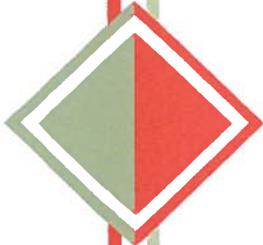


AGENDA ITEM # III-B.

LEGAL NOTICES	LEGAL NOTICES
<p>PUBLIC NOTICE CONSOLIDATED PLAN UPDATE</p>	<p>2015 at the Kane Co. Emergency Training Facility/Search & Rescue Building, 30 W. Airport Dr., Kanab, UT.</p>
<p>The Five County Association of Governments (FCAOG) has completed a draft update of the Five County Consolidated Plan. A thirty-day public comment period commences on March 1, 2015 and will end March 31, 2015. The Plan details this region's community development and housing needs and priorities, as well as strategies to meet those needs and priorities.</p>	<p>Further information may be obtained by contacting Diane Lamoreaux at 435-673-3548.</p>
<p>Anyone desiring to review the updated plan may do so at the FCAOG office located at 1070 W. 1600 S., Bldg. B., St. George, UT, from 8:00 a.m. to 5:00 p.m., Monday through Friday, or on the web at: www.fivecounty.utah.gov/conplan.html</p>	<p>Pub#L1531 published March 1, 2015 The Spectrum UPAXLP</p>
<p>A public hearing on the document will be held in conjunction with the FCAOG Steering Committee meeting which begins at 1:00 p.m. on Wednesday, March 11,</p>	



FIVE COUNTY

ASSOCIATION OF GOVERNMENTS



Consolidated Plan - One Year Action Plan

For July 1, 2015 - June 30, 2016

1070 West 1600 South, St. George, UT 84770
(435) 673-3548
www.fivecounty.utah.gov

BEAVER - GARFIELD - IRON - KANE - WASHINGTON

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CHAPTER I. EXECUTIVE SUMMARY

A. EVALUATION OF CURRENT NEEDS

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

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

Housing

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

AGENDA ITEM # III-B. (Continued)

- The Five County Association of Governments is continues to administer the St. George City Down Payment Assistance Program under an interlocal agreement. The City pays for the staff of Five County to intake applications, qualifying applicants, and inspecting the residence for livability. Applicants are required to complete a first-time home buyer course.

