediately.
Very impactful: This item is very important and should be addressed as soon as possible.
Moderately impactful: This item is important but can be addressed in a reasonable timeframe.
Slightly impactful: This item is not very important and can be addressed after more critical issues.
Not at all impactful: This item is not important and does not need to be addressed.

	Extremely Impactful	Very Impactful	Moderately Impactful	Slightly Impactful	Not at all impactful
Affordable Rental Units	○	○	○	○	○
First-Time Homebuyer Programs	○	○	○	○	○
Public Transit Access	○	○	○	○	○
Childcare Services	○	○	○	○	○
Community Safety	○	○	○	○	○
Recreational Facilities	○	○	○	○	○
Infrastructure Improvements (e.g. roadways)	○	○	○	○	○
Utilities and Services	○	○	○	○	○
Local Government Staff Training	○	○	○	○	○

Question 9
What are the barriers for workforce housing in your community? (select all that apply)
-High development costs
-Expensive real estate and low-wage jobs
-Limited programs and incentives
-Short term rentals (e.g. AirBNB)
-Unstable (non-livable) housing stock
-Low housing inventory

Question 10
In regards to affordable housing, how much of an impact are the following?

Definitions/Instructions:
Extremely impactful: This item is essential and should be prioritized immediately.
Very impactful: This item is very important and should be addressed as soon as possible.
Moderately impactful: This item is important but can be addressed in a reasonable timeframe.
Slightly impactful: This item is not very important and can be addressed after more critical issues.
Not at all impactful: This item is not important and does not need to be addressed.

	Extremely Impactful	Very Impactful	Moderately Impactful	Slightly Impactful	Not at all impactful
Affordable Rental Units	○	○	○	○	○
Rent Control Policies	○	○	○	○	○
Subsidized Housing Programs	○	○	○	○	○
Homelessness Prevention Programs	○	○	○	○	○
Land Use and Zoning Reforms	○	○	○	○	○
Financial Literacy and Counseling Programs	○	○	○	○	○
Emergency Rental Assistance	○	○	○	○	○
Affordable Housing Tax Credits	○	○	○	○	○
Increased Economic Opportunity (e.g. new small business on Main Street)	○	○	○	○	○

Question 11

What are the barriers for affordable housing in your community? (select all that apply)
-Low housing stock
-Short term rentals (e.g. AirBNB)
-Unstable (non-livable) housing stock
-Lack of developers or developer interest
-Lack of new developments

Question 12
Does your community have a current Capital Improvement Plan (CIP)?
-No, but staff is able to and will be updating the CIP
-No, and staff would be interested in assistance updating the CIP
-Yes

Question 13
Are you/is your town familiar with the Community Development Block Grant (CDBG) program?
-Yes, we have previously successfully applied and received funding
-Yes, we have previously applied but have never received funding
-Yes, but we are not interested in applying
-No, but we are interested in learning more
-No, and we are not interested in learning more

Thank you for your time spent taking this survey.
Your response has been recorded.

2026 Annual Action Plan Needs Assessment Results

Score	Sewer System	Culinary Water Storage	Culinary Water Source	Culinary Water Distribution System	Health Care	Roads & Road Maintenance	Recreation Facilities	Fire Department Equipment/Facilities	Public Safety Facilites (e.g. Police)	Housing for Low-to-Moderate Income	Housing for Area Workforce	Services to Assist Homeless Individuals
1	2	2	10	4	2	3	3	4	2	4	9	0
2	2	9	8	4	0	4	2	2	1	8	5	0
3	2	5	3	11	2	2	4	6	3	2	3	2
4	12	2	5	3	2	3	4	2	4	3	4	1
5	4	4	2	2	4	9	2	5	7	4	2	0
6	4	4	2	3	9	6	3	9	1	1	2	1
7	3	5	4	4	5	4	3	3	5	5	1	3
8	3	5	1	4	7	7	3	4	6	1	3	1
9	3	5	4	2	4	4	2	4	4	5	4	4
10	5	1	2	6	4	1	3	3	8	3	1	8
11	3	2	2	2	5	2	6	1	3	5	7	7
12	2	1	2	0	1	0	10	2	1	4	4	18
Average Score	**6.29**	**5.58**	**4.78**	**5.44**	**7.20**	**5.82**	**7.60**	**5.93**	**6.98**	**6.33**	**5.96**	**10.09**

What are the barriers for AFFORDABLE HOUSING in your community?
-Low housing stock
-Lack of developers or developer interest
-Lack of new developments
-Short-term rentals (e.g. AirBNB)
-Unstable (non-liveable) housing stock

What are the barriers for WORKFORCE HOUSING in your community?
-Expensive real estate and low-wage jobs
-High development costs
-Low housing inventory
-Limited programs and incentives
-Short-term rentals (e.g. AirBNB)
-Unstable (non-liveable) housing stock