Community Development

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

Economic Development

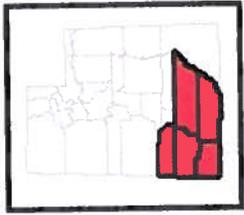
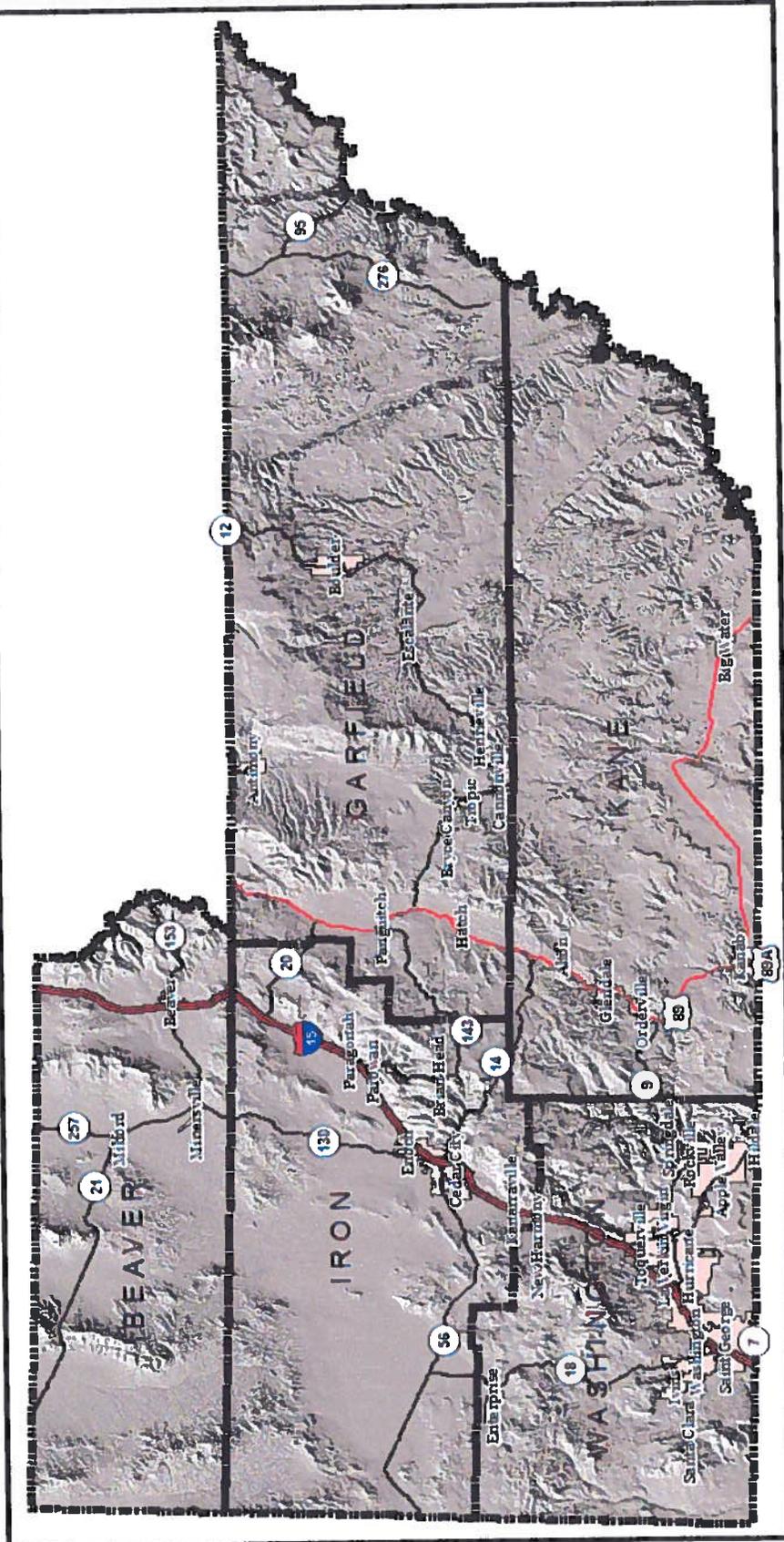
- Local jurisdictions in southwestern Utah continue to participate in county-wide economic development programs for active business development; however, the recent economic recession resulted in tight municipal budgets and in many cases reductions in staffing. The Five County AOG's will focus on the continuation of regional priorities including utilizing the Five County Economic District Revolving Loan Fund as well as other economic technical assistance. The Association continues to provide contracted technical planning assistance to Kanab City for city planning.
- A recently completed project included the development of a Regional Broadband Plan which was a part of a statewide Broadband Plan. The Association's Economic Development staff provides support to the regional Small Business Development Centers including active participation in the "Meet the Money People" workshops held annually. As available housing for a workforce is critical to economic development, affordable housing plan development for cities has been a focus of the Community Development staff at the Five County AOG.
- A voluntary community self-assessment is utilized along with community development program staff knowledge and expertise to determine the state of infrastructure and other non-housing community development needs in our region.
- Local jurisdictions in southwestern Utah continue to benefit from county economic development activities by economic development professionals that actively promote business development. The Five County AOG's continuation of regional priorities includes a focus on utilizing the resources of the Five County

AGENDA ITEM # III-B. (Continued)

Economic Development District Revolving Loan Fund as well as other technical assistance. In addition, we are currently providing contracted technical planning assistance to Kanab City for current planning. Our staff has recently assisted the City in the processing of applications for two large downtown hotels, as well as a new expanded pharmacy to serve the area.

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

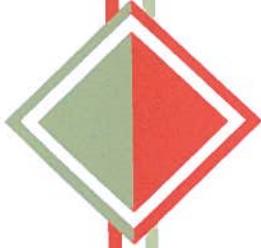
INCORPORATED CITIES AND TOWNS IN THE FIVE COUNTY REGION



Legend

- County
- Interstate highway
- US highway
- State highway
- Municipal boundary

Created by: Levi Roberts
 Five County AOG GIS
 March 2013
 Data Source: AGRC



FIVE COUNTY

ASSOCIATION OF GOVERNMENTS



Consolidated Plan on Housing and Community Development

For the years 2015 through 2020

1070 West 1600 South, St. George, UT 84770
